

**MINUTES**  
**FALL RIVER VALLEY COMMUNITY SERVICES DISTRICT**  
**-- TOWN HALL SPECIAL BOARD MEETING MINUTES --**  
**September 29, 2021**

**CALL TO ORDER:**

Chairman Monath called the meeting to order at 6:00 p.m.

**ROLL CALL OF DIRECTORS:**

Director's present: DeWitt, Hendrix, Monath

**VISITORS:** 40 Members of the public, Paul and Keith from Pace Engineering, Ken Henderson from Shasta County

**PUBLIC COMMENT:** None

**NEW BUSINESS:**

❖ **Pace Engineering presentation - Sewer Improvements**

- Paul Reuter reviewed the presentation for the Town Hall meeting next week, September 29th.
  - Project Background
    - Planning grant obtained in 2016 from the Clean Water State Revolving Fund (CWSRF)
    - District wide master sewer plan completed
    - Construction funding application submitted mid-2020 to service Fall River High School, with 3 lift stations and force main and gravity sewers along hwy 299.
    - The CWSRF would like the District to expand the project to include all of McArthur.
  - Funding Opportunity
    - CWSRF has \$650 million in grant fund for septic to sewer projects
    - Per project capped removed - No limit on project size
    - CWSRF has advised the District to
      - Expand the project scope and cost
      - Update current environmental documents
      - Submit updated application
  - Funding Timeframe
    - June 30, 2024 - Allocate project funding
    - June 30, 2026 - Spend allocated project funding
    - The District needs to commit to the project asap to meet these deadlines.
      - The environmental could take up to 12 months
  - Proposed Project
    - Entire McArthur service area
    - Fairground, except the RV Park
    - Hwy 299 corridor between McArthur and Fall River Mills

- Sierra Center Subdivision
- Fall River Golf Course Subdivision
- Included Improvements:
  - Upgrade/increase capacity of the hospital lift station (LS2)
  - Replace existing LS 2 force main - larger pipe size
  - Upgrade LS 1 and LS 3 by replacing pumps/motors, electrical, controls, and SCADA (subject to CWSRF approval).
- Proposed Project Cost
  - McArthur Collection System Improvements
    - \$5,860,000
  - Fairgrounds Collection System
    - \$1,330,000
  - Hwy 299 Conveyance Improvements
    - \$3,020,000
  - Hwy 299 Collection Improvement (west of Oak St)
    - \$3,870,000
  - Sierra Center Subdivision Collection Improvements
    - \$1,870,000
  - LS 2 & FRM Improvements
    - \$1,400,000
  - Fall River Golf Course Subdivision Collection System
    - \$1,650,000
  - LS 1 and LS 3 Improvements
    - \$400,000
  - Total Estimated Project Cost (February 2024 Dollars): \$32,700,00
- Questions
  - Will the Project pay for work required on private property, including the new sewer lateral and connection to dwelling/business plumbing?
  - ANS: Yes, the project will pay for these improvements.  
In addition, the District's contractor will be required to restore private property to pre-project conditions at no cost to the property owner.
  - Will the Project pay for abandoning existing septic tanks?
  - ANS: Yes, the Project will pay for abandoning existing septic tanks in accordance with Shasta County requirements.  
Generally, this consist of removing the top, pumping contents, filling tank with an approved backfill material, and restoring the surface to pre-project conditions.
  - Will the District's Contractor perform the work on Private property, including the new sewer lateral and septic tank abandonment?
  - ANS: Yes, the District's contractor will perform all work, However, a Right-of-Entry agreement will be required between the District and private Owner for every property in which the contractor is performing work.
  - If the District implements this project, will I be required to connect to the new system?
  - ANS: The District intends to defer to Shasta County regulations

addressing connecting septic-served parcels to new community sewer systems. Those that choose to connect at a later date will pay cost of on-site work, plus connection fees.

When I connect to the new sewer system, will I be required to pay a monthly sewer bill?

