

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
SAUSALITO-MARIN CITY SANITARY DISTRICT**

August 1, 2011

The regular meeting of the Sausalito-Marine City Sanitary District was held on August 1, 2011 at 7:30p.m., 420 Litho Street, City Council Chambers Sausalito, California.

I. ROLL CALL

Directors Present: Arnott, Beers, Gergus, Ring

Directors Absent: Wohlschlaeger

Staff Present: Manager Bob Simmons, Operations Superintendent Craig Justice, and Lab Director Omar Arias-Montez.

Also Present: District Counsel Kent Alm, TCSD General Manager Jon Elam, Myra Drotman, Scott Drotman representing MIPA, Marin Income Property Association

II. TCSD AND CITY OF SAUSALITO REPORTS:

TCSD General Manger Jon Elam stated that the lateral reimbursement program is coming to an end. Jon Elam recognized SMCSO employee, Kevin Rahman, for his diligence and efforts in coordinating the lateral reimbursement payouts.

III. CONSENT CALENDAR

A. APPROVAL OF MINUTES OF THE REGULAR BOARD MEETING OF JULY 5, 2011 AS MODIFIED:

M/S/C- Ring, Gergus

VOTE: Arnott, Beers, Gergus, Ring

B. APPROVAL OF MINUTES OF THE OF SPECIAL BOARD MEETING JULY 11, 2011 AS PRESENTED:

M/S/C- Gergus, Beers

VOTE: Arnott, Beers, Gergus, Ring

C. APPROVAL OF MINUTES OF THE PERSONNEL COMMITTEE MEETING OF JULY 28, 2011 AS PRESENTED:

M/S/C- Gergus, Beers

VOTE: Arnott, Beers, Gergus, Ring

D. APPROVAL OF MINUTES OF THE PUBLIC INFORMATION COMMITTEE MEETING OF JULY 29, 2011 AS PRESENTED:

M/S/C- Gergus, Beers

VOTE: Arnott, Beers, Gergus, Ring

E. APPROVAL OF BILLS AND EXPENDITURES AS PRESENTED:

M/S/C- Gergus, Beers

VOTE: Arnott, Beers, Gergus, Ring

IV. GENERAL PUBLIC - NONE

V. UNFINISHED BUSINESS

A. FY 2011/12 PUBLIC OUTREACH PLAN AND SERVICES – AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH RAUCH COMMUNICATIONS, INC. IN THE AMOUNT OF \$35,000.

The Board received an amended outreach plan, scope of services and budget for the FY 2011/12 Public Outreach Program. The Public Information Committee met on July 29, 2011 and reviewed the amended plan and scope of services and directed staff to submit them to the full Board for its consideration. The Rauch Communications service agreement budget had been reduced to \$35,000.

The Board members expressed satisfaction with the revised scope of services and budget amount. The members of Public Information Committee advised the board that they intend to routinely meet with staff and the consultant to comment on public outreach work materials prior to transmittal to the Board

MOTION: Authorize the execution of a professional services agreement with Rauch Communication Consultants, Inc. for public education and outreach services for FY 2011/12 at a cost not to exceed \$35,000.

M/S/C- Gergus, Ring

VOTE: Arnott, Beers, Gergus, Ring

VI. NEW BUSINESS

A. TEMPORARY TREATMENT PLANT PUMPING SYSTEM AND FFR PUMP VALVE REPLACEMENT PROJECT – DECLARE PROJECT A CONTINUING EMERGENCY, AFFIRM EXCEPTION TO PUBLIC CONTRACT CODE REQUIREMENTS

General Manager Bob Simmons stated that the conditions on which the Board had declared the Temporary Treatment Plant Pumping System Project and FFR Pump Valve Replacement Project an emergency project still exist. The Project had involved the installation of the temporary pump station to provide flow to the Fixed Film Reactors and to facilitate the replacement of plug valves for the Fixed Film Reactor Supply Pumps.

The work of dismantling and removing of the temporary pump station after the work on the Primary Effluent Box and Fixed Film Reactor Pump Gallery is still outstanding.

