

DEPARTMENT: Public Works

By: Michael Edwards

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes \_\_\_ No x)

**F.Y. 95/96 FEE HEARING**

Approve fee adjustments for Don Pedro Sewer Zone.

Public Works recommends that the Board of Supervisors increase user fees charged to the Don Pedro Sewer Zone by 10%. The proposed increase is to cover some depreciation that has not been funded for several years and the on-going cost for corrections to the collection system. This is an incremental increase to fund these costs not included in the current budget.

It is recommended that the new fees take effect November 1, 1995.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

Per Resolution No. 92-525, on October 6, 1992, fees were increased from \$15/month to \$34.50/month for all users regardless of type of connection. Per Resolution No. 94-392, on September 13, 1994, fees were established for the golf course clubhouse at \$270/month based on 70,000 gallons/month and \$3.86 per 1,000 gallons over that amount, and \$14/room per month for the hotel. The Board directed that future fee increases be in smaller increments.

Outside funding was approved in 1993/94 and 1994/95 to address some of the major system problems, primarily from the County Water Agency.

**LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

1. Consider no increase and continue to deplete reserves or reduce services.
2. Consider a greater increase to help pay for some of the system upgrades needed to keep the system in operation.
3. Subsidize the district with General Fund or Water Agency Funds to help cover operating deficiencies.

COSTS: (x) Not Applicable	
A. Budgeted current FY	\$ _____
B. Total anticipated costs	\$ _____
C. Required additional funding	\$ _____
D. Internal transfers	\$ _____
SOURCE: ( ) 4/5th Vote Required	
A. Unanticipated revenues	\$ _____
B. Reserve for contingencies	\$ _____
C. Source description:	_____
Balance in Reserve Contingencies, if approved: \$	_____

**SPECIAL INSTRUCTIONS:**  
List the attachments and number the pages consecutively:

Fee Proposal

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CLERK'S USE ONLY**

Res. No.: 95-442 Ord. No. \_\_\_\_\_

Vote - Ayes: 5 Noes: \_\_\_\_\_

Absent: \_\_\_\_\_ Abstained: \_\_\_\_\_

Approved ( ) Denied

Minute Order Attached ( ) No Action Necessary

10/10; 9/19

The foregoing instrument is a correct copy of the original on file in this office.

Date: \_\_\_\_\_

ATTEST: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California

By: \_\_\_\_\_  
Deputy

**ADMINISTRATIVE OFFICER'S RECOMMENDATION:**  
This item on agenda as:

Recommended

Not Recommended

For Policy Determination

Submitted with Comment

Returned for Further Action

Comment: \_\_\_\_\_

A.O. Initials: MW

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

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TO: MIKE EDWARDS, PUBLIC WORKS DIRECTOR  
FROM: MARGIE WILLIAMS, CLERK OF THE BOARD *mw*  
SUBJECT: FEE HEARING - COULTERVILLE SERVICE AREA AND  
LAKE DON PEDRO SEWER ZONE

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THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on October 10, 1995

ACTION AND VOTE:

10:12 a.m. Mike Edwards, Public Works Director;

A) PUBLIC HEARING to Consider Fees for Fiscal Year 1995/96 Regarding Coulterville Service Area Zone Fees and Don Pedro Sewer Zone Fees (Continued from 09/19/95)

BOARD ACTION: Mike Edwards presented staff report for Don Pedro Sewer Zone fees. Mike and Marty Allan/PWD-Fleet - Fiscal Manager, responded to questions from the Board relative to schedule for bringing hotels (converted townhouses) on line and estimates revenues; water usages; and status of delinquent accounts. Public portion of the hearing was opened and input was provided by the following: Art Hardin asked if the delinquent accounts were collected, if there would still be a need to raise the rates by ten percent; and if they are not collected, if ten percent is enough of a raise to cover costs. Marvin Meader asked if there is any way to turn off sewer service if accounts become delinquent; and stated the sewer problems have had a lot to do with them not being able to sell their home. Bernice Meader asked if interest is being charged on the delinquent accounts. Walt McClary asked for the total amount involved with the delinquent accounts and whether service could be turned off. Public portion of the hearing was closed and Board commenced with deliberations. (M)Balmain, (S)Stewart, Res. 95-441 adopted approving recommended fees for Don Pedro Sewer Zone/Ayes: Unanimous. Mike Edwards presented staff report for Coulterville Service Area Zone fees; and advised of the Advisory Committee's recommendation to increase the over-usage fee and not increase the other fees. Staff responded to questions from the Board relative to status of repairs and upgrades to the system; use of Water Agency funding; and status of delinquent accounts. Public portion of the hearing was opened and input was provided by the following: Joan Tune/Chairman of the Advisory Committee, asked about fund balances and read a statement from the Committee regarding issues relative to the District and its management;

