

# PORT COSTA SANITARY COMMISSION

Regular Business Meeting  
AGENDA FOR WEDNESDAY, MARCH 13, 2019

TIME: 7:00 PM  
PLACE: Port Costa School, 1 Plaza Del Hambre, Port Costa

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*The Port Costa Sanitary Commission is an agent of the Crockett Community Services District.*

1. CALL TO ORDER – ROLL CALL
2. CALL FOR REQUESTS TO CONSIDER ITEMS OUT OF ORDER
3. PUBLIC COMMENTS ON NON-AGENDA ITEMS:  
(The Board is prohibited from discussing items not on this agenda. Matters brought up that are not on the agenda may be referred to staff for action or calendared on a future agenda.)
4. PUBLIC HEARING:
5. ADMINISTRATIVE:
  - a. Consider report on actions taken by the District Board.
  - b. Receive Self-Monitoring Report cover letter for January 2019.
6. BUDGET AND FINANCE:

Consider monthly Summary Worksheet and staff report on other financial matters.
7. WASTEWATER:

Receive Value Comparison Appraisal Report.
8. REPORT OF DEPARTMENT MANAGER: (These items are typically for exchange of information only. No action will be taken at this time.)
  - a. Operations, maintenance and capital improvements.
  - b. Governmental matters.
  - c. Announcements and discussion.
9. REPORTS FROM COMMISSIONERS: (These items are typically for exchange of information only. No action will be taken at this time.)
  - a. Budget & Finance Committee – Members Mann and Surges
  - b. Wastewater Committee – Members Mann and Beauchemin
  - c. Inter-agency Meetings:

10. CONSENT CALENDAR: Consideration of a motion to approve the following items:
  - a. Approve Minutes of February 13, 2019.
  - b. Receive Status Report on Outstanding Items
11. FUTURE AGENDA ITEMS:
  - Engineering proposal to inspect septic tank.
  - Manhole repair.
12. COMMENTS FROM COMMISSIONERS:
13. ADJOURNMENT to April 10, 2019.

You will find the Minutes of this meeting posted on our website at [www.town.crockett.ca.us](http://www.town.crockett.ca.us)  
Visit our website for more information on meetings and activities of the Crockett Community Services District and the towns of Crockett and Port Costa on the picturesque Carquinez Strait of the San Francisco Bay.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a District meeting, or if you need a copy of the agenda, or the agenda packet, in an appropriate alternative format, please contact the General Manager at (510) 787-2992. Notification of at least 48 hours prior to the meeting or time when services are needed will assist District staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection at the Crockett Community Services District Office in Crockett. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The office address is 850 Pomona Street, Crockett, California, 94525.*

February 28, 2019

William Burrell  
Water Resource Control Engineer  
San Francisco Bay Regional  
Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

SUBJECT: Self-Monitoring Report Submittal for January 2019 for Crockett Community Services District (CCSD) WWTP Port Costa, CA

The Legally Responsible Official (LRO) for CCSD is James Barnhill, contact phone number (510) 787-2992. The Chief Plant Operator is Nicholas Gaunt with Valley Operators, a licensed California Wastewater Treatment Plant Contract Operator (40029), contact phone number (925) 698-4636.

The CCSD Port Costa WWTP contracts laboratory testing with Eurofins Environmental Laboratories, Inc., which is an ELAP, certified lab. All sampling and testing analysis records are maintained and available for inspection during normal business hours at the contract lab located at 5063 Commercial Circle Suite H, Concord, CA 94520-8577 (925) 689-9022.

The monthly report for January 2019 has been uploaded to the CIWQS website.

During the month of January 2019, two BOD exceedances occurred at the Port Costa WWTP.


- The BOD monthly average is 34.
- The week of 12/30 - 1/5 average was 150.

Accelerated monitoring was conducted and no further BOD exceedances occurred during the month of January 2019.

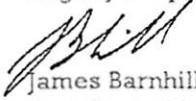
Since the exceedance we have placed a new filter bed in service and have not had any BOD exceedances since this occurrence.

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designated to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

Prepared by:

  
Nicholas Gaunt,  
Chief Plant Operator

Legally Responsible Official:

  
James Barnhill  
Port Costa Manager

cc: Casey Wichert, Valley Operators

# Value Comparison Report: Real, Contents & Equipment

Appraisal Inspection Date 9/25/2018

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
<b>Location: 9</b>									
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT TWO RECIRCULATION PUMPS RECIRCULATION PUMPS	9	\$ 500,000	\$ 47,859	\$ -452,141 -90.43%	N/A	N/A			<p>The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and Carquinez Strait.</p> <p>The subject consists of two sewage pumps, each estimated to be ten horsepower, with the capacity to pump 200 gallons per minute. Head height for both is 20 feet.</p> <p>The pumps are located within the recirculation pump room which is valued separately under Location 9C</p> <p>The pumps and other related equipment are considered real property and are included in the valuation. Therefore, the prior value on the contents line has been "zeroed-out."</p> <p>Client Escorts: James Barnhill and A Belaidi</p>
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT BUILDING WITH CONTROL SYSTEM CONTROL BUILDING	9 A	\$ 81,779	\$ 27,489	\$ -54,290 -66.39%	\$ 1,277.80	\$ 429.52	64	64	<p>The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and</p>

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# Value Comparison Report: Real, Contents & Equipment

