

**Special Meeting of the Joint Powers
Advisory Committee
Camp Meeker Recreation and Park District
Occidental Community Services District
September 14, 2026, 7:30 pm
Anderson Hall, 101 Lakeside Ave., Camp Meeker, CA 95419**

Agenda

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. STATEMENTS OF ABSTENTION

5. PUBLIC COMMENT

Members of the public may address the Committee on items appearing on this agenda. Comments are limited to three minutes per speaker.

6. DISCUSSION AND ACTION ITEMS

A. WATER STORAGE TANK IMPROVEMENTS – BRELJE & RACE RECOMMENDATIONS AND PROPOSALS
(Committee Members, Staff, Brelje & Race, Russian River Utility, 30 minutes)

DESCRIPTION: The Committee will review recommendations and proposed improvements for the Morelli, Baumert, and Tower water storage tanks, with Brelje & Race and Russian River Utility providing technical and operational input regarding project priorities, costs, and potential next steps.

PROPOSED ACTION: The Committee may develop recommendations regarding project priorities and next steps for consideration by the CMRPD and OCSD Boards.

B. JOINT WATER SYSTEM COST SHARING *(Committee Members, Brelje & Race, Russian River Utility, 15 minutes)*

DESCRIPTION: The Committee will review existing provisions for allocation of shared water system costs and discuss cost sharing for proposed water storage tank improvements.

PROPOSED ACTION: The Committee may develop recommendations regarding allocation of project costs for consideration by the CMRPD and OCSD Boards.

7. ADJOURNMENT

SCOPE OF ENGINEERING SERVICES
for
MORELLI SITE TANK REPLACEMENT AND ADDITION
CAMP MEEKER RECREATION AND PARK DISTRICT
prepared by
BRELJE & RACE CONSULTING ENGINEERS (CONSULTANT)
AUGUST 10, 2026

PROJECT UNDERSTANDING

The Camp Meeker Recreation and Park District (District) owns and operates a potable water system serving the community of Camp Meeker in Sonoma County, California. The system includes a 100,000-gallon welded steel storage tank at the Morelli site. The existing tank's interior and exterior protective coatings have deteriorated and need replacement. Preliminary cost estimates indicate that the cost to recoat the existing welded steel tank is only slightly less than the cost to replace it entirely with a new bolted steel tank. A new bolted steel tank would have a longer service life than replacement coatings on the existing tank. Therefore, the District has decided to pursue full replacement of the tank. Additionally, the District has identified the need to increase storage capacity within the pressure zone to provide redundancy and eliminate the need for temporary facilities when the Morelli tank is offline.

The District has requested assistance from Brelje & Race with preparing a Preliminary Engineering Report (PER). The PER will be prepared in accordance with USDA RUS Bulletin 1780-2. The PER will evaluate the replacement of the existing 100,000-gallon welded steel tank with a new 100,000-gallon bolted steel tank, and the addition of a new 55,000-gallon bolted steel tank, both to be located at the existing Morelli site. The PER will serve as the basis for a potential USDA Rural Development loan and/or grant application to fund the improvements.

Below is an outline of the phased approach to completing the PER for the Morelli site tank replacement and addition project.

SCOPE OF SERVICES

Phase 1: Background and Site Assessment

- 1.01 Review record drawings and prior engineering reports for the Morelli site and the system.
- 1.02 Conduct a site visit to thoroughly review site access and physical constraints.
- 1.03 Coordinate with the District regarding current system operational parameters, demands, and fire flow requirements.

Phase 2: Preliminary Engineering Report (PER)

- 2.01 Prepare exhibits to support the background and existing system sections of the report.
- 2.02 Identify and evaluate project alternatives. Develop preliminary design criteria, conceptual plans or schematics, and cost estimates for each alternative. Consider environmental impacts, land requirements, resiliency, sustainability, and potential construction challenges for each alternative.
- 2.03 For proposed project, prepare life cycle cost analysis and summary of non-monetary factors related to selection of alternative.
- 2.04 Prepare description of proposed project, anticipated project schedule, and estimated project cost.
- 2.05 Assemble draft PER and submit to District for review and comment. Perform revisions and submit PER to USDA.

- 2.06 Coordinate with USDA to address questions and comments. Perform one round of revisions and resubmit final PER.