Manager Simmons recommended that the project continue to be declared an emergency until such time when the Primary Effluent Box Rehabilitation, FFR Valve Replacement, Diversion Box Sluice Gate Repairs and other ancillary work, including removal of the temporary pumping system, are complete. Manager Simmons will report at the next meeting regarding the status of the project.

MOTION: Declare the Temporary Treatment Plant Pumping System Project a Continuing Emergency, and Affirm Exception to Public Contract Code Requirements.

M/S/C- Beers, Gergus

VOTE: Arnott, Beers, Gergus, Ring

B. SEWER SERVICE CHARGE RATE STRUCTURE

Myra Drotman distributed and read a letter titled: The Rapid Rise of the Flat Sewer Rate, which is attached to the August 1, 2011 meeting minutes. Scott Drotman, representing Marin Income Property Association (MIPA) distributed and read a letter dated August 1, 2011 which is attached to the August 1, 2011 meeting minutes.

The Board directed staff to identify applicable rate structure methodologies and survey other Marin County Sanitary Districts to determine the rate structures generally being used. After completion of the survey, the staff will report back to the Board on a future date. General Manager Simmons stated he would report back to the Board on the matter in October.

C. REVISION OF THE 24-HOUR EMERGENCY AND ALARM RESPONSE POLICY AND EXECUTION OF AGREEMENT WITH OMAR AND SYLVIA ARIAS-MONTEZ FOR DISTRICT FURNISHED LODGING FOR 24-HOUR EMERGENCY AND ALARM RESPONSE PROGRAM.

General Manager Simmons discussed the benefits of having an operator residing in the District residence to provide timely response to after hour emergencies and alarms for its collection system, sewer pump stations and treatment plant. Additionally, there is a monetary benefit due to the reduction in standby duty requirements of staff.

On July 28, 2011, the Personnel Committee met with Omar and Sylvia Arias-Montez to discuss their request to live in the District residence and provide after hour emergency response. The Committee and the Arias-Montez family discussed the hazards at the plant, especially for children. After hearing about the Arias-Montez's family life and the close supervision of the children that they provide, the Personnel Committee members became comfortable that the arrangement was workable, and that Omar could serve in the capacity of the primary emergency responder.

The November 7, 2000 "POLICY RELATING TO DISTRICT PROVIDED LODGING FOR 24-HOUR RESPONSE TO TREATMENT PLANT AND PUMP STATION

EMERGENCIES AND ALARMS" was reviewed by the Board and the paragraph titled OCCUPANCY was amended to read:

OCCUPANCY: The UNIT is for the sole use of the EMPLOYEE and the EMPLOYEE's immediate family. The UNIT is located on the site of wastewater treatment plant which

presents certain inherent hazards. Employees who have young children or adolescents living with them may not be eligible for participation under this program, but shall be considered on a case by case basis. The EMPLOYEE is solely responsible for the safety and well being of all occupants and visitors to the UNIT.

Manager Simmons reported that the home safety contractor, Home Health Services Inc., conducted an inspection of the residence and made recommendations for installation of additional safe measures to enhance the safety of the District residence. All the safety recommendations were implemented.

General Manager Simmons discussed the necessity of having Lab Director Omar Arias-Montez spend more time cross-training in the operation and maintenance of the plant and pump stations to insure competency when he is called on to respond to alarms and emergencies. Since Omar's primary duties are Laboratory duties, an alternative is being evaluated for some of the lab work to be done elsewhere. Lab Director Omar Arias-Montez would continue to supervise, monitor and administer the lab testing. General Manager Simmons and Operations Superintendent Justice will obtain proposals from other sanitary districts to determine the cost of subcontracting the lab work. Also, the amount of time Omar would need to spend in Operations and Maintenance cross training will be evaluated. A report of findings will be presented to the Board in September.

MOTION: Amend the District Provided Lodging Policy for 24-hour Emergency Response Policy to allow consideration of children and adolescence on a case by case basis.

M/S/C- Beers, Gergus

VOTE: Arnott, Beers, Gergus, Ring

MOTION: Authorize the General Manager to execute an Employee Agreement with Omar and Sylvia Arias-Montez for District furnished lodging to provide 24-hour emergency and alarm response.