Appraisal Inspection Date 9/25/2018

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
									Carquinez Strait.
									The subject is a fiberglass building that measures 8 feet by 8 feet. It is contiguous to a concrete ramp. The added value of the ramp is included in the value of the fiberglass structure. The subject structure houses the control panel for the treatment plant.
									Client Escorts: James Barnhill and A Belaidi
									The source of the prior real property valuation is not known to the appraiser. The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and Carquinez Strait.
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT FIBERGLASS CHEMICAL BUILDING CHEMICAL FEED	9 B	\$ 20,154	\$ 19,418	\$ -736 -3.65%	\$ 419.88	\$ 404.54	48	48	
									The subject is a fiberglass building, used for chlorine feed, that measures 8 feet by 8 feet. It is affixed to a substantial concrete foundation. The added value of the foundation is included in the value of the fiberglass structure as is the chemical feed system.
									Client Escorts: James Barnhill and A Belaidi

# Value Comparison Report: Real, Contents & Equipment

Appraisal Inspection Date 9/25/2108

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT METAL BUILDING HOUSES GENERATOR GENERATOR BUILDING	9 C	\$ 0	\$ 3,675	\$ 3,675 0.00%	\$ 0.00	\$ 102.08	35	36	<p>The source of the prior real property valuation is not known to the appraiser. The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.</p> <p>The subject is a metal building constructed on a substantial concrete pad. Square footage is updated to reflect 5.5 foot by 6.5 foot dimension.</p> <p>The generator and the generator building are valued separately. The generator is valued under Location 9.</p> <p>Client Escorts: James Barnhill and A Belaidi</p>
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT RECIRCULATION PUMP ROOM WASTE WATER PUMP ROOM	9 D	\$ 185,168	\$ 127,564	\$ -57,604 -31.11%	\$ 419.88	\$ 455.59	441	280	<p>The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.</p> <p>The subject was referred to as a "recirculation building" in a prior appraisal. The name of the structure has been updated to "recirculation</p>

# Value Comparison Report: Real, Contents & Equipment

Appraisal Inspection Date 9/25/2018

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
									<p>pump room* to be consistent with ho it is referred to by the client.</p> <p>The pumps in this building are value separately under Location 9.</p> <p>The mostly subterranean concrete structure, used to house pumping equipment, measures 14 feet by 20 feet. Square footage has been updated.</p> <p>Client Escorts: James Barnhill and A Belaidi</p> <p>The source of the prior real property valuation is not known to the apprais The subject is improved with a dosin structure that pumps partially treated waste water into filter beds.</p> <p>The filter bed structure measures 23- feet by 66 feet and is divided into fou separate gravel/sand filled beds. The dosing structure measures 12 feet by 10 feet. Square footage has been updated.</p> <p>Client Escorts: James Barnhill and A Belaidi</p>
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT SAND FILTER BEDS/DOSING STRUCTURE WASTE WATER FILTER SYSTEM	9 E	\$ 1,109,707	\$ 954,378	\$ -155,329 -14.00%	\$ 65.91	\$ 61.32	16,836	15,564	
NE OF PORT COSTA. PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT INFLUENT TANK	9 F	\$ 57,105	\$ 72,894	\$ 15,789 27.65%	\$ 419.89	\$ 455.59	136	160	<p>The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon</p>

# Value Comparison Report: Real, Contents & Equipment

Appraisal Inspection Date 9/25/2018

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
WET WELL									<p>Lake Drive in Port Costa. The plant is situated between the rail tracks and I Carquinez Strait.</p> <p>The mostly subterranean concrete well measures 20 feet by 8 feet. Square footage has been updated.</p> <p>Client Escorts: James Barnhill and A Belaidi</p>
NEOF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT CHORLINE CONTACT BASIN DISINFECTION BASIN	9 G	\$ 46,188	\$ 60,137	\$ 13,949 30.20%	\$ 419.89	\$ 455.58	110	132	<p>The source of the prior real property valuation is not known to the appraiser. The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and I Carquinez Strait.</p> <p>In a previous appraisal this structure was referred to as a disinfection tank. The client refers to the structure as the "contact basin"; therefore, the name of the structure is updated in this appraisal.</p> <p>The mostly subterranean concrete contact basin measures 22 feet by 6 feet. Square footage has been updated. Recirculating waste water chlorinated and dechlorinated in this basin.</p>



# Value Comparison Report: Real, Contents & Equipment

Appraisal Inspection Date 9/25/2018

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
SE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT SUBTERRANEAN CONCRETE HOLDING STRUCTURE SETTLING TANK	9 H	\$ 361,098	\$ 414,313	\$ 53,215 14.74%	\$ 419.88	\$ 287.72	860	1,440	<p>Client Escorts: James Barnhill and A Belaidi</p> <p>The source of the prior real property valuation is not known to the appraiser. The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa settling tank is located about 200 feet southeast of the foot of Canyon Lake Drive in Port Costa. The structure is situated between the rail tracks and the Carquinez Strait.</p> <p>The subject was referred to as a "grease interceptor" in a prior appraisal. The name of the structure has been updated to "settling tank" to be consistent with how it is referred to by the client.</p> <p>Sewage flows into the settling tank from the town of Port Costa. After solids fall to bottom and oils float to top, waste water flows by gravity to the treatment plant. The tank was originally built as a bunker fuel tank about 190 and was repurposed in the 1920's when Port Costa began treating sewage.</p> <p>The concrete tank measures 80 feet 18 feet and is eight feet deep. Square footage is updated.</p> <p>Client Escort: James Barnhill</p>

# Value Comparison Report: Real, Contents & Equipment

Appraisal Inspection Date 9/25/2018

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT EMERGENCY GENERATOR DIESEL GENERATOR	9 I	\$ 100,000	\$ 57,617	\$ -42,383 -42.38%	N/A	N/A			<p>The source of the prior real property valuation is not known to the appraiser. The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.</p> <p>The subject is 25 kilowatt diesel generator.</p> <p>The generator and the generator building are valued separately. The generator building is valued under Location 9C.</p> <p>Because the generator is considered real property, the prior value on the contents line has been zeroed out.</p> <p>Client Escorts: James Barnhill and A Belaidi</p>
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT SUBTERRANEAN OUTFALL PIPE OUTFALL PIPE	9 K	\$ 0	\$ 18,103	\$ 18,103 0.00%	N/A	N/A			<p>The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.</p> <p>The subject outfall is a ten inch</p>

