

5/28/15 UAC meeting

Meeting called to order at 5:30 PM

Attendance:

All UAC members present: A. Maron (Chair), S. Johnson, J. Kanter, N. Nolan, E. Sato
Barry Loveless, Public Works Director
Mayor Blair, departing at 7:00 p.m.
Councilmember Blossom, arrived at 5:45 p.m.

Members of the public: Randall Samstag, Steven Leach, Brian Stahl (Conservation District), Dan Hamlin (Parks), Lee Cross (Parks Commissioner), Robert Dashiell, Kurt Jones

1. Members of UAC: Maron reported that six individuals had applied for appointment to terms of UAC beginning July 1. Interviews were held, and it is expected the city council will make appointments in late June.
2. Public comments. R. Dashiell commented about rate payers being members of the UAC. R. Samstag discussed the SSWM rate structure and the consequences of any changes. B. Stahl suggested a possible agriculture exemption from SSWM fees. K. Jones referred to a "white paper" he had provided to Mr. Stahl which had been given to the UAC.
3. Sewer
 - a. Barry Loveless advised the committee about changes made in the draft Sewer Plan that had been made subsequent to city council comments. In general, the Plan had revised South Island Sewer connection estimates. He told the UAC that, based on those estimates, the pump station at Lynwood Center is not adequate for full Lynwood study area build out.
 - b. Financials – there were questions and clarification regarding reserves in the sewer utility fund.
 - i. Change of Lovell Beach mains to upland system will increase cost by \$1.1 million, but the lower Lovell pump station will then not be needed, and that will save \$400k in total.
 - ii. Table 10.12 – projected reserves are lower because \$1.4 million is a restricted fund (LID)
 - iii. In summary, the utility will need to raise rates or the fund balance will fall below the minimum in 2019
 - iv. UAC will re-evaluate next year
4. SSWM Rate Structure
 - a. Loveless went through a PowerPoint of the SSWM rate structure with an analysis/comparison to current, and the committee made the following tentative conclusions:
 - i. Undeveloped property – no change (no SSWM fee)
 - ii. Single Family – 1 ERU
 1. Duplex to be billed as SFR
 2. No additional charge for ADU
 - iii. Condominium – 1 ERU

- iv. Large structures on non-commercial property – a single outbuilding over 3000 sq.ft. will pay 1 ERU/3000 sq.ft. in addition to SFR ERU
- v. Apartments – 1 ERU/3000 sq. ft.
- vi. Other Developed Properties – all other than SFR pays 1 ERU/3000 sq.ft.
- vii. Impervious Surface – Hard 100%, Gravel for vehicular use 75%
- viii. Low Income Discount – no change
- ix. Low Intensity Discount – non-SFR 70% discount if impervious surfaces are 15% or less
- x. Qualifying Features Discount – no change (50%)
- xi. Exemptions: City roads, state highway, private roads (still under discussion)
- xii. Farms – no separate category but still discussion regarding when to charge (i.e. only commercial? What if SFR on same property? Etc)

Meeting adjourned at 7:30 PM.


Andy Maron, Chair