M/S/C- Gergus, Ring

VOTE: Arnott, Beers, Gergus, Ring

D. REVIEW AND APPROVAL OF THE AUGUST 2011 NEWSLETTER.

General Manager Simmons reported that the Public Information Committee met on July 29, 2011 and reviewed and commented on the draft newsletter. The comments have been incorporated and the newsletter has been submitted to the full Board for its consideration. The Board noted several changes and corrections to the newsletter and directed staff to incorporate the changes, after which to mail and distribute the newsletter.

MOTION: Approve the SMCS D newsletter as modified for public distribution.

M/S/C- Beers, Gergus

VOTE: Arnott, Beers, Gergus, Ring

E. RESOLUTION NO. 953 DETERMINING FISCAL YEAR 2011/12 APPROPRIATION LIMIT.

The District's maximum limit for the appropriation of tax proceeds for Fiscal Year 2011-2012 is \$883,265.11

MOTION: Approve Resolution No. 953 a Resolution determining the fiscal year 2011-2012 Appropriation Limit.

M/S/C- Gergus, Ring

VOTE: Arnott, Beers, Gergus, Ring

F. CALIFORNIA SPECIAL DISTRICTS ASSOCIATION ANNUAL CONFERENCE, OCTOBER 10-13, 2011 – MONTEREY MARRIOTT HOTEL & CONFERENCE CENTER, MONTEREY, CA

MOTION: Authorize attendance for any Directors wishing to attend the California Special Districts Association Annual Conference on October 10-13, 2011 at the Marriott Hotel Conference Center in Monterey, CA.

M/S/C- Gergus, Beers

VOTE: Arnott, Beers, Gergus, Ring

G. SPECIAL DISTRICT AND LOCAL GOVERNMENT INSTITUTE, FINANCE CONFERENCE AND WORKSHOP, SEPTEMBER 8-10, 2011 – HYATT REGENCY MONTEREY HOTEL AND SPA, MONTEREY, CA.

MOTION: Authorize attendance for any Directors wishing to attend the Special District and Local Government Institute Finance Conference on September 8-10, 2011 at the Hyatt Regency in Monterey, CA.

M/S/C- Gergus, Beers

VOTE: Arnott, Beers, Gergus, Ring

H. REGIONAL MONITORING PROGRAM ANNUAL MEETING, CONTAMINANT EFFECTS ON AQUATIC LIFE, OCTOBER 4, 2011 – OAKLAND MARRIOTT CITY CENTER, OAKLAND, CA.

MOTION: Authorize attendance for any Directors wishing to attend the Regional Monitoring Program Annual Meeting on October 4, 2011 at the Oakland Marriott City Center in Oakland.

M/S/C- Beers, Gergus

VOTE: Arnott, Beers, Gergus, Ring

STAFF REPORTS

A. GENERAL MANAGER

1. Operations Report: Operations Superintendent Justice reported that there were no plant discharge violations or sewer spills in July. The 2007 and 2008 EPA Compliance Order quarterly reports were submitted, showing the District is in compliance with the requirements. Operations Superintendent Justice reported that he was notified by the SWRCB that public reports from the SSO California Integrated Water Quality System (CIWQS) system will be made public soon. Subsequently, staff checked the existing data to make sure the SWRCB data was accurate.

Operations Superintendent Justice reported that the grease interceptors for five restaurants in Marin City and adjacent locations were inspected for control of Fats, Oils, Grease (FOG) discharge. The restaurants included Frantoio, Buckeye Roadhouse, Outback Steakhouse, Panda Express, and Burger King. There will be follow up with Outback Steakhouse.

Operations Superintendent Justice stated that the District has received 16 applications for the two Temporary Internship positions. The position closed on July 22nd. Staff is reviewing the applications and will interview the top candidates. Operations Superintendent Justice wanted again to thank Josette Malloy with the Marin Employment Connection for helping with the recruitment. 13 of the 16 candidates were from Marin County and Marin City work programs. The remaining 3 candidates were applicants from the Sausalito-Marín City Sanitary District web site.