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Appraisal Inspection Date 9/25/2018

Member Name CROCKETT COMMUNITY SERVICES DISTRICT

Appraiser Name: Sally Fraser

Description	Location	Existing Total (Insured Value)	Updated Total (Insured Value)	Change in Total (\$/%) (Insured Value)	Existing Total per SF (Insured Value)	Updated Total per SF (Insured Value)	Existing Size (SF)	Updated Size (SF)	Notes
NE OF PORT COSTA PORT COSTA CA 94569 WASTEWATER TREATMENT PLANT INFRASTRUCTURE/ PROCESS PIPING UNDERGROUND PROCESS PIPING	9 L	\$ 0	\$ 150,000	\$ 150,000 0.00%	N/A	N/A			<p>diameter iron pipe that runs 120 feet underground and underwater. It roughly runs 60 feet from the edge of the contact basin to the water and another 60 feet out into the Carquinez Strait.</p> <p>Client Escorts: James Barnhill and A Belaidi The Railroad Avenue address noted a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 50 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.</p> <p>Infrastructure / process piping is an estimated value for all real property on the site within 1,000 feet of the plant that is not included in a specific structure or reported as a separate line item. This can include, but is not limited to, piping, pumps, electrical controls and other items.</p> <p>Client Escorts: James Barnhill and A Belaidi</p>
<b>Subtotal:</b>	9	\$ 2,461,199	\$ 1,953,447	\$ -507,752 -20.63%	\$ 132.82	\$ 110.21	18,530	17,724	
<b>Member Total:</b>		\$ 2,461,199	\$ 1,953,447	\$ -507,752 -20.63%					

**Entity:** 109 CROCKETT COMMUNITY SERVICES DISTRICT  
**Site:** 9 WASTEWATER TREATMENT PLANT  
**Building:** TWO RECIRCULATION PUMPS  
 NE OF PORT COSTA  
 PORT COSTA, CA 94569  
  
**Year Built:** 1984  
**Nbr. of Stories:** 0  
**Square Footage:** 0  
**Occupancy:** RECIRCULATION PUMPS  
**Frame Type:** S - ALL STEEL  
**ISO Class:**  
**Fire Protection:** Security: Video Monitor on Site  
**Percent Sprinklered:** Non, ,  
**Distance to Hydrant:** None noted.



**GENERAL BUILDING CHARACTERISTICS**

**Exterior Walls:** Not Applicable

**Roofing:** Not Applicable

**Foundation:** Not Applicable

**Floor Finish:** Not Applicable

**Ceiling Finish:** Not Applicable

**Partitions:** Not Applicable

**EQ Retrofit:**

**Services:** Not Applicable

**Features:**

**Notes:** The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject consists of two sewage pumps, each estimated to be ten horsepower, with the capacity to pump 200 gallons per minute. Head height for both is 20 feet.

The pumps are located within the

**VALUATION CONCLUSIONS**

Replacement Cost New:	47,859
Exclusion Amount:	0
Replacement Cost Less Exclusions:	47,859
Value of Contents:	0

**Notes:** recirculation pump room which is valued separately under Location 9D.

The pumps and other related equipment are considered real property and are included in the valuation. Therefore, the prior value on the contents line has been "zeroed-out."

Client Escorts: James Barnhill and Akli Belaidi

Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
Site: 9 WASTEWATER TREATMENT PLANT  
Building: A BUILDING WITH CONTROL SYSTEM  
NE OF PORT COSTA  
PORT COSTA, CA 94569

Year Built: 2007  
Nbr. of Stories: 1  
Square Footage: 64  
Occupancy: CONTROL BUILDING  
Frame Type: ZZ - (N/A)  
ISO Class:  
Fire Protection: Security: Video Monitor on Site  
Percent Sprinklered: Non, ,  
Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Fiberglass

Roofing: Fiberglass

Foundation: Concrete Slab

Floor Finish: Concrete and Metal Grate

Ceiling Finish: Fiberglass

Partitions: Fiberglass

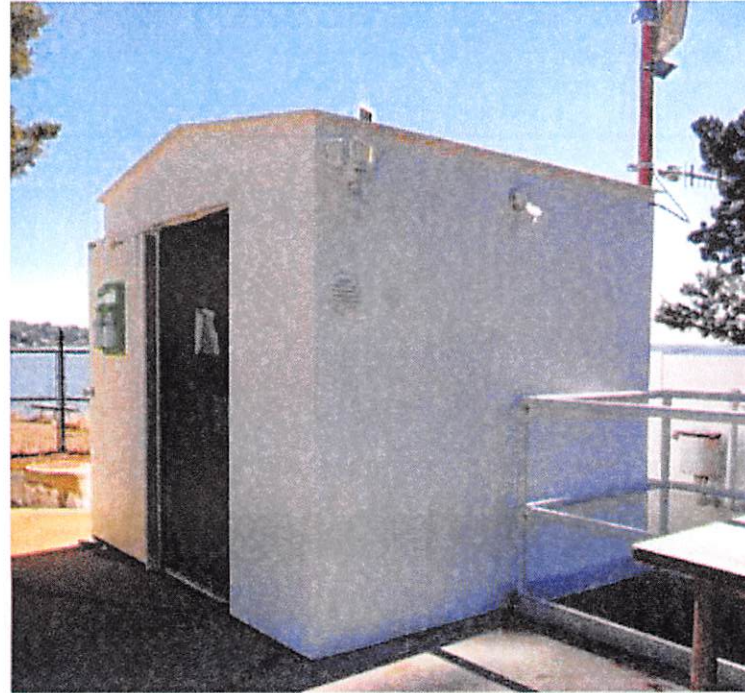
EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject is a fiberglass building that measures 8 feet by 8 feet. It is contiguous to a concrete ramp. The added value of the ramp is included in the value of the fiberglass structure. The subject structure houses the control panel for the treatment plant.



