

AGENDA

**ENGINEERING COMMITTEE MEETING
LEUCADIA WASTEWATER DISTRICT**

Tuesday, December 2, 2014 – 8:30 a.m.
1960 La Costa Avenue, Carlsbad, CA 92009

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. New Business**
 - A. Adopt Ordinance No. 131 establishing the District's capacity fee and amending the Equivalent Dwelling Unit Factors Capacity Fee Schedule. (Pages 2 - 7)
 - B. Authorize the General Manager to execute a sole source Purchase Agreement with Plumber's Depot for the purchase of a new trailer mounted jetter in an amount not to exceed \$51,539. (Pages 8 - 9)
- 5. Information Items**
 - A. B1/B2 Force Mains Replacement Project update. (verbal)
- 6. Director's Comments**
- 7. General Manager's Comments**
- 8. Adjournment**

MEMORANDUM

DATE: November 26, 2014

TO: Engineering Committee

FROM: Paul J. Bushee, General Manager *on behalf of PSB*

SUBJECT: Amending the Equivalent Dwelling Unit Factors Capacity Fee Schedule

RECOMMENDATION:

Staff requests that the Engineering Committee recommend that the Board of Directors:

1. Adopt Ordinance No. 131 establishing the District's capacity fee and amending the Equivalent Dwelling Unit Factors Capacity Fee Schedule.
2. Discuss and take other action, as appropriate.

DISCUSSION:

During the public comment period at the November 12, 2014 Board of Directors meeting, Mr. Kevin Scanlon requested that the Board consider reducing the \$4,006 capacity fee for the attached "in-law flat" he is constructing for his parents. Mr. Scanlon stated that the unit would be occupied for approximately three to four weeks per year and considered the \$4,006 fee to be excessive. As a result, the Board directed staff to evaluate the capacity fee assessed for a "Guest House" as it is categorized in the current ordinance. Ordinance No. 129, adopted in June 2013, establishes the Equivalent Dwelling Unit (EDU) factors to determine the appropriate capacity fees to be assessed.

The District's capacity fee is paid by new applicants for the privilege of connecting to the District's wastewater collection system. The fees allow the District to recover an equitable share of the value of the connection in facilities that are (or will be) available to serve new applicants for service. Since growth in the district has slowed, the capacity fee now essentially represents 100% buy-in.

Staff surveyed the Cities of Carlsbad, Encinitas and San Diego regarding how an addition to a single family residence is assessed. The EDU factor assessed by each city varied from no fee to one (1) EDU. This indicates that there is no set standard for applying EDU factors. Staff discussed the various parameters used by the cities and the significance of a kitchen in generating fats, oils and grease (FOG). As a result, staff recommends the following EDU Factors:

- Accessory Dwelling Unit (attached)
 - With kitchen and with bathroom, 750 square feet or smaller – 0.5 EDU (\$2,003)
 - With Kitchen and with bathroom, 751 square feet or larger – 1.0 EDU (\$4,006)
- Second Dwelling Unit (detached)
 - With Kitchen and with bathroom – 1.0 EDU (\$4,006)

Staff believes these EDU factors are fair and equitable. Additionally, the amended factors differentiate between attached and detached units.

It should be noted that the capacity fee of \$4,006 per EDU, established under Ordinance No. 129, remains unchanged.

Based on the adjusted EDU factors, Mr. Scanlon will be charged an EDU factor of 0.5 or a \$2,003 capacity fee. His planned Accessory Dwelling Unit is approximately 550 square feet.

Proposed Ordinance No. 131 is attached for your review. If adopted, it will repeal Ordinance No. 129 and amend the District's EDU factors for an Accessory Dwelling Unit and a Second Dwelling Unit immediately upon adoption. Staff recommends that the Board of Directors adopt the proposed ordinance.

rym:PJB

Attachment

ORDINANCE NO. 131

**AN ORDINANCE OF THE BOARD OF DIRECTORS
OF THE LEUCADIA WASTEWATER DISTRICT
ESTABLISHING THE DISTRICT'S CAPACITY FEE AND AMENDING THE
EQUIVALENT DWELLING UNIT FACTORS CAPACITY FEE SCHEDULE**

WHEREAS, the Leucadia Wastewater District (LWD) is a county water district that operates as a special district in accordance with Government Code Section 56036; and,

WHEREAS, the LWD Board of Directors has determined that a capacity fee is appropriate; and,