2. Safety Program: There were no loss time work injuries in July. Staff participated in a training session on the Chemical Delivery Procedures, A "spill response drill" was conducted to prepare in the event of a chemical spill near the chemical storage buildings. The storm drain line was traced into the re-cycle stream box adjacent to the digester. Procedures were established for no roadway truck offloading. All chemical delivery trucks are required to park in the off-road parking area.
3. EEO Report/Harassment Report: No incidents to report
4. Odor Report: No reports of odor complaints were received. Staff continues to install and improve odor control measures. A remotely operated Bioxide pumping and control system was installed at the Marin City Pump Station. Bioxide is injected into the wet well to prevent the formation of H₂S and associated sewer smells from the collection system. The new system is flow paced so during the summer months the appropriate amount of Bioxide will automatically be added as wastewater flow changes during the day. The prior system was timer based system. Operations Superintendent Justice stated that the District adjusted the primary area odor masking spays at the plant, raising them to a higher elevation to gain better spray dispersion.
5. Plant Influent Screening, Grit Removal, Primary and Secondary Treatment Improvements – Status Report:
General Manager Simmons stated that the District is finishing the planning phase of the project. A field trip is scheduled to observe the Daly City BART Station train car turntable system for preparation of a similar system for sludge hauling trucks at the Headworks where bin pickup and drop-off's would take place.

August 31st is the tentative date for a Special Board Meeting workshop to review the findings and recommendations that were developed during the planning phase of the project. Discussion is also needed regarding the additional easement required of GGNRA/National Park Service for the project, including the extension of the term of the overall plant easement for another 50 years. The term of the existing easement expires in 2017.

6. FY 2011/12 Sewer Service Charge Submittal to Marin County Assessor's Office: HFH Consultants are on schedule with the interim submittals. President Ann Arnott has spent a lot of time with staff and HFH Consultants sharing her knowledge of the various commercial parcels and history of sewer service assessments and fees.
7. Amendment of SMCS D/TCSD Services Agreement – Status Report: General Manager Simmons stated that the TCSD Ad Hoc Committee will meet and review the draft SMCS D/TCSD service agreement. If acceptable, the draft agreement will then be transmit to TCSD for its review and comment. A meeting will be scheduled after the initial reviews are complete to begin the process of working out any outstanding details.

B. FINANCES

1. LAIF - Investment of Reserve Funds: No comments
2. Monthly Financial Report: No comments

VII. BOARD OF DIRECTORS

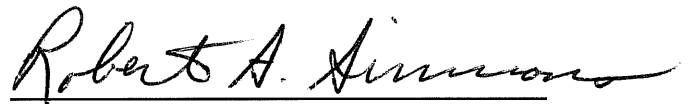
Directors Ring and Beers attended the Spring, 2011 CASA Conference in Sacramento. Notes from the Spring Conference were distributed in the August 2011 Board packet.

The Board and staff discussed the safe disposal of pharmaceuticals and the idea of asking the Sausalito Police Department if they would be receptive to having a sealed drop off box installed in the lobby of the police station. Because pharmaceuticals are controlled substances, a police station is the most appropriate location to have a drop-off box. The Marin Wastewater Agencies collaborate in a Pollution Prevention Program, which includes installation of drop-off centers and contracting for collection and disposal services. Omar Arias-Montez is the District's liaison with the group and will investigate this matter. Mr. Arias-Montez also volunteered to contact the Sausalito Police Department and the County Sheriff Department to discuss installing drop-off boxes in the lobby of their stations.

Director Gergus asked about the status of the property/easement exchange request of the owners of the Gateway Development in connection with the Marin City Pump station. Manager Simmons reported that staff was evaluating the District's future easement needs for the renewal and rehabilitation of the station when the time comes. General Manager Simmons will report back to the Board in September.

VIII. ADJOURNMENT

The President adjourned the meeting at 9:27 p.m. The next regular meeting is to be held on September 6, 2011 at 7:30pm., City Council Chambers, 420 Litho Street, Sausalito, California.


Board Secretary

DISTRICT BOARD OF 8-17-11 Board Meeting

THE RAPID RISE OF THE FLAT SEWER RATE
A Great Social Injustice Perpetrated by the Sewer Boards

Sewer rates were and in Marin are still based on a flat fee for each dwelling. Although, this method has always been unfair it has now reached crisis proportions and is a social injustice that needs to be remedied. Historically sewer rates were very low, therefore even though the flat rate per dwelling was not based on usage it was a small inequity. However, in the past few years the exponential increase in the sewer rates has made these flat rates an impossible financial hardship on many people. It is no longer conscionable to have people who use less subsidize those who have more and who use more.