**VALUATION CONCLUSIONS**

Replacement Cost New:	27,489
Exclusion Amount:	0
Replacement Cost Less Exclusions:	<u>27,489</u>
Value of Contents:	0

**Notes:** Client Escorts: James Barnhill and Akil Belaidi

Prior Notes:  
CONSTRUCTION TYPE: ALL FIBERGLASS  
CONTAINS CONTROL PANEL



Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
 Site: 9 WASTEWATER TREATMENT PLANT  
 Building: B FIBERGLASS CHEMICAL BUILDING  
 NE OF PORT COSTA  
 PORT COSTA, CA 94569

Year Built: 1984  
 Nbr. of Stories: 1  
 Square Footage: 48  
 Occupancy: CHEMICAL FEED  
 Frame Type: ZZ - (N/A)  
 ISO Class:  
 Fire Protection: Security: Video Monitor on Site  
 Percent Sprinklered: Non,. ,  
 Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Fiberglass

Roofing: Fiberglass

Foundation: Concrete Slab

Floor Finish: Concrete

Ceiling Finish: Fiberglass

Partitions: Fiberglass

EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject is a fiberglass building, used for chlorine feed, that measures 6 feet by 8 feet. It is affixed to a substantial concrete foundation. The added value of the foundation is included in the value of the fiberglass structure as is the chemical feed system.



**VALUATION CONCLUSIONS**

Replacement Cost New:	19,418
Exclusion Amount:	0
Replacement Cost Less Exclusions:	19,418
Value of Contents:	0



**Notes:** Client Escorts: James Barnhill and Akil Belaidi  
Prior Notes:  
CONSTRUCTION TYPE: ALL FIBERGLASS

Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
 Site: 9 WASTEWATER TREATMENT PLANT  
 Building: C METAL BUILDING HOUSES GENERATOR  
 NE OF PORT COSTA  
 PORT COSTA, CA 94569

Year Built: 2007  
 Nbr. of Stories: 1  
 Square Footage: 36  
 Occupancy: GENERATOR BUILDING  
 Frame Type: S - ALL STEEL  
 ISO Class:  
 Fire Protection: Security: Video Monitor on Site  
 Percent Sprinklered: Non, ,  
 Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Metal

Roofing: Metal

Foundation: Concrete Slab

Floor Finish: Concrete

Ceiling Finish: Metal

Partitions: Metal

EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject is a metal building constructed on a substantial concrete pad. Square footage is updated to reflect 5.5 foot by 6.5 foot dimensions.

The generator and the generator building are valued separately. The generator is valued under Location 9I.



**VALUATION CONCLUSIONS**

Replacement Cost New:	3,675
Exclusion Amount:	0
Replacement Cost Less Exclusions:	3,675
Value of Contents:	0

**Notes:**

Client Escorts: James Barnhill and Akli Belaidi

Prior Notes:

CONSTRUCTION TYPE: ALL FIBERGLASS

Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
Site: 9 WASTEWATER TREATMENT PLANT  
Building: D RECIRCULATION PUMP ROOM  
NE OF PORT COSTA  
PORT COSTA, CA 94569

Year Built: 1984  
Nbr. of Stories: 1  
Square Footage: 280  
Occupancy: WASTE WATER PUMP ROOM  
Frame Type: B - ALL REINFORCED CONCRETE  
ISO Class:  
Fire Protection: Security: Video Monitor on Site  
Percent Sprinklered: Non, ,  
Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Concrete

Roofing: Concrete

Foundation: Concrete Slab

Floor Finish: Concrete

Ceiling Finish: Concrete

Partitions: Concrete

EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject was referred to as a "recirculation building" in a prior appraisal. The name of the structure has been updated to "recirculation pump room" to be consistent with how it is referred to by the client.

The pumps in this building are valued separately under Location 9.



**VALUATION CONCLUSIONS**

Replacement Cost New:	127,564
Exclusion Amount:	0
Replacement Cost Less Exclusions:	127,564
Value of Contents:	0

**Notes:**

The mostly subterranean concrete structure, used to house pumping equipment, measures 14 feet by 20 feet.  
Square footage has been updated.

Client Escorts: James Bamhill and Akli Belaidi



**Entity:** 109 CROCKETT COMMUNITY SERVICES DISTRICT  
**Site:** 9 WASTEWATER TREATMENT PLANT  
**Building:** E SAND FILTER BEDS/DOSING STRUCTURE  
NE OF PORT COSTA  
PORT COSTA, CA 94569

**Year Built:** 1984  
**Nbr. of Stories:** 1  
**Square Footage:** 15,564  
**Occupancy:** WASTE WATER FILTER SYSTEM  
**Frame Type:** B - ALL REINFORCED CONCRETE  
**ISO Class:**  
**Fire Protection:** Security: Video Monitor on Site  
**Percent Sprinklered:** Non, ,  
**Distance to Hydrant:** None noted.



**GENERAL BUILDING CHARACTERISTICS**

**Exterior Walls:** Concrete (Dosing Structure)

**Roofing:** Metal Grating

**Foundation:** Concrete Slab

**Floor Finish:** Concrete

**Ceiling Finish:** Concrete

**Partitions:** Concrete

**EQ Retrofit:**

**Services:** Electricity

**Features:**

**Notes:** The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject is improved with a dosing structure that pumps partially treated waste water into filter beds.

The filter bed structure measures 234 feet by 66 feet and is divided into four separate gravel/sand filled beds. The dosing structure measures 12 feet by 10 feet. Square footage has been updated.