expressed concern with the charges to businesses on a table and chair basis, and advised that the Committee is reviewing a plan to change the ordinance with regards to the way fees are being charged. Karl Harla stated he does not see a need to increase the fees as the installation of a new gravity water flow system was supposed to save operational costs; and he questioned how the hourly billing rate was reached. Charles Day/Don Pedro, cited his previous experience where sewer rates were determined on water usages. Ann Stewart stated she feels it has been difficult to get detailed budget information for the District and requested that a quarterly report be provided; and further requested that staff submit information to the Advisory Committee in advance of their meetings. Fred Shannon/Coulterville Cafe, expressed concern with the rate structure being based on the number of tables and chairs for businesses versus water usage; and suggested using estimated billings, with the billings to be adjusted based on a periodic meter reading. Karen Fielding/Hotel Jeffery, stated she agreed that the rate structure needs to be changed so that fees are based on actual water usage and she has tried to get this changed since 1992 - the existing structure forces them to remove chairs and close the restaurant much of the time; expressed concern with the sewer rates being based on a per unit basis; requested the State guidelines be used for entities that fall under the "fair and equitable" law; expressed concern with the proposed increase for the over-usage fee as she feels it would only affect the three businesses; and suggested that a separate committee be formed to re-draft the ordinance for the fee structure. Walt McClary, advised that the Advisory Committee was waiting on the rate changes due to the study being done for the LAFCo report. Elvie Bullis expressed concern with the current rate structure and stated that she does not feel the County is paying on the same "per chair" basis for the park facilities. Karen Fielding clarified that she is requesting that the ordinance itself be restructured relative to the formula so that it is based on usage. Fred Shannon stated he felt it should be easy to make the changes in the rate structure. Joan Tune stated the current rate structure was established with the original ordinance that created the District and the Advisory Board has tried to reach a solution to the current system and urged the business owners to attend the Advisory Committee meetings; and further commented that the County pays the same rate for the park facilities as a resident. Public portion of the hearing was closed and Board commenced with deliberations. Staff responded to the concerns and questions raised by the public. (M)Balmain, (S)Taber, direction was given for staff to work with the Advisory Committee to pursue an independent contractor for maintenance of this District, and to restructure the fee ordinance so that it is based on usage, with fresh water usage to dictate sewer rates. Following further discussion, motion was amended, agreeable with maker and second, to include direction that the fee not be increased at this time/Ayes: Balmain, Taber; Noes: Reilly, Parker, Stewart. Motion failed.

(M)Balmain, (S)Taber, to increase fees by ten percent as recommended, with direction to staff to work with the Advisory Committee to pursue an independent contractor for maintenance of this District, and to restructure the fee ordinance so that it is based on usage, with fresh water usage to dictate sewer rates, was withdrawn by maker, agreeable with second, following discussion. (M)Balmain, (S)Reilly, Res. 95-442 adopted approving fee increase of ten percent as recommended for Coulterville Service Area Zone/Ayes: Unanimous. (M)Balmain, (S)Taber, direction was given to staff to look into privatizing maintenance of the Coulterville Service Area District and work with the Advisory Board and restructure the ordinance for rates to be based on how much water is used and how much of that water goes into the sewer system/Ayes: Balmain, Stewart, Parker, Taber; Noes: Reilly. Hearing was closed.

cc: Jeff Green, County Counsel  
Ken Hawkins, Auditor  
Coulterville Service Area Advisory Committee  
Don Pedro Sewer Zone Advisory Committee  
File

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

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TO: MIKE COFFIELD, County Administrative Officer  
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*  
SUBJECT: Consideration of Fees for Fiscal Year 1995/96;  
Res. 95-418

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THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,  
ADOPTED THIS Order on September 19, 1995

ACTION AND VOTE:

PUBLIC HEARING to Consider Fees for Fiscal Year 1995/96

BOARD ACTION: Board reviewed fees proposed by the following departments:

- Treasurer/Tax Collector/County Clerk - Lynne Robinson/Chief Deputy Clerk, provided staff report and responded to questions from the Board relative to proposed fee increases for marriage licenses and ceremonies. Board concurred with continuing request from this department for additional information on the portion of the proposed fees that would be retained by the County and relative to the selection process for the proposed fees - matter to be rescheduled for hearing.

- Assessor/Recorder - Gary Estep/Assessor-Recorder, presented staff report. Board concurred with fee changes proposed for copies and documents.

- Planning and Building Department - Ed Johnson/Planning and Building Director, presented staff report. Board concurred with fee increase proposed for State Fire Marshal services.

- PWD/Coulterville Service Area and Don Pedro Sewer Zone - Supervisor Balmain advised of request from the communities for this matter to be continued for a meeting to be held in Coulterville. Mike Edwards/Public Works Director, presented staff report and advised of his recommendation that the fee changes be implemented effective November 1, 1995. Matter was continued to October 10, 1995, at 10:00 a.m., for meeting in Coulterville.

- PWD/Mariposa Pines - Mike Edwards/Public Works Director, presented staff report. Marty Allan/PWD-Fleet - Fiscal Manager, provided input. Board concurred with the fee adjustments as proposed.