FEES

Our fees for this work will be billed monthly on a time and materials basis in accordance with our attached Services Rate Schedule. A Task, Work Hour and Cost Tabulation is attached and provides a detailed breakdown of fees. Estimated fee budgets are as follows:

Phase 1: \$9,000; Phase 2: \$53,500

ASSUMPTIONS AND LIMITATIONS

1. The scope of services is limited to preparation of the Preliminary Engineering Report in accordance with USDA RUS Bulletin 1780-2. Subsequent design phases and assistance with other components of the USDA funding application are not included. Modifications to this scope of services can be made to include such services should they be desired.
2. Environmental investigations, biological resource assessments, cultural resource studies, and CEQA documentation are not included in this scope of services. If such studies are required by USDA Rural Development or other agencies, modifications to this scope can be made to include such work.
3. The scope assumes one round of comments each from the District and from USDA will be addressed. Additional rounds of review or extensive revisions beyond those required to address a single review cycle may require additional services.
4. Consultant's assistance in applying for governmental permits or approvals shall not constitute a representation, warranty or guarantee that such permits or approvals will be acted favorably upon by any governmental agency.

MEMORANDUM

TO: Gary Helfrich, Camp Meeker Recreation and Park District

FROM: Dyanna Stetina
Morgan Cooney

SUBJECT: Tank Evaluation, Repair, and Maintenance Planning
Morelli Site Additional Storage Feasibility
Camp Meeker Recreation and Park District
B&R File No. 1889.22

DATE: March 30, 2026

Camp Meeker Recreation and Park District (CMRPD) have identified an additional storage tank at the Morelli site as a desirable improvement to increase redundancy in the distribution system. Water from the treatment plant is delivered via the Zone 1 booster pump to the existing Morelli tank which serves the lower pressure zone (Zone 1). Zone 2 booster pumps fed from Zone 1 deliver water to the high pressure zone (Zone 2), including the Tower and Baumert tanks. The Occidental Community Services District is served via a booster pump station which is fed from Zone 2. Currently, when the Morelli tank is taken offline, temporary facilities are required to maintain pressure in Zone 1 and feed the Zone 2 booster pumps. The Tower and Baumert tanks have a combined volume of 200,000 gallons, which is adequate to meet the maximum day demand of both zones. Zone 1 can also be served through pressure reducing valve (PRV) stations from Zone 2. An additional storage tank at the Morelli site would eliminate the need for any temporary facilities in the event that the existing Morelli tank is taken out of service.

CMRPD requested the Brelje & Race evaluate the feasibility of constructing a 50,000-100,000 gallon tank adjacent to the existing Morelli tank. Given the site constraints, a tank on the low end of that range was evaluated.

CONCEPTUAL LAYOUT AND SITE SELECTION

The conceptual layout balanced site constraints by selecting a 55,000-gallon tank matching the existing water surface elevation of the existing tank while minimizing excavation, allowing vehicular access adjacent to the existing tank, and maintaining adequate separation from Morelli Lane. The design parameters for the layout were:

- Maximum water surface equivalent to existing tank water surface.
- Foundation offset 2' from tank wall.
- 12' drive aisle around foundation.
- Maintain 10' setback from Morelli Lane.

The topographic map from the 1996 construction drawings for the existing tank was used for the conceptual layout. To minimize site grading, the conceptual layout reflects an additional tank with a floor elevation matching the existing tank floor. The water column of the proposed tank would therefore match the existing tank water column of approximately 16.6 feet. The concept indicates an approximately 24-foot diameter tank – the smallest standard tank diameter which would provide at least 50,000 gallons of storage at the design water column. The new tank would share the existing driveway to maintain a 12' aisle between both tanks and to minimize cut into the hillside. The maximum depth of cut would be approximately 6.5 feet. It was assumed that the maximum allowable cut slope would be 3:1, which is only slightly steeper than the existing slope. Therefore, a retaining wall would be necessary to catch existing grade while maintaining clearance from Morelli Lane. Earthwork volumes are estimated to be approximately 265 cubic yards (CY) of cut and 10 CY of fill. The conceptual layout is shown in Figure 1.

To reduce earthwork volumes and potentially eliminate the need for a retaining wall, a tank with a larger diameter and floor at a higher elevation was considered. The length of driveway required to reach the higher elevation tank pad pushed the tank site far to the east of the existing tank, to a location with higher existing grades. As a result, the depth of cut was substantial, and the earthwork volumes were not significantly reduced. There was also the potential that the cut slope would encroach on dense vegetation to the southeast or the existing fence to the east. Therefore, this alternative was not considered feasible.