**VALUATION CONCLUSIONS**

<b>Replacement Cost New:</b>	954,378
<b>Exclusion Amount:</b>	0
<b>Replacement Cost Less Exclusions:</b>	<u>954,378</u>
<b>Value of Contents:</b>	0

**Notes:**

Client Escorts: James Barnhill and Akli Belaidi

**Prior Notes:**

CONSTRUCTION TYPE: ALL CONCRETE

STATED VALUE: \$1,000,000

Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
Site: 9 WASTEWATER TREATMENT PLANT  
Building: F INFLUENT TANK  
NE OF PORT COSTA.  
PORT COSTA, CA 94569

Year Built: 1984  
Nbr. of Stories: 0  
Square Footage: 160  
Occupancy: WET WELL  
Frame Type: B - ALL REINFORCED CONCRETE  
ISO Class:  
Fire Protection: Security: Video Monitor on Site  
Percent Sprinklered: Non, ,  
Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Concrete

Roofing: Concrete

Foundation: Concrete Slab

Floor Finish: Concrete

Ceiling Finish: Concrete

Partitions: Concrete

EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The mostly subterranean concrete wet well measures 20 feet by 8 feet. Square footage has been updated.

Client Escorts: James Barnhill and Akli Belaidi



**VALUATION CONCLUSIONS**

Replacement Cost New:	72,894
Exclusion Amount:	0
Replacement Cost Less Exclusions:	<u>72,894</u>
Value of Contents:	0



Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
Site: 9 WASTEWATER TREATMENT PLANT  
Building: G CHORLINE CONTACT BASIN  
NEOF PORT COSTA  
PORT COSTA, CA 94569

Year Built: 1984  
Nbr. of Stories: 1  
Square Footage: 132  
Occupancy: DISINFECTION BASIN  
Frame Type: B - ALL REINFORCED CONCRETE  
ISO Class:  
Fire Protection: Security: Video Monitor on Site  
Percent Sprinklered: Non, ,  
Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Concrete

Roofing: Concrete

Foundation: Concrete Slab

Floor Finish: Concrete

Ceiling Finish: Concrete

Partitions: Concrete

EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

In a previous appraisal this structure was referred to as a disinfection tank. The client refers to the structure as the "contact basin"; therefore, the name of the structure is updated in this appraisal.

The mostly subterranean concrete contact basin measures 22 feet by 6 feet. Square footage has been updated.



**VALUATION CONCLUSIONS**

Replacement Cost New:	60,137
Exclusion Amount:	0
Replacement Cost Less Exclusions:	60,137
Value of Contents:	0



CROCKETT COMMUNITY SERVICES DISTRICT  
BUILDING DETAIL REPORT

**Notes:** Recirculating waste water is chlorinated and dechlorinated in this basin.

Client Escorts: James Barnhill and Akli Belaidi

Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
 Site: 9 WASTEWATER TREATMENT PLANT  
 Building: H SUBTERRANEAN CONCRETE HOLDING STRUCTURE  
 SE OF PORT COSTA  
 PORT COSTA, CA 94569

Year Built: 1900  
 Nbr. of Stories: 0  
 Square Footage: 1,440  
 Occupancy: SETTLING TANK  
 Frame Type: B - ALL REINFORCED CONCRETE  
 ISO Class:  
 Fire Protection: Security: Video Monitor on Site  
 Percent Sprinklered: N/A, ,  
 Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Concrete

Roofing: Concrete

Foundation: Concrete Slab

Floor Finish: Concrete

Ceiling Finish: Concrete

Partitions: Concrete

EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa settling tank is located about 200 feet southeast of the foot of Canyon Lake Drive in Port Costa. The structure is situated between the rail tracks and the Carquinez Strait.

The subject was referred to as a "grease interceptor" in a prior appraisal. The name of the structure has been updated to "settling tank" to be consistent with how it is referred to by the client.

Sewage flows into the settling tank from the town of Port Costa. After solids fall to the bottom and oils float to



**VALUATION CONCLUSIONS**

Replacement Cost New:	414,313
Exclusion Amount:	0
Replacement Cost Less Exclusions:	<u>414,313</u>
Value of Contents:	0

**Notes:** top, waste water flows by gravity to the treatment plant. The tank was originally built as a bunker fuel tank about 1900 and was repurposed in the 1920's when Port Costa began treating sewage.

The concrete tank measures 80 feet by 18 feet and is eight feet deep. Square footage is updated.

Client Escort: James Barnhill

Prior Notes:  
86,000 GALLONS SQ. FT.



Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
Site: 9 WASTEWATER TREATMENT PLANT  
Building: 1 EMERGENCY GENERATOR  
NE OF PORT COSTA  
PORT COSTA, CA 94569

Year Built: 2007  
Nbr. of Stories: 0  
Square Footage: 0  
Occupancy: DIESEL GENERATOR  
Frame Type: S - ALL STEEL  
ISO Class:  
Fire Protection: Security: Video Monitor on Site  
Percent Sprinklered: Non,,  
Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Not Applicable

Roofing: Not Applicable

Foundation: Not Applicable

Floor Finish: Not Applicable

Ceiling Finish: Not Applicable

Partitions: Not Applicable

EQ Retrofit:

Services: Electricity

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject is 25 kilowatt diesel generator.

The generator and the generator building are valued separately. The generator building is valued under Location 9C.



**VALUATION CONCLUSIONS**

Replacement Cost New:	57,617
Exclusion Amount:	0
Replacement Cost Less Exclusions:	57,617
Value of Contents:	0

**Notes:**

Because the generator is valued as real property, the prior value on the contents line has been zeroed out."