The current situation is that a 300 sq ft home pays the same rate as a 5000 sq ft home. Owners and tenants of condominiums, apartments, and other small residential units, many of whom are people with low and fixed incomes and are barely able to meet their monthly obligations, are being forced to subsidize large single family dwellings because the sewer fees and charges against each small residential unit is the same flat fee that is being imposed against large single family dwellings. This result, that small users are subsidizing large users must be corrected.

A 100 percent flow based rate structure would make rates be equitable and based on use. Rates based on winter water usage would:

- Stop the injustice and subsidization of larger users by smaller users
- Abide by Proposition 218 that states benefit gained for each parcel is the law
- Promote conservation of fresh water and a decrease in waste water
- Stop the unethical & inequitable increase in rents that is counter-productive to much needed affordable housing
- Have rates based on usage as other utilities always have done
- Be more fair to smaller clustered dwellings that have less infrastructure, less waste water to be treated and should not be subsidizing larger users.

Sewer districts are slow to accept change. In addition, there are numerous other problems they are facing. This should not mean that they be allowed to ignore this injustice as well as Proposition 218's mandate that each parcel has the reasonable cost of the proportional special benefit conferred upon it. Some sewer districts are acknowledging this inequity and are beginning to start the process to go to a flow based usage rate structure. However, other sewer districts are still resisting change.

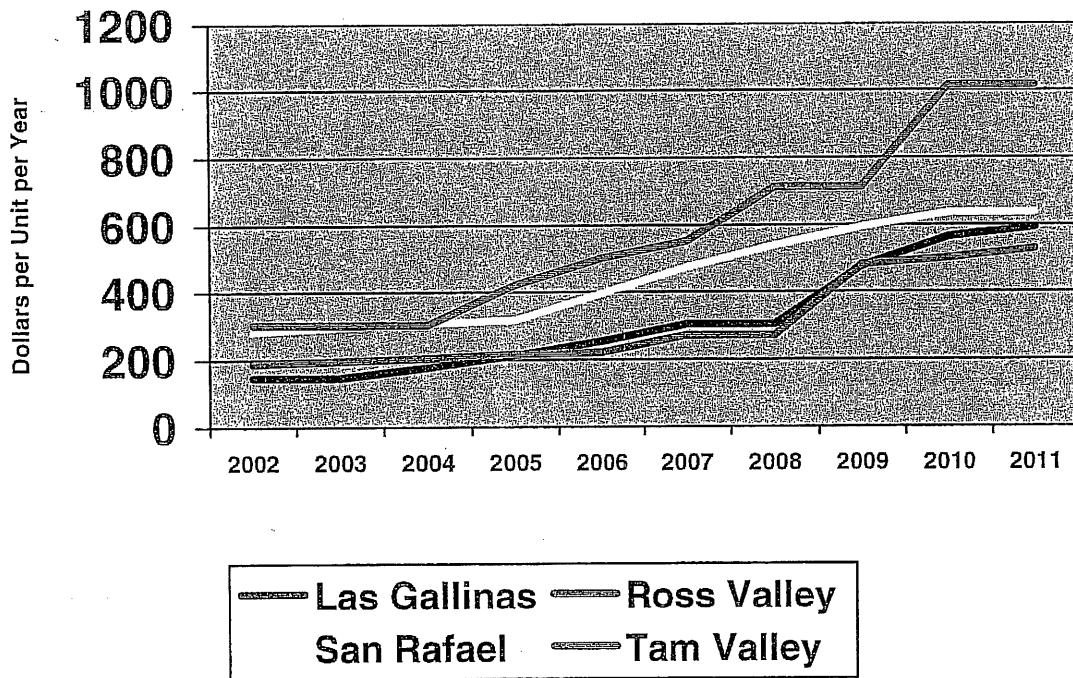
Smaller and clustered dwellings often share lateral lines and have less public linear pipe per dwelling therefore have less infrastructure cost per dwelling. At a time when all localities are trying to increase affordable housing it is counterproductive for the sewer districts to increase the costs of housing for apartments and smaller dwellings creating less affordable housing available to the people of this county. The injustice of having small users subsidize large users needs to be corrected immediately. The people who are being hurt by these exorbitant costs cannot wait any longer for change.