- ANS: Yes. All those who connect to the new sewer system will be required to pay a monthly sewer bill. The monthly sewer bill will be in accordance with the District's rate structure, which gets updated periodically.
- The rate will be the same for all residents whether residing
- in Fall River Mills or McArthur, and will be billed after the first full month after connection to the new sewer system.
- Current and approved sewer rates are:
- Will I be required to pay a sewer connection fee similar to a new development within the District?
- ANS: No. Connection fees will be paid by the project.
- What is the schedule for work being completed on private property?
- ANS: Work will likely occur during non-winter months beginning no sooner than 2024. All work must be complete by June 2026.
- The District/Contractor will be required to provide a 30-day notice to each property owner before work is to take place.
- During the work on private property, will I experience any interruption in water or sewer service?
- ANS: In most cases, No. However, the contractor may ask you to not discharge anything down the sewer for up to an hour or so, when the connection is made.
- In some cases, site conditions or existing utility locations may require longer interruptions in service. These will be worked out with property owners on a case-by-case basis.
- Will I have any input on where the new sewer lateral is placed on my property, or where the point of connection will be?
- ANS: Yes. Project designers will meet with every property owner and discuss placement of the new sewer lateral and point of connection.
- In general, new sewer mains will be placed in streets/allies closest to existing septic systems. For example, if majority of homes along a street have septic systems in the backs of homes, the new main will be placed along the back of properties.
- In some cases, site conditions or existing utility locations may require longer interruptions in service. These will be worked out with property owners on a case-by-case basis.
- Connections will be made upstream of existing septic tanks and as close to the dwelling as possible, while minimizing impacts to existing landscaping and physical feature.

What if I don't know where my existing septic is?

- ANS: Project designers will attempt to work with private owners to locate as many septic tanks as possible. For those in which property owners are unsure, local plumbers will be hired to run a "snake" with

transmitter down a drain line and locate the sewer lateral outside the house.

- Will this project have any impacts on my property taxes?
- ANS: No. The project will be funded by 100% grant dollars. All work within public rights-of-way and private property will be paid for with grant dollars.
- There will be no property assessments since there will be no financing components.
- Will there be a cleanout installed at my point of connection? Will it be brought to grade in an accessible box?
- ANS: Yes to both. It will be a two-way clean-out inside a round concrete box with cast-iron lid.
- In addition, a two-way cleanout will be installed at the property line for all connected properties.
- What if I have a "grey" water line plumbed to a cesspool and a "black" water line plumbed to the septic tank? Do these need to be combined before connecting to the new system?
- ANS: Yes. Please make project designers aware of this situation and the project contractor will combine the lines before connecting to the new system, at no cost to the property owner.
- What if I have a fenced yard with animals? How will the Contractor coordinate the work and keep my animals safe?
- ANS: You will need to work with project designers on any special requirements to keep your animals safe.
- Possibilities include, but are not limited to: Employment of temporary fencing or kennels, arrangement for boarding, etc.
- Who do I call if my sewer line backs up?
- ANS: Call the District. The District will be responsible for the new collection system residing in the public right-of-way. The homeowner will be responsible for the sewer lateral upstream of the two-way cleanout at the property line. The District is responsible for the lateral downstream of the two-way cleanout.
- Is there a warranty on the improvements installed on my property?
- ANS: Yes. Once the Contractor makes connection to your home and you take beneficial use of the improvements, a one- year warranty period will start.
- If you have any issues within the warranty period, promptly notify the District.
- Do I need a building permit to connect to the new system?
- ANS: According the Shasta County Resource Management, individual building permits will be required to connect to the new wastewater system. However, the District is exploring options to have these permits waived.
- Can I drive over the new sewer lateral on my property?
- ANS: Yes. The new sewer lateral will be 4-inch (in most cases) PVC with bell & spigot rubber-ring gaskets, bedded with approved compacted pipe bedding material and backfilled with either imported

