

**DEPARTMENT:** Public Works/Yosemite West

**BY:** Dana Hertfelder

**PHONE:** 966-5356

**RECOMMENDED ACTION AND JUSTIFICATION:**

Public Hearing to consider a revision of the fees for water and sewer service for the condominiums (only) in the Yosemite West Maintenance District; adoption of the proposed fee schedule.

There are two condominium buildings in Yosemite West that each contain 24 units. Each building has only one water meter, so water usage is not known for individual condominiums. The current fee structure is an increasing block rate, meaning that the higher the water usage is the more expensive the fees are. This created an inequity for the condominium units. If one building used 48,000 gallons of water, they would have been charged a higher rate than 24 individual homes using 2,000 gallons each. In order to correct this situation a letter is written each month to the property management company that pays bills for these two condominium buildings that divides total water usage by 24 units (sample attached).

This current method of charging for the condominium units has a mathematical flaw that needs to be corrected. When we divide the actual water usage by 24 units we only charge in 1,000 gallon increments and the remaining water is not charged for. In the attached example (for water usage in January 2007) Condo Building A used 28,000 gallons of water but was only charged for 24,000 gallons. Condo Building B used 16,000 gallons of water and was not charged for any of it; only the base rate was charged. Since sewer fees are tied to water usage, these fees are also undercharged. For this particular month the Yosemite West Maintenance District lost \$125.00 in water revenue and \$49.00 in sewer revenue, which would amount to \$2,088.00 on an annual basis.

The proposed fee schedule for the condominiums would correct this by multiplying the tiers of water usage by 24. For example, instead of the first tier being 1,000 gallons to 8,000 gallons it would be 1,000 gallons to 192,000 gallons (24 x 8 = 192). We are asking the Board to approve the proposed fee schedule to correct the current billing method for the condominiums and ensure that the District does not continue to lose revenue.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

The current water fees charged in the Yosemite West Maintenance District were approved by the Board on December 13, 2005, Res. No. 05-597.

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Do not approve the proposed fee schedule. The condominium buildings would continue to be undercharged for water and sewer service.

Financial Impact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Current FY Cost:	Annual Recurring Cost: \$
Budgeted In Current FY? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partially Funded		
Amount in Budget: \$ _____		List Attachments, number pages consecutively
Additional Funding Needed: \$ _____		1. February 7, 2007 letter to Northstar Management
Source:		2. Proposed Condominium fee schedule (2 pages)
Internal Transfer _____		3. Copy of notice of public hearing
Unanticipated Revenue _____	4/5's vote	_____
Transfer Between Funds _____	4/5's vote	_____
Contingency _____	4/5's vote	_____
<input type="checkbox"/> General <input type="checkbox"/> Other		_____

**CLERK'S USE ONLY:**

Res. No.: 07-155 Ord. No. \_\_\_\_\_

Vote - Ayes: 5 Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

*MW* Approved

Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: \_\_\_\_\_

Attest: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California

By: \_\_\_\_\_  
Deputy

**COUNTY ADMINISTRATIVE OFFICER:**

Requested Action Recommended

\_\_\_\_\_ No Opinion

Comments:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CAO: *LG-B*



# COUNTY OF MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

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## MARIPOSA COUNTY BOARD OF SUPERVISORS

### MINUTE ORDER

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TO: DANA HERTFELDER, Public Works Director  
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*  
SUBJECT: PUBLIC HEARING – to Consider a Revision of the Fees for Water and Sewer Service for the Condominiums (only) in the Yosemite West Maintenance District and Approve the Proposed Fee Schedule

RESOLUTION 07-155

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on April 24, 2007

#### ACTION AND VOTE:

**10:00 a.m.** Dana Hertfelder, Public Works Director;

A) PUBLIC HEARING – to Consider a Revision of the Fees for Water and Sewer Service for the Condominiums (only) in the Yosemite West Maintenance District and Approve the Proposed Fee Schedule

**BOARD ACTION:** Dana Hertfelder presented the staff report. Dana Hertfelder and Carl Casey, Public Works Administrator, responded to questions from the Board relative to how the 192,000 gallons usage was arrived at for the first tier; whether all of the condos are the same size with the same number of bathrooms and whether they pay a fee whether they are inhabited or not; relative to the billing statements and the formula for the condos; and whether the Yosemite West Advisory Committee reviewed the proposed revision of the fees. The public portion of the hearing was opened and there was no public input. The public portion of the hearing was closed and the Board commenced with deliberations. (M)Fritz, (S)Aborn, Res. 07-155 was adopted approving the fee revisions as recommended. Staff clarified that the revised rates are effective on May 1, 2007. Ayes: Unanimous.

Cc: Chris Ebie, Auditor  
File