Flat-Rate Sewer Bills: How the Poor Subsidize the Rich

2011 Rents and Sewer Bills in Tamalpais Valley

Housing Type	Annual Rent	Sewer Bill	Percentage of Rent
Studio Apt.	\$12,000	\$1,013	8.4 %
1 bed/1 bath Apt.	\$14,000	\$1,013	7.2 %
2 bed/1 bath Apt.	\$18,000	\$1,013	5.6 %
5 bed/3 bath SFH	\$60,000	\$1,013	1.7 %

A Decade of Skyrocketing Flat-Rate Sewer Bills



	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Las Gallinas	146	146	176	211	253	303	303	476	563	590
Ross Valley	187	195	203	215	220	270	270	480	500	527
San Rafael	284	296	308	317	396	474	539	594	638	638
Tam Valley	301	301	301	421	500	550	710	710	1013	1013

*In addition to these stated sanitary district rates on your property tax bill, most sewer districts receive additional funding from the "basic tax" on your bill. For example, San Rafael Sanitary receives 1.1% of the money from your "basic tax." For a small apartment building valued at \$1 million, the "basic tax" is \$10,000 and \$110 of that goes to the sewer district.

DESCRIPTION OF FLOW-RATE VERSUS FLAT-RATE METHODOLOGY

For the purpose of this illustration assume all of the following:

1. The sewer district serves 7 parcels, each with a single water meter.
2. The 7 parcels are described as follows:
 - (a) Single family home of 5,000 sq. ft.
 - (b) Single family home of 3,500 sq. ft.
 - (c) 4 apartments of 350 sq. ft. each.
 - (d) Condominium of 1,100 sq. ft.
 - (e) 6 apartments of 400 sq. ft. each
 - (f) Single family home of 6,000 sq. ft.
 - (g) Single family home of 1,600 sq. ft.
3. The average water usage for the parcels (a) through (g) for the measuring winter months is as follows:
 - (a) 26 cubic feet, which represents 1.63% of the total metered water
 - (b) 43 cubic feet, which represents 2.69% of the total metered water
 - (c) 13 cubic feet, which represents 0.81% of the total metered water
 - (d) 7 cubic feet, which represents 0.44% of the total metered water
 - (e) 31 cubic feet, which represents 1.93% of the total metered water
 - (f) 24 cubic feet, which represents 1.50% of the total metered water
 - (g) 16 cubic feet, which represents 1.00% of the total metered water

TOTAL CUBIC FEET OF WATER AS METERED = 160

4. Total annual cost to the district for processing wastewater, *including water seeping into the system through defective lateral lines and other possible sources*, and all operating costs is \$7,500.

FLOW-BASED ALLOCATION OF COSTS

5. The \$7,500 cost, using a flow-based calculation, would be allocated among the 7 parcels as follows:

(a)	\$1,222.50 (1.63%)	– [5,000 sq. ft. single family home]
(b)	2,017.50 (2.69%)	– [3,500 sq. ft. single family home]
(c)	607.50 (0.81%)	– [4 apartments of 350 sq. ft. each]
(d)	330.00 (0.44%)	– [1,100 sq. ft. condominium]
(e)	1,447.50 (1.93%)	– [6 apartments of 400 sq. ft. each]
(f)	1,125.00 (1.50%)	– [6,000 sq. ft. single family home]
(g)	750.00 (1.00%)	– [1,600 sq. ft. single family home]

TOTALS \$7,500.00 (100%)

FLAT-RATE ALLOCATION OF COSTS

6. The \$7,500 cost, using the existing flat-rate methodology, would be allocated among the 7 parcels as follows:

- (a) \$500.00 (6.6%) – [5,000 sq. ft. single family home]
- (b) 500.00 (6.6%) – [3,500 sq. ft. single family home]
- (c) 2,000.00 (27%) – [4 apartments of 350 sq. ft. each]
- (d) 500.00 (6.6%) – [1,100 sq. ft. condominium]
- (e) 3,000.00 (40%) – [6 apartments of 4,000 sq. ft. each]
- (f) 500.00 (6.6%) – [6,000 sq. ft. single family home]
- (g) 500.00 (6.6%) – 1,600 sq. ft. single family home]

