

CROCKETT SANITARY COMMISSION

of the Crockett Community Services District

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MINUTES OF REGULAR MEETING, MARCH 17, 2021

1. CALL TO ORDER: The meeting was called to order at 7:04 PM by Chairperson Manzione. Present were Commissioners Adams, Wais and Wolthuis, along with District Engineer Murdock, Assistant Dept. Manager Barnhill and Asst. Secretary Witschi. Also present was Director Barassi.
2. AGENDA ORDER: Commissioner Manzione asked to have Item 6.c. moved after Item 2.
- 6.c. REPORT ON NEW DISTRICT OFFICE: Commissioner Wolthuis reported two bids have been received for the new office building for painting the interior and roof repairs. He said one bid is for \$90K and the second bid is \$110K. The Committee is looking to see what can be taken out of the bids to get a lower price and that includes nothing about putting any offices in or anything else. He said the original estimates were in the \$40K range. He would like to get the employees moved over to the new office and start using the building. Commissioner Manzione said he clearly agrees with costs increasing and with no productive use of the building, the smart thing is to keep repairs to a minimum and get the building into some productive use. Commissioner Manzione asked is it too early to talk about other productive uses of the building like renting out the residential apartment or has there been any discussion about that. Commissioner Wolthuis said the committee is interested in renting out the apartment, but there has to be some work done first. He said the committee is looking at getting bids to have the ceilings painted.
3. PUBLIC COMMENTS: Director Barassi said there was a request by the Crockett Middle School teachers to park in the new office building parking lot because their staff parking lot is under construction. He asked the Commission if they had a problem with the teachers parking there for free or should we charge them. The Commission did not have a problem with the teachers parking there. He said the other item was that Director Peterson brought up in an email dealing with the gates that lead down to the Equalization (EQ) tank. He said staff should undertake a project of locking them more religiously. He spoke with Mr. Murdock about it and they came up with a solution that basically allows staff to take reasonable care and not be negligent in letting those gates be open. Under the District's lease there is a requirement to keep the easement secure. There is a large encampment and if people start getting locked out from the San Pablo Avenue side, they will want to come up from the railroad track side. Even if the District doesn't have any legal responsibility to close the gates, it is in the best interest for the neighbors in the community to keep the gates closed and spend some money every time a chain or a lock gets cut.
4. PUBLIC HEARING: None
5. CONSENT CALENDAR: The consent items were approved unanimously (mw/ha):
 - a. Approve Minutes of February 17, 2021.
 - b. Receive Status Report on outstanding items.
- 6.a. DISTRICT BOARD ACTIONS: No report.

6.b. ANNOUNCEMENT OF VACANCY: Commissioner Manzione reported there is an ongoing vacancy on this commission. He said in the past, existing commissioners have taken a part in recruiting new commissioners. Commissioner Wais said she has talked to a couple of people but has not gotten very far. She will put the announcement of vacancy in the Women's Club newsletter. This will be reposted for 30 days.

7.a. ENFORCEMENT ACTIONS: Mr. Murdock reported five properties received their Certificate of Compliance and are no longer in violation. He said there is an Accessory Dwelling Unit (ADU) being constructed at 50 Rolph Park Drive. He said the owner is building a new garage or converting one and he wants to put in a pump out of his garage to his existing lateral and that is a violation to have two separate buildings sharing one lateral. He spoke with the owner and he was told by Mr. Donald he could do it. Most of the code changes do not really matter to our sewer, which is for purposes of providing sewer service for water, sewer or power, including a connection fee. A junior ADU shall not be considered a separate or new dwelling unit. Mr. Murdock would like the Commission to provide some guidance on how to go about this. He said there is the possibility that we may have to allow people to share one lateral. Commissioner Manzione said he is comfortable with opening a separate side sewer or providing service whether we allow them to discharge to the sewer or not. He said not restricting the District from any technical requirements that is reasonable and is important for the system. He is of the position that there is not a conflict between these two provisions that we will not refuse service to a junior ADU and we will not charge them an extra connection fee but we will apply our technical requirements which include a separate side sewer. Commissioner Wolthuis said what your saying is we should require him to have a separate hookup to the main, but we will not be able to charge him any type of fee to do so. Commissioner Manzione said is having a separate lateral connection for each separate building a technically important thing for us so that we have a moratorium on any new double or triple laterals. His viewpoint is he would be willing to stand by our design standard and said he needs to do a separate sewer. Commissioner Wolthuis said if he goes into the four inch lateral and he incurs problems, there all his problems. That four inch is not going to take any more sewage to the main that is capable of taking, so the net effect is it is not going to affect our main. It is going to affect his lateral if he can't take the volume through the pipe in existence. Mr. Murdock said he also has a pump so he can force a lot of sewage down there. Commissioner Wolthuis said basically all you have to say is the Sanitary Department requires you to hook into the main. The cost incurred to hooking in the main is your responsibility. We cannot charge you a connection fee because it is on the same property. The net effect is you have every right to do so and if you feel it in your engineering evaluation that it is best for the District to have a separate line then do it.

7.b. LATERAL INSPECTION PROGRAM: Mr. Murdock reported staff has categorized everything in the CCTV. He said there were a couple of spots that have gone back to Robin Paulsell and asked for clarification on and he provided staff with a new video.

7.c. SEWER REPAIR PRIORITIES: Mr. Murdock reported there is 776 feet of capital repair and an estimate of \$365,000 to repair. He said contractors seem to be really busy now and prices may increase. He said one of the sewer repairs is right behind the Community Center. There are about 300 units connected to that line and if it overflows it will go down into the Bocce courts.

8. FINANCIAL REPORT: The monthly statement of Department finances and report on investments were examined by the Commission. No further discussion.

9.a. STAFF REPORT ON OPERATIONS: Mr. Murdock reported on the condition of the Equalization (EQ) tank. Commissioner Manzione said he talked to Mr. Murdock about the details of the report he wrote regarding the repair needs at the EQ tank and the condition. He brought up the possibility that the money might be better spent having a consulting engineer come in and tell us what we need to do the maintenance. One item of concern to bring in a consulting engineer evaluation is spalling of

some concrete where rebar is exposed. He said there is some moisture showing at the foundation that could be leaks from the interior of the tank. His understanding is the consulting engineer who offered to come out for \$3,000 was offering a visual inspection. Mr. Murdock will proceed with getting the repairs and maintenance done and then wait till later to get a consulting engineer out there. Commissioner Wolthuis said he is comfortable with it. Mr. Murdock spoke with Mr. Wilson about the possibility of hiring his maintenance crew to paint the EQ tank. Commissioner Manzione said the Commission is in favor of spending a \$1,000 on what needs to be fixed at the EQ tank.

9.b. STAFF REPORT ON GOVERNMENTAL MATTERS: None

9.c. STAFF ANNOUNCEMENTS: None

10.a. WASTEWATER COMMITTEE REPORT: None

10.b. BUDGET & FINANCE COMMITTEE REPORT: None

10.c. INTER-AGENCY MEETINGS: None

11. FUTURE AGENDA ITEMS:

Progress reports as appropriate for new District offices.
Capacity Charge Accessory Dwelling Unit (ADU) Ordinance.
Video outreach for FOG and no wipes down drain.
Recommend award of contract(s).
Recommend payment for sewer project(s).

12. COMMISSIONER COMMENTS: None

13. ADJOURNMENT: The meeting was adjourned at 8:21 PM until April 21, 2021.

Respectfully submitted,

Susan Witschi

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March 18, 2021