PRELIMINARY QUANTITIES AND COST ESTIMATE

A preliminary cost estimate has been developed based on the conceptual layout. Quantities are approximate and planning-level unit costs have been used. The preliminary cost estimate is shown in Table 1:

Table 1: Preliminary cost estimate for 50,000-gallon tank addition at Morelli site

Item	Description	Quantity	Unit	Unit Cost	Cost
1	Earthwork	275	CY	\$ 50.00	\$ 13,750.00
2	Pavement	1	LS	\$ 15,000.00	\$ 15,000.00
3	Foundation	26	CY	\$ 1,700.00	\$ 44,200.00
4	Piping	1	LS	\$ 50,000.00	\$ 50,000.00
5	50,000-Gal Tank	1	LS	\$ 150,000.00	\$ 150,000.00
6	Retaining Wall	110	LF	\$ 1,500.00	\$ 165,000.00
Construction Total					\$ 442,950.00

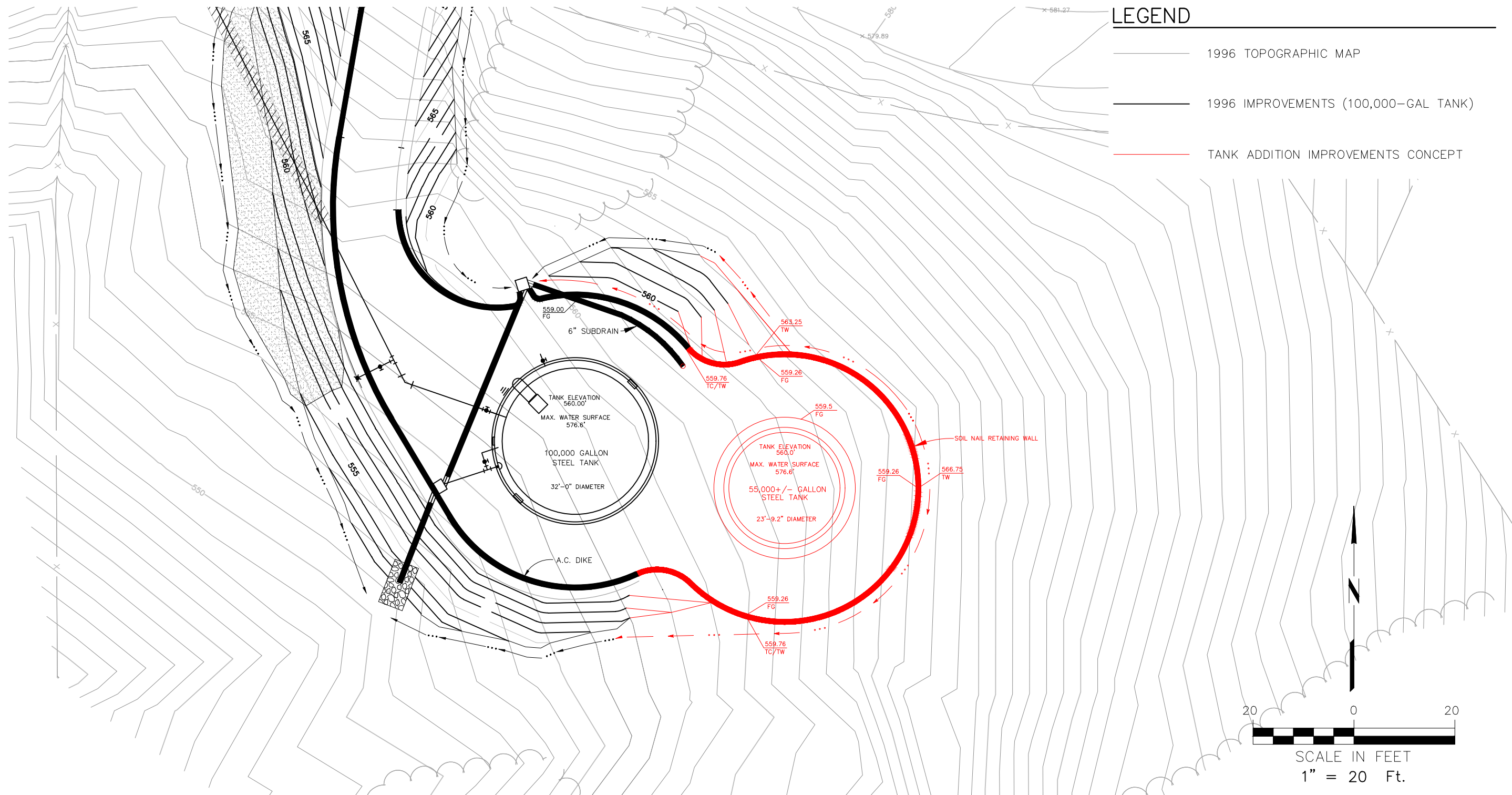
ALTERNATIVES TO TANK ADDITION

The relative cost of the additional tank at the Morelli site is high. As discussed above, the system has adequate storage capacity even when the Morelli tank is offline. However, some storage is required to reduce booster pump cycling and meet instantaneous peak demands in the low pressure zone. As an alternative, to allow for continued functionality while the Morelli tank is offline, smaller temporary or permanent tanks could be installed. A small polyethylene tank could be temporarily or permanently installed on the Morelli site. Depending on the minimum water surface required to serve Zone 1, some grading may be required to support the small tank. If the maximum water

surface of the small tank needed to match the existing tank and permanent vehicle access to the small tank were desired, site improvement costs may not be significantly different from that of the 50,000-gallon tank. Alternatively, temporary or permanent hydropneumatic tanks could be installed in the low pressure zone. Installation may be feasible near the treatment plant downstream of the Zone 1 booster pump station, or near the Zone 2 booster pump station upstream of the pump intake.