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- PWD/Solid Waste - Mike Edwards/Public Works Director, and Tom Starling/PWD-Waste Management Specialist, provided staff report. Supervisor Parker requested that staff come back with a recommendation for paying for unwanted soil that is hauled to the landfill. Board concurred with \$64.00/ton fee proposal.

- There was no public input on the proposed fees. Public portion of the hearing was closed. (M)Reilly, (S)Stewart, Res. 95-418 adopted approving fee changes for Assessor/Recorder, Planning and Building, Mariposa Pines and Solid Waste as discussed/Ayes: Reilly, Balmain, Stewart, Parker; Excused: Taber. Hearing was continued to October 10, 1995, at 10:00 a.m. in Coulterville for Coulterville Service Area and Don Pedro Sewer Zone fees.

cc: Ken Hawkins, Auditor  
Don Phillips, Treasurer  
Gary Estep, Assessor  
Ed Johnson, Planning and Building Director  
Mike Edwards, Public Works Director  
Jeffrey G. Green, County Counsel  
Dan Tinnel, Fire Chief/Emergency Services Director

**ATTACHMENT #1**  
**FEE PROPOSAL**  
**DON PEDRO SEWER ZONE**  
**1995/1996**

**PROPOSED BUDGET**

Including depreciation & contingency	\$52,168.00
<b>REVENUE without FUND BALANCE</b>	<b>\$50,229.00</b>
Difference	\$1,939.00 = current annual shortfall

341 total lots within the district\*

234 standby lots @ \$30/year	\$7,020.00
39 lots hooked up @ \$414/year (\$34.50/mo.)	\$16,146.00
Clubhouse @ \$3,240/year	<u>\$3,240.00</u>
Current Annual Fee Revenue	\$26,406.00

**Additional Revenue Generated by New Fees**

234 standby lots @ \$30/year	\$7,020.00
39 lots hooked up @ \$455.40/yr (\$37.95/mo.)	\$17,760.60
Clubhouse @ \$3,564/year	<u>\$3,564.00</u>
Proposed Annual Fee Revenue	\$28,345.00

Additional Revenue	\$1,939.00
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**TOTAL ANNUAL NEW REVENUE - \$1,939**

**FEE SUMMARY**

<u>Category</u>	<u>Existing</u>	<u>Proposed</u>
Residential/Townhouse Unit	\$34.50/mo.	\$37.95/mo.
Clubhouse/Resturant	\$270.00/mo	\$297.00/mo.
Hotel Room**	\$14.00/room/mo.	\$15.40/room/mo.
Connection Fee	\$1,700/connection	\$1,700/connection

\*Note that 68 vacant parcels do no receive standby fee charges by Resolution of the Board.

\*\*The hotel room fee is not yet being charged because the hotel sewer is not yet connected. The parcels occupied by the hotel are being charged a standby fee.

**PUBLIC WORKS DEPARTMENT**  
**SPECIAL DISTRICTS DIVISION**  
**WATER, SEWER HOOK-UP AND USER FEES**

**Coulterville Service Area**

	<i>Current</i>		<i>Proposed</i>
Water Hook-up	\$ 926.67		
Water Fee/Monthly	20.00	First 150,000 gals.per/yr	\$ 22.00
	.80	Per 1,000 gals.thereafter	.88
Water Stanby Fee/mo	2.50	Per parcel	
Sewer Hook-up	\$1,737.19		
Sewer Fee/Monthly	20.00		\$ 22.00
Sewer Standby Fee/mo.	2.50	Per parcel	
Multiple Dwellings	\$1,737.19	Plus	
	75.00	Per fixture over 20	\$ 82.50
Multiple Commercial	8.12	Per unit motel/RV parks, etc.	8.93
	3.75	Per seat per mo.for bars & restaurants	4.13
Permit & Inspection Fees	65.00	Per single unit	
	65.00	Per unit of multiple units	
	100.00	Per sewer extension	
	.20	Per lineal foot plan review-proposed extensions	

**Mariposa Pines**

Sewer Hook-up	\$1,700.00		
Sewer User Fee/Monthly	20.00		\$ 22.00
Sewer Standby Fees/mo.	2.50	Per parcel	

**Yosemite West Maintenance District**

Water and Sewer Hook-up	\$2,650.00		
Sewer User Fee/Monthly	12.50		
Sewer Standby Fee/Monthly	2.50	Per parcel	
Water User Fee/Monthly	22.50		
Water Standby Fee/Monthly	2.50	Per parcel	
Road Maintenance Fee/Monthly	8.00		

**Don Pedro Sewer Zone 1**

Sewer Hook-up Fee	\$1,700.00		
Sewer User Fee/Monthly	34.50		\$ 37.95
Standby Fee Residential/mo.	2.50	Per parcel/mo.	
Clubhouse	270.00/mo.	plus \$3.86/1,000 gals.over 70,000	\$ 297.00/mo plus 4.25/1,000 gals. over 70,000
Hotel (Townhouses)	420.00-30 rooms@ \$14.00 per/month		\$ 462.00-30 rooms @ \$15.40 per/month