TOTALS \$7,500.00 (100%)

COMPARISON OF FLOW VS. FLAT

	<u>FLOW-BASED</u>	<u>FLAT RATE</u>	<u>DIFFERENCE</u>
(a)	\$1,222.50 (1.63%)	\$ 500.00 (6.6%)	< \$722.50 >
(b)	2,017.50 (2.69%)	500.00 (6.6%)	< 1,517.50 >
(c)	607.50 (0.81%)	2,000.00 (27%)	1,392.50
(d)	330.00 (0.44%)	500.00 (6.6%)	170.00
(e)	1,447.50 (1.93%)	3,000.00 (40%)	1,552.50
(f)	1,125.00 (1.50%)	500.00 (6.6%)	< 625.00 >
(g)	750.00 (1.00%)	500.00 (6.6%)	< 250.00 >
TOTALS	\$7,500.00 (100%)	\$7,500.00 (100%)	\$ 0.00

7. The above illustrations demonstrate how the multi-unit dwellings are subsidizing the large single family homes.



Marin Income Property Association

a chapter of the California Apartment Association

P.O. Box 150315 - San Rafael, CA 94915

Tel: (415) 491-4461

August 1, 2011

Sausalito/Marin City Sanitary District
City of Sausalito Council Chambers
420 Litho Street
Sausalito, CA 94965

Re: August 1, 2011, Board Meeting

Please read into the minutes:

Marin Income Property Association (MIPA) is the local chapter of the California Apartment Association (CAA). Marin apartment owners formed our volunteer association in 1976. We have recently received many complaints from our members and have been asked to actively respond to the methodology used in computing the recent sanitary district rate hikes in Marin.

We are not taking a position against the need to raise rates. We are only concerned that the rates be properly apportioned to those receiving services.

As is consistent with virtually all other sewer districts, you have provisions for charging your commercial users differently than your residential users. You charge commercial users on a "flow basis". This makes sense; certainly a restaurant should be charged more than a one-person office with no sink and a shared bathroom. That same restaurant should of course also be charged more than a single family home.

By the same logic, is it fair to charge a studio apartment with no dishwasher and a single elderly tenant the same rate as a 5,000 square foot estate with five bathrooms? Unfortunately you currently, and propose to continue, charge the same rate for an estate home as you do for an individual apartment unit within a complex of many apartments. This is grossly unfair and not in keeping with the guidelines of Proposition 26, which reads in part: "No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Other sanitary districts in California apply different formulas. These formulas result in a more equitable means of attaining their district's financial needs. One such methodology is to use a "flow-based" formula using the winter water usage consumption of each parcel. Those using more water put a bigger demand on the sewer system and should pay more than those putting a lower demand on the system. The "flow-based" water usage billing has the added benefit of discouraging high water usage.



Marin Income Property Association

a chapter of the California Apartment Association

P.O. Box 150315 - San Rafael, CA 94915

Tel: (415) 491-4461

Clearly an apartment building of 10 studio apartments has a much lower demand on the system than do 10 estate size homes. The 10-unit building currently pays a sewer bill 10 times higher than the estate home.

A response given to one of our member's inquiry was to "pass the cost on to your tenants". On a studio or 1 bedroom apartment, your current rate schedule can represent up to 10% of their rent. This is not a charge easily passed on to low income tenants who are barely able to meet their monthly obligations. You are asking these tenants to subsidize the owners of large homes. Clearly this is not remotely fair.

The winter water usage is just one example of a fairer system used by other sanitary districts. There are any number of methodologies of proportioning the costs between users that are fairer than the current system.

At tonight's meeting, as you review your rate schedule and take in public opinion, we hope that you are open to a billing system that is fair to all users. If you do not have access to the water district's usage rates to implement a "flow-based" residential billing, then certainly we hope that you would look into other methodologies that would be equitable. Now is the time to come up with a system that is fair.

Respectfully submitted,

Marin Income Property Association
By: Michael J Burke, Vice President