TAB: Tank2 Exhibit

03-19-26 cconey 1889\wg\1889 22\DESIGN\260316 1889.22 DESIGN-Morelli TankB.dwg



MEMORANDUM

TO: Gary Helfrich, Camp Meeker Recreation & Park District

FROM: Dyanna Stetina
George Potter

SUBJECT: Tank Evaluation & Maintenance Planning
Assessment of Water Storage Tanks at the Morelli, Baumert, and Tower Sites
Camp Meeker Recreation & Park District (Camp Meeker)
B&R File No. 1889.22

DATE: March 30, 2026

INTRODUCTION

In response to an inspection report from the Division of Drinking Water (DDW), Brelje & Race was contracted to assess the condition of three water storage tanks in Camp Meeker and provide recommendations for maintenance and/or replacement. The three tanks are Morelli, Baumert, and Tower. In addition, an evaluation of a potential new second tank on the Morelli site was requested.

ASSESSMENTS

Brelje & Race visited the three steel water storage tanks on December 17, 2025, with access assistance from Russian River Utility. On January 22, 2026, an additional onsite assessment was done at the Tower Tank. Available construction documents and videos of previous inspections were also reviewed.

MORELLI

The Morelli tank is a welded steel tank erected in 1996. It does not have a knuckle. The tank dimensions are 32' diameter by 17' shell height. The tank has a nominal volume of 100,000 gallons and the exterior coating is dark green. It is located in the lower pressure zone.

Roof: There is an antenna with a small solar panel on the top of the tank on the side opposite the access ladder. The roof hatch is located adjacent to the top of the vertical access ladder. A short length of welded coated steel guardrail extends in both directions from the top of the vertical ladder on the edge of the roof. The center roof vent has a relatively new screen. The full-height level indicator appears to be functional.

Interior: The interior ladder has no fall protection components, has minor rust spots and appears otherwise functional. A small diameter center column appears functional with only small areas of rust. Interior floor, shell, roof, and rafters all appear structurally functional but the coatings are failing as detailed below.

Exterior: The vertical ladder has a cage around it and a security door at the bottom of the cage to exclude access to the cage and the ladder. The cage dimensions were intended at the time of tank erection to provide fall protection. Cages are no longer accepted by Cal OSHA as fall protection, but the cage continues to provide security.

The overflow pipe penetrates the tank near the top of the shell and is supported on the shell exterior. The pipe discharges below grade to the side of the drop inlet box about 10 feet from the tank. The tank drain connects to this drop inlet box independently with no cross connection concerns.

The shell is constructed of 2 full-size welded rings and one smaller ring (not measured but looks to be about 2-feet wide) at the top. There is one shell manway and one flush manway.

The concrete foundation ring appears to be in good condition. Tank anchors and anchor chairs appear to be in good condition.

A single-vehicle width paved driveway extends from Morelli Road and around the tank. A concrete curb is on the outside of the driveway. A locking vehicle gate (single horizontal pipe) at Morelli Road keeps unauthorized vehicles out. A short fence extends around the tank property.

Noted Concerns:

1. There is extensive graffiti on the lower ring of the shell exterior.
2. There is rust around the top of the exterior shell.
3. There is a ring of heavy rust on the roof surface around the center vent.
4. Rust is generally beginning to bleed thru the dark green roof surfaces.
5. Coatings are failed and the surfaces rusting on the underside of the roof hatch and the neck.
6. The interior floor has minor amounts of sediment and appears to have general rusting.
7. The interior roof and rafters are heavily rusted.
8. The interior shell has less heavy rust covering about 80 percent of the surface area.
9. Robert Sherrod indicated the air space above the water line inside the tank gets hot whenever the sun is shining on it.
10. As evidenced by the extensive graffiti, the site is not secure from access with easy pedestrian access at the vehicle gate and low fences around the site.
11. The above ground portion of the overflow pipe is directly connected to the below ground portion, which does not comply with current standard that requires an air gap and is not ideal in seismic events.
12. The lack of a guardrail requires personnel on top of the tank to tie into fall protection to maintain the tank.
13. Use of the exterior ladder requires fall protection.

BAUMERT

The Baumert tank is a bolted steel tank erected in 1999. The tank dimensions are 26'-2" diameter by 32' shell height. The tank has a nominal volume of 129,000 gallons and the exterior coating is medium green. It is located in the upper pressure zone.

Roof: There is