Client Escorts: James Barnhill and Akli Belaidi

Entity: 109 CROCKETT COMMUNITY SERVICES DISTRICT  
Site: 9 WASTEWATER TREATMENT PLANT  
Building: K SUBTERRANEAN OUTFALL PIPE  
NE OF PORT COSTA  
PORT COSTA, CA 94569

Year Built: 1984  
Nbr. of Stories: 0  
Square Footage: 0  
Occupancy: OUTFALL PIPE  
Frame Type: ZZ - (N/A)  
ISO Class:  
Fire Protection: Security: Video Monitor on Site  
Percent Sprinklered: Non, ,  
Distance to Hydrant: None noted.

**GENERAL BUILDING CHARACTERISTICS**

Exterior Walls: Not Applicable

Roofing: Not Applicable

Foundation: Not Applicable

Floor Finish: Not Applicable

Ceiling Finish: Not Applicable

Partitions: Not Applicable

EQ Retrofit:

Services: None

Features:

Notes: The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

The subject outfall is a ten inch diameter iron pipe that runs 120 feet underground and underwater. It roughly runs 60 feet from the edge of the contact basin to the water and another 60 feet out into the Carquinez Strait.

Client Escorts: James Barnhill and Akli Belaidi



**VALUATION CONCLUSIONS**

Replacement Cost New:	18,103
Exclusion Amount:	0
Replacement Cost Less Exclusions:	18,103
Value of Contents:	0



**Entity:** 109 CROCKETT COMMUNITY SERVICES DISTRICT  
**Site:** 9 WASTEWATER TREATMENT PLANT  
**Building:** L INFRASTRUCTURE/ PROCESS PIPING  
NE OF PORT COSTA  
PORT COSTA, CA 94569

**Year Built:** 1984  
**Nbr. of Stories:** 0  
**Square Footage:** 0  
**Occupancy:** UNDERGROUND PROCESS PIPING  
**Frame Type:** S - ALL STEEL  
**ISO Class:**  
**Fire Protection:** Security: Video Monitor on site.  
**Percent Sprinklered:** Non, ,  
**Distance to Hydrant:** None noted.



**GENERAL BUILDING CHARACTERISTICS**

**Exterior Walls:** Not Applicable

**Roofing:** Not Applicable

**Foundation:** Not Applicable

**Floor Finish:** Not Applicable

**Ceiling Finish:** Not Applicable

**Partitions:** Not Applicable

**EQ Retrofit:**

**Services:** Electricity

**Features:**

**Notes:** The Railroad Avenue address noted on a prior appraisal has been updated. The Port Costa Waste Water Treatment facility is located about 500 feet northeast of the foot of Canyon Lake Drive in Port Costa. The plant is situated between the rail tracks and the Carquinez Strait.

Infrastructure / process piping is an estimated value for all real property on the site within 1,000 feet of the plant that is not included in a specific structure or reported as a separate line item. This can include, but is not limited to, piping, pumps, electrical controls and other items.

**VALUATION CONCLUSIONS**

<b>Replacement Cost New:</b>	150,000
<b>Exclusion Amount:</b>	0
<b>Replacement Cost Less Exclusions:</b>	150,000
<b>Value of Contents:</b>	0





CROCKETT COMMUNITY SERVICES DISTRICT  
BUILDING DETAIL REPORT

**Notes:** Client Escorts: James Barnhill and Akil Belaidi

# PORT COSTA SANITARY DEPARTMENT

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of the Crockett Community Services District

P.O. Box 578 - Crockett, CA 94525  
Telephone (510) 787-2992  
Fax (510) 787-2459  
e-mail: [manager@town.crockett.ca.us](mailto:manager@town.crockett.ca.us)  
website: [www.town.crockett.ca.us](http://www.town.crockett.ca.us)

TO: Port Costa Sanitary Commission / Board of Directors  
FROM: Dept. Manager James Barnhill JB  
SUBJECT: Port Costa Sanitary Department Managers Report for February 2019  
DATE: March 6, 2019

The Port Costa Sanitary Department Managers Report highlights items of interest in February 2019.

## Operation and Maintenance

- No Sanitary Sewer Overflows (SSO's) occurred in February.
- H&R Plumbing has been contracted to repair the manhole.

## Administrative

- Wet Weather Preparedness checklist added to checklist for 2019.
- Completed 2018 Annual Pollution Prevention Plan
- Enforcement remains suspended except for critical issues while staff focuses on budget and Crockett Sanitary Department issues.

# PORT COSTA SANITARY COMMISSION

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of the Crockett Community Services District

P.O. Box 578 - Crockett, CA 94525  
Telephone (510) 787-2992  
Fax (510) 787-2459  
e-mail: [manager@town.crockett.ca.us](mailto:manager@town.crockett.ca.us)  
website: [www.town.crockett.ca.us](http://www.town.crockett.ca.us)