WHEREAS, the LWD Board of Directors has determined that the Equivalent Dwelling Unit (EDU) Factors Capacity Fee Schedule should be amended to clarify how an addition to a single family residence is assessed; and,

WHEREAS, the Guest House category has been revised to the Second Dwelling Unit (Detached) category; and

WHEREAS, an Accessory Dwelling Unit (Attached) category has been added to the EDU Factors Capacity Schedule; and

WHEREAS, a public hearing to consider the increase in capacity fee was duly noticed and held in accordance with Government Code Section 66016 on the date hereof,

NOW, THEREFORE, BE IT ORDAINED:

1. The LWD Wastewater Capacity Fee is \$4,006 per Equivalent Dwelling Unit (EDU) for the privilege of capacity in the District's wastewater system.
2. That the capacity fee charges shall be assessed in accordance with the EDU Factors established by the District and amended herein as "Exhibit A".
3. That the provisions of this ordinance shall be effective immediately after its adoption, and thereafter, Ordinance No. 129 shall be void and of no further force and effect.

PASSED AND ADOPTED this 10th day of December 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Kulchin
President

ATTEST:

Paul J. Bushee
Board Secretary

**LEUCADIA WASTEWATER DISTRICT
EDU FACTORS
CAPACITY FEE SCHEDULE**

WASTEWATER USE CATEGORIES	EDU FACTORS
<u>Single Family Residence</u>	1.0
<u>Multiple Dwelling</u> (Apartments, duplexes, condominiums, and townhouses)- Each living unit	1.0
<u>Mobile Home or Trailer Park</u> Mobile home or trailer space	1.0
<u>Motel or Hotel</u> Each Unit w/o Kitchen & Bathroom Each Unit w/Kitchen & Bathroom	0.33 0.55
<u>Second Dwelling Unit (Detached)</u> w/Kitchen and w/Bathroom	1.0
<u>Accessory Dwelling Unit (Attached)</u> w/Kitchen and w/Bathroom, 750 sq. ft. or smaller. w/Kitchen and w/Bathroom, 751 sq. ft. or larger.	0.5 1.0
<u>Medical Care or Elder Care</u> (Hospitals, skilled nursing homes, convalescent homes, retirement homes, assisted living homes, and similar facilities) Multiple dwelling without individual kitchen & with community eating facilities, Per individual bed with minimum 1.0 EDU Multiple dwelling with internal kitchen and on-site community eating facilities per living unit Multiple dwellings with internal kitchen and no on-site community eating facility per living unit Single dwellings with internal kitchens regardless of community facilities	0.4 0.8 1.0 1.0
<u>Churches, Theaters and Auditoriums</u> Each unit of 115 Persons or fraction thereof	1.0
<u>Schools</u> Elementary per 60 pupils or fraction thereof for each elementary school Junior High per 50 pupils or fraction thereof for each Jr. High school High School per 30 pupils or fraction thereof for each High school	1.0 1.0 1.0

<u>Laundries - Self Service -</u> Per each washer	0.75
<u>Food Establishments, Restaurants, or Taverns</u> Each unit of 7 seats or fraction thereof Restaurant with no seating The basic charge for a restaurant with seats using exclusively throw-away plates and utensils Additional for each block of 15 seats Tavern not serving food for each unit of 16 seats	1.0 2.6 1.0 1.0 1.0
<u>Ballrooms, Banquet Facilities, and Convention Facilities</u> Per block of 40 seats	1.0
<u>Automobile Service Stations</u> Not more than four (4) gasoline pumps More than four (4) gasoline pumps Additional for each washing rack, pit, or floor drain (Drains subject to collecting toxic, hazardous, or potentially explosive waste are not allowed to be connected to sewer). Car washes shall be individually evaluated by the District Engineer based on peak net discharge rate of specific equipment to be used with internal water recycling required.	2.0 3.0 2.0 Per Review
<u>Banks and Savings and Loan Associations</u> Each 3000 SF or portion thereof	1.0
<u>Other Commercial or Industrial Users</u> Up to 1,000 SF Plus for each additional 1,000 SF or portion thereof up to 5,000 SF Plus For each additional 1,000 SF or portion thereof over 5,000 SF The connection charge for establishments with unusual sewer characteristics or for any commercial use not described in the categories above shall be fixed by the Board of Directors by motion, resolution, or ordinance when each specific application is submitted.	1.0 0.4 0.6 Per Case

At any time the District may review the current standards of practice of any commercial or industrial customer with regard to sewer use during the previous year. If such use is not within the limits of the previous classification, the service may be reclassified accordingly and any additional capacity charges shall become due and payable immediately on request.

