

MINUTES
LEMMON VALLEY ASSOCIATION
January 19, 2005

The meeting was called to order at 7:10 P.M. A quorum of officers was present. Present was Barry Bouchard, Norma Brownell, Carol Hart, Mike Stone, Ramona Bouchard and Pat Ceccarelli.

Barry introduced Steve Bradhurst, Washoe County Water Resources Director.

Mr. Bradhurst indicated they obtained two grants to expand the County water system into the Heppner Subdivision. One grant is from the State of Nevada for \$1,280,300 thru state water finance board and the other grant is through the EPA for \$964,300. The Washoe County Board of Commissioners accepted both grants on September 14, and November 9, 2004.

Both grants have strings attached, such as administrative costs. The grant from the EPA for the Lemmon Valley water project was an appropriation bill that both the Nevada Senators and the House of Representatives pushed through Congress.

Mr. Bradhurst also indicated that they would need to install a tank above the highest house to assure adequate water pressure. It will be voluntary to tie into the system until the homeowner needs to re-drill for water. At that time, property owners will be unable to obtain a permit for re-drilling and must tie into the system.

State law states that a property owner cannot re-drill a well if there is a water system in the street for them to tie into.

Mr. Bradhurst then introduced Ron McHenry, Senior Licensed Engineer.

Expanding the county water system into the Heppner Subdivision will consist of three phases.

1st Phase: Lines will be laid on Deodar, Tupelo and the portion of Oregon from Tupelo to Lemmon Drive. They expect phase one to be completed summer 2004.

2nd Phase: A water line will go up Oregon to a tank above the higher house on Oregon. The water line should be completed by the end of 2005. The tank and booster facilities should be completed by the summer of 2006. The line up Oregon will also be connected to Deodar and Sitka Streets.

3rd Phase: Water lines will be laid on Pepper, Mistletoe and Chesapeake and should be completed around 2006.

4th and final Phase: Water lines will be laid on Heartpine, Fir, Overland, Juniper, Oklahoma, Matterhorn & the balance of Oregon w/more booster pumps. Completion date 2007.

A member of the audience wanted to know if he would be forced to go to metered rates since he's already on the water system. Per Mr. McHenry, until the home is sold, he wouldn't be forced on meter rates.

Our County Commission Bonnie Weber arrived at the end of the presentation.

All new connections will be on metered rate. The county will accommodate property owners as to where the meter will be placed on property and where the line will be brought onto the property.

The property owner hookup fee is fixed at \$6,850. The hookup fee could change within a few years if the County Commissioners decide that an overall countywide hookup fee increase is needed.

The hookup fee is broken down into the following:

\$850 METER COST

\$1800, LIJNE REIMBURSEMENT COST

\$4200 CONNECTION PRIVILIGE

When a property owner connects to the water system, their existing well must be abandoned. The abandonment must be performed by a licensed well driller who must report the work to the Nevada State Engineer and Washoe District Health Department. Recent estimates to abandon wells in the area range from \$1,500 to \$3,000. Abandonment costs are primarily affected by depth of the well.

It is the property owner's responsibility to get the water from the meter to their house.

The current cost of new wells or re-drilling is approximately \$14000 to \$18000

Another resident wanted to know if there were any plans to bring a sewer system to the area. At the current time there aren't any plans to put the area on a sewer system.

Someone wanted to know the size of the tank. The tank to be built will be approximately 600,000 gallons to accommodate the needs for water fire flow and maximum number of gallons for peak use during the summer.

Someone else wanted to know where the water for expansion of system is coming from. The water will be pumped from existing wells; the credits from property owners would be transferred to county system.

Someone wanted to know the maximum water pressure. Per Mr. McHenry, the maximum would be 100, the minimum 40, but they shoot for 50PSI.

Bonnie Weber, County Commission stated that Washoe County is working for residences to give them the opportunity to hook-up to system.

The \$1800 is the cost that needs to be paid by owners less grant amounts.

The \$4200 connection fee goes to help put the water system in.

Dan Dragon indicated that 160 domestic wells have failed since 1985. The depths of the county wells are between 500 to 800' deep.

There was a discussion related to domestic well water quality because of the potential for contamination from the concentration of individual septic systems. Mr. Dragon stated that a municipal connection would be required to meet all State and Federal drinking water standards. Additionally, all residential customers would receive an annual report detailing the quality of water delivered to their residence.

Mr. Dragon hopes that some Truckee River water can be used to recharge the system.

Pat C stated that her well has been in for over 30yrs and down 300'; the pipes in her well were dissolving and had to be replaced.

Someone wanted to know if the County would be financing the cost of the hookup. Mr. Bradhurst stated that the county will not be financing the cost of hookups and property owners would need to obtain their own financing. Mr. Bradhurst commented that if a resident deepened a well; the driller would not likely finance the costs.

It was mentioned that if the grants had not been obtained, the cost of hooking up to the system would be approximately \$10,000. In the Heppner Subdivision there are 630 lots, 135 of which are already on the water system, leaving approximately 500 not on system.

Norma wanted to know the status of the companies wanting to import water. Mr. Bradhurst indicated that there is a rough EIS out now and that sometime this year in the spring, there should be public hearings.

Bob Marshall has 3000 acre-feet, and the other system has approximately 7000-acre feet of water rights from Honey Lake. Mr. Bradhurst expects Lassen County to challenge the import plan.

The meeting adjourned 8:30pm.