- gravel or select native material.
  - If the new lateral will be subject to vehicle loads, it will be backfilled with imported gravel. However, if the lateral traverses across a lawn or landscaped area, it will be backfilled with native material.
  - Why are we pumping raw sewage from McArthur to Fall River Mills? The Fairgrounds has existing sewer ponds. Can they be expanded to accommodate McArthur?
  - ANS: The Fairgrounds ponds receive septic tank effluent – not raw sewage. They are not permitted to receive raw sewage.
- Why Support the Project
  - Unprecedented opportunity
    - No cap on funding
    - Pays for all work on private property
  - Eliminates future Operation and Maint. Costs for existing septic systems
  - Will allow for easier development within the community
  - May increase property values
- Next Steps
  - The District needs to authorize completion of project environmental review documents - \$70K+/-
    - Will take 10-12 months to complete
    - District authorize completion of revised construction application materials - \$25K+/-
    - The District consider strategies for completing design:
      - Option 1 – Obtain interim financing
      - Option 2 – Obtain advance from State (Looking into)
  - All costs expended toward the project will be reimbursed to the District after project funding is secured.
- Approximate Schedule
  - Complete Construction Funding Application - September 2022
  - Project Funding Commitment Obtained - September 2023
  - Complete Design - December 2023
  - Bidding /Award/Contract Execution - April 2024
  - Begin Construction - May 2024
  - Begin Construction on Private Property - May 2025
  - Project Completion - June 2026
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## ❖ Public Comments and Questions

- Q: Is the county going to require permits?
- A: Paul Rueter (PR) - Will work on getting permits waived. Will not go down without a fight
- Q: Is the idea to make the ground water safer?
- A: PR - Can't speak for the state, but yes it may play into why they are

funding these sorts of projects. The State is funding septic to sewer projects for small disadvantaged communities and the District qualifies.

- Q: What if we say no, where does the funding go?
- A: PR - Someone else will get it. There are probably more smaller disadvantaged communities in northern CA, so more may qualify in this part of the state.
  
- Q: Sometimes the sewer ponds are very stinky. Is there going to be even a worse smell with the expansion of the system?
- A: PR - On paper the ponds can accommodate the extra infrastructure. The smell is something that can be looked into. There are things that can be done.
  
- Q: What is the procedure on deciding whether to move forward or not with the project?
- A: PR- Not sure if the CSD board as considered how to do this. Other Districts have done straw polls. Don't know if the District is in the position to make the decision at this point.
  
- Q: Clarification on what the property owner is responsible for on their side of the property line vs outside the property line.
- A: Chairman Monath - the District policy is that the District maintains up to the property line and the private property is the responsibility of the owner of the property.
  
- Q: Could empty lots or old vacant houses be connected to the system?
- A: PR - normally a lateral can be stubbed out at the property for connection at a later time. It's better to do it with the District contractor than having someone else come in later.
  
- Q: Would there be a monthly charge for these vacant lots?
- A: PR and Chairman Monath - There may be a standby charge that applies to these properties.
  
- Q: Is there a way for the houses on the 299 bluff to be connected and not have to keep their septic (because of the distance from the sewer line, and the depth required, they would likely need to keep the septic and the sewer system could eliminate their leach field)?
- A: There are options that need to be explored for these homes
  
- Q: Impact on commercial growth in McArthur? Any new business is cost prohibitive because of the cost of a septic.
- A: It could potentially help with this and also additions onto homes whose septic's systems aren't large enough
  
- Q: Will we be forced to connect?

- A: Not at this time. If the leach field fails, then the county will likely force the resident to connect, which will likely be much cheaper than a new leach field. If the septic is over 200 ft from the sewer connection, they will not be forced to connect to the sewer.
- Q: This grant opportunity seems too good to be true. How competitive is the grant process going to be and is the Districts chance of getting it good?
- A: PR - The fact the District already has an application in that the state has been processing, and the state has said to fix a few things and they will get them funding, suggests that the District has a pretty good chance. The state likes the project and just want the District to revise and expand the scope.
- Comment: Another resident from the 299 bluff - Hoping that the potential design will include these houses since their leach lines are getting old.
- Over 2/3 of the public raised their hands in favor of the project (knowing who attended, about 98% of residents affected by the expansion raised their hands)
- Chairman Monath - When board member went door to door, there were only 2 residents who were adamantly against, and a few were apprehensive about a monthly bill.
- Issues with installation - there is normally a 1 year warranty. The engineers rarely see any issues, as the parts used need to be approved and are highly rated.
- The District does not have to take a vote from the community since this is a grant funded project and is not a rate increase for existing infrastructure.
- Q: Can construction begin prior to May of 2024
- A: It depends on how long it takes the state to work. It is possible but difficult to estimate.

**Special Board Meeting adjourned at 7:35 pm**

- **The next Regular Board Meeting is 10/13/2021**

Respectfully Submitted,

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Board Chairman

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General Manager