## MINUTES OF REGULAR MEETING, FEBRUARY 13, 2019

1. CALL TO ORDER: The meeting was called to order at 7:00 PM by Vice Chairperson Cusack. Present were Commissioners Scheer, Mann, Beauchemin, along with Dept. Manager Barnhill and General Manager McDonald. Chairperson Surges was absent excused.
2. AGENDA ORDER: There were no requests to hear agenda items out of order.
3. PUBLIC COMMENTS: None
4. PUBLIC HEARING: None
- 5.a. DISTRICT BOARD ACTIONS: None
- 5.b. SELF-MONITORING REPORT: Mr. Barnhill presented the cover letter for the December electronic Self-Monitoring Report (eSMR). The report was certified and submitted through the California Integrated Water Quality System (CIWQS). There were no exceedences in December.
- 5.c. SELF-MONITORING REPORT: Mr. Barnhill presented the cover letter for the 2018 Annual electronic Self-Monitoring Report (eSMR). The report was certified and submitted through the California Integrated Water Quality System (CIWQS) for the Regional Water Quality Control Board (RWQCB / Water Board). There were three permit violations in 2018 as described in the cover letter. Ms. Scheer asked if the District might be fined for the violations. Mr. Barnhill said the violations qualify for independent mandatory minimum penalty of \$3,000 per occurrence. He said it may be within the discretion of the Water Board to combine violations when they are directly related to each other. Enforcement will be imposed by the Water Board at their convenience.
- 5.d. NPDES RENEWAL COSTS: Mr. Barnhill gave a summary of NPDES renewal costs. He said \$4,650 was paid to Tidal Marine Construction Inc. to inspect the outfall to be in compliance for NPDES renewal process. \$25,000 had been budgeted as a placeholder to cover outfall work. Work was not required on the outfall at this time. \$39,570 was budgeted to cover professional services provided by Larry Walker Associates (LWA). Invoices paid to LWA for NPDES services have totaled to \$23,091. Mr. Barnhill said that Water Board modeled a dilution study using Cormix with data that he had provided to them. The Water Board allowed LWA to submit the dilution study model in the NPDES renewal process after he requested its use. LWA estimated the value of the dilution study to be \$20,000. Mr. Barnhill considers this to be a cost savings for Port Costa Sanitary Department since the dilution study was a requirement to obtain the Ammonia Dilution Credit. Staff time involved in the process was not specifically tracked for NPDES related work since it is not prudent for the District to do so. The specific time focused on NPDES reissuance would have to be tracked back for years. A majority of the time spent was sporadic with short phone conversations and a minute or two

retrieving data here and there. Other agencies have used 10% of the total cost for professional services to account for overhead administrative functions, the 10% calculated staff cost is \$2,309. Mr. Barnhill said the expense including outfall scuba dive inspection, LWA services, and estimated staff cost is \$30,050. The total savings including the under budget savings of \$16,479 for LWA and the estimated \$20,000 dilution study is \$36,479. This does not include the cost to repair the outfall since it will need to be addressed at a later date. Mr. Barnhill said that he did not include lab costs pertaining to the process and he plans to report those at a future meeting.

**5.e. PERSONNEL COMMITTEE:** Mr. McDonald said the District Board President has extended invitation to all District Commissions to have one member sit on the Personnel Committee. The District Board President will appoint interested committee members at the next Board meeting. Those interested were asked to contact Mr. McDonald.

**5.f. SIGNIFICANT RISKS FOR THE PORT COSTA SANITARY DEPARTMENT:** Mr. Barnhill invited the Commissioners to discuss the attached memo. Mr. Barnhill said the lack of a rail crossing poses an immediate danger to life or health, he said operators and staff must cross the tracks alone at times. Ms. Scheer said the item "Outfall position will need adjustment" should be clarified to read more clearly, she suggested "Outfall needs repair". Mr. Barnhill said he would clarify the item. Mr. Mann asked why the item "Outfall position will need adjustment" is included in the memo. Mr. Barnhill said the outfall was found to be in incorrect alignment to the slope of the river bed and the pipe is extending out into the water, unprotected, and without support structure. He said this was discovered during the dive inspection performed by Tidal Marine Construction. Mr. Mann said the outfall is not in the shipping channel and has low risk of being damaged or causing damage and he does not consider it high priority. Mr. Barnhill said that the outfall will one day need to be corrected. He said repair could be required under imposed enforcement from another government entity. He said it is included on the memo since the repair is inevitable whether we take the lead or not. Ms. Scheer suggested that "Staffing" should be added to the memo. She said it is a topic of discussion at the Strategic Planning Committee. Mr. McDonald said the topic has also been raised at the Board level. Mr. Mann asked if we have plans to address the items listed. Mr. Barnhill said we are in the initial stage, which is to gather data on the collection system and components of the WWTP. He said the initial step to address the issues, as a whole, is the first item listed under Septic Tank; "Septic Tank Structural Condition and strength". He said it is also listed on the Action Plan 2019 as "Conduct Engineering inspection of septic tank".

**5.g. ACTION PLAN 2019:** Mr. Barnhill invited the Commissioners to discuss the Action Plan for 2019. Mr. Barnhill said item 1 "Manhole repair" is considered an emergency and a proposal from a contractor is pending. Mr. Barnhill said he plans to call for a Special Meeting if the cost exceeds his or the General Managers emergency spending authority. Mr. Barnhill said item 2 "Response to NPDES Compliance Evaluation Report" has a deadline of March 31 to report to the Water Board on findings identified during their Compliance Evaluation Inspection. Mr. Barnhill said secondary containment for the Sodium Hypochlorite tote is already installed at the septic tank in order to meet compliance. He said other secondary containment for the WWTP chemical storage have been ordered and are pending delivery and installment. Mr. Barnhill said that replacement chemical tanks were also ordered for the WWTP per the request of Valley Operators since the condition of the existing tanks is unknown. The existing tanks will be kept for backup storage. Mr. Mann asked if the containment has already been purchased. Mr. Barnhill said it had. Mr. Mann asked why it wasn't brought before the