MEMORANDUM

DATE: November 26, 2014
TO: Engineering Committee
FROM: Paul J. Bushee, General Manager *order may for PSB*
SUBJECT: Award of Purchase Contract to Procure a Trailer Mounted Jetter

RECOMMENDATION:

Staff requests that the Engineering Committee recommend that the Board of Directors:

1. Authorize the General Manager to execute a sole source Purchase Agreement with Plumber's Depot for the purchase of a new trailer mounted jetter in an amount not to exceed \$51,539.
2. Discuss and take other action as appropriate.

BACKGROUND:

In June 2012, staff completed a comparison between a trailer mounted jetter (jetter) and an easement crawler and presented the results to the Engineering Committee. The evaluation was conducted to assess which apparatus would be more suitable to hydro-clean hard to access gravity lines, typically installed in easements. As a result of the evaluation, it was determined that a jetter was better suited to meet District requirements. The jetter would enable staff to properly clean nine miles of gravity lines that are difficult to access, including pipelines in the La Costa Resort and Spa. During the period of the evaluation, staff was focused on expanding its Closed Circuit Television (CCTV) Inspection program. Additionally, in April 2012 the Board authorized the purchase of a new CCTV truck. As a result, staff decided to defer pursuing the purchase of a jetter.

As time passed, staff has realized that a jetter is a necessary tool to effectively hydro-clean hard to access gravity lines in order to maintain the reliability and integrity of the collection system and prevent spills. Additional justification includes:

- Manually deploying and transporting the hydro-cleaning hose from a combination truck is inefficient and requires intensive manpower and labor.
- The jetter operates at a lower pressure reducing the negative impact on residential plumbing during hydro-cleaning (removal of water from plumbing traps, thereby allowing odors to spread).
- Accessibility. The recent spill from a manhole in an easement through a resident's back yard would have been stopped faster and more efficiently if a trailer mounted jetter was available to District staff responding to the emergency. The combination truck was unable to enter the residential driveway due to its size and weight.

Therefore, staff included an appropriation in the Fiscal Year (FY) 2015 Budget for the purchase of a jetter.

DISCUSSION:

Staff requested four equipment suppliers to provide a demonstration of their trailer mounted jetter. Two suppliers agreed to provide jettors for field evaluation as follows:

- Mongoose Jetter - Plumber's Depot
- Harben Jetter – Harben California

A third vendor, West Coast Safety Supply Company, supplier of the Dyna-Jetter referred staff to Camp Pendleton. Staff conducted a site visit and noted that the Dyna-Jetter was large and lacked compactness, leading to a final comparison between the Mongoose and Harben jettors.

As a result of the operational evaluations, staff selected the Mongoose Jetter for the following reasons:

1. Ease of Use – The Mongoose hose reel is easier to position. It is adjustable over a 180 degree arc. The Harben hose reel has 3 fixed positions.
2. Cost to rebuild pump – Mongoose cost: \$600, Harben cost: \$6,000
3. Mechanical support – Mongoose: mobile mechanic for support and first year of service included, Harben: support requires taking jetter to repair shop in Orange County
4. Repair parts – Mongoose: San Diego, Harben: Orange County
5. Training costs – Mongoose: training included in cost, Harben: additional cost for training
6. Trailer is National Association of Trailer Manufacturers (NATM) certified – Mongoose jetter is the only NATM certified trailer.

Plumber's Depot provided a quote of \$51,539, including sales tax, freight and delivery. For information purposes, Harben California provided a quote of \$51,827 for their jetter. Therefore, the cost for the preferred Mongoose Jetter was the lowest quote.

Under Section 11.1, Sole Source Procurement, of the District's Procurement Policy, sole source procurement is allowed in cases where goods and services are obtainable from only one vendor due to unique circumstances. Plumber's Depot is the only southern California representative for the Mongoose Jetter.

As a result of the research and evaluation, staff recommends that the Mongoose Jetter be purchased as a sole source procurement from Plumber's Depot at a cost of \$51,539.

FISCAL IMPACT:

The appropriation in the FY 2015 Budget is sufficient to cover the procurement of the trailer mounted jetter.

rym:PJB