Commission. Mr. McDonald said that the items fell within our spending authority and were required to be installed. Mr. Barnhill said item 3 "Conduct Engineering inspection of septic tank" is pending proposal. He said the purpose of the structural inspection is to determine if and how the tank can be modified to improve its use. More access hatches to better allow access for cleaning and maintenance is the most basic improvement but engineering is still required before the tank should be cut. He said another purpose is to determine if the tank walls will remain stable if the lid is demolished. He said the capability of the tank walls to support the weight of support structure and a package plant is the long term purpose of the inspection. Mr. Barnhill said that item 4 to "Repair/program/install backup chemical pump" is being handled by the Valley Operators. Mr. Mann said that the current pumps were purchased only a few years ago. Ms. Scheer said that she has experience with the pumps and knows that they do not last very long when they work with the chemicals we use. Mr. McDonald said the acquisition of the backup pump was requested by Valley Operators because they know the current pumps will fail at some point. Mr. Barnhill said item 5 "Pump Septic Tank Sludge" is an ongoing item, he said item 3 on this list and Future Agenda Item "Engineering proposal to inspect septic tank" is directly related to the sludge removal. He said the current plan (pending engineering solutions) will be focused on pumping sludge from the outlet chamber #4 of the tank to reduce the chance of sludge being carried downstream to the WWTP. Mr. Mann asked if pumping will be scheduled. Mr. Barnhill said sludge pumping will be performed as needed per the advice or request of Valley Operators. Mr. Barnhill said item 6 "Paint Parts Exposed to Elements" is related to the PACO influent pumps and the plumbing in the WWTP which are showing rust accumulation. Mr. Barnhill said item 7 "Emergency Generator (Annual Service/Fuel Treatment)" is an ongoing but critical item which is why it is included. Mr. Barnhill said item 8 "CCTV collection system" is critical to the Department, he said condition of the system as a whole is unknown, which bears risk to the Port Costa and District. Mr. McDonald said the reason the inspection is planned for the winter months is to hopefully identify points of inflow and infiltration from ground water during wet weather.

**6.a. FINANCIAL REPORT:** The Commission received the monthly Summary Worksheet. Mr. Barnhill said the cleaning and CCTV interceptor invoice of \$4,370 includes \$690 for emergency hydrocleaning work to remove a blockage in the manhole at the septic tank.

**6.b. WATER CONSUMPTION / COST FACTOR / SUC REVENUE DETAIL FY 19/20:** The Budget & Finance Committee reviewed this item on Tuesday, February 12 and recommended no changes to the cost factor for the upcoming FY 19/20.

**6.c. 7-MONTH BUDGET REPORT:** The Budget & Finance Committee reviewed this item on Tuesday, February 12 and recommended no changes. A preliminary budget for FY 19/20 will be presented in April.

**6.d. MANHOLE REPAIR:** Mr. Barnhill reported that a contractor has offered a repair solution for manhole P-00-00A located across the railroad tracks from the wastewater treatment plant (WWTP). He said the manhole is high priority and must be repaired as soon as possible. It is listed as a future agenda item. A special meeting may be called to consider the proposal depending on cost estimate.

**7. CCTV INSPECTION OF INTERCEPTOR SEWER P-00-01 – P-00-00A:** Mr. Barnhill said the sewer line required heavy cleaning before the camera could pass through the line due to a 90% grease blockage. The contractor plugged the downstream sewer line to prevent debris from continuing across to the WWTP. The contractor recovered material by vacuum truck.

Mr. Barnhill said the sewer line looks to be in good condition with no roots or breaks. He said the timing of the cleaning and repair was perfect since the 90% blockage could have caused a backup during the current rain event.

8.a. STAFF REPORT ON OPERATIONS: Mr. Barnhill reported that no Sanitary Sewer Overflows (SSO's) occurred in January. He said Biochemical Oxygen Demand was high in the first week. Valley Operators notified the Water Board and began accelerated monitoring. He said it is unknown at this time if the results exceed the monthly average limit.

8.b. STAFF REPORT ON GOVERNMENTAL MATTERS: None

8.c. STAFF ANNOUNCEMENTS: None

9.a. BUDGET & FINANCE COMMITTEE REPORT: Minutes of the February 12 meeting were included in the Agenda.

9.b. WASTEWATER COMMITTEE REPORT: None

9.c. INTER-AGENCY MEETINGS: Mr. McDonald reported that Mr. Barnhill attended the California Special Districts Association (CSDA) meeting at Central Sanitary Collection Facility in Walnut Creek. He said that a tour of the facility was offered following the meeting.

10. CONSENT CALENDAR: The consent items were approved unanimously (as/jm):  
a. Approve Minutes of January 9, 2019.

11. FUTURE AGENDA ITEMS:  
Engineering proposal to inspect and assess septic tank.  
Manhole repair near WWTP

12. COMMISSIONER COMMENTS: None

13. ADJOURNMENT: The meeting was adjourned at 8:22 PM until March 13, 2019.

Respectfully submitted,



James Barnhill  
February 25, 2019



<u>DATE</u>	<u>REF.</u>	<u>TASK</u>	<u>STATUS</u>	<u>NEXT STEP</u>
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**MAINTENANCE MATTERS**

8/17		Repair/replace #3 dosing siphon in dosing structure	Pending	
8/17		Remove sludge from septic tank chamber #4	Awaiting engineering assessment	pump Chamber #4 as needed
		Install signage at WWTP	Commission volunteered	Pending
		Condition of plumbing at plant	pending assessment by Valley Operators/paint	
2/17		Replace P-00-01 MH cover	Commission volunteered	F construct new lid
2/17		Remove shrubbery	Commission volunteered	Pending
		Transplant sand into filter bed #3	suspended	
7/16		Remove sludge - WWTP Basin/wetwell	3" single diaphragm pump + dewatering bag	schedule work
3/16		Remove all sludge - septic tank	pending assessment	contract with engineer
10/16		Annual load bank/fluid svc on genset	Pending	EST Fall 2019
1/13	M-1	Raise manhole elevations	Received quotes (on hold)	Raise manholes (on hold)
7/12	M-3	Clean/paint plumbing	Identify need	Budget work
7/12	M-4	Repair eroded wet well stopper valve	Define scope of work	Receive add'l quotes for work
7/12	M-5	Reset siphon valve #3	Drain north side/buy parts/ gate valve open	Drain/close valve/ reset valve height
5/16		properly cover sodium hypochlorite tote	Obtain uv cover / tarp	
9/18		Add secondary containment for chemicals at WWTP		

\*\* Larger project tasks are included on the Status Report. Smaller incidental and regular ongoing tasks are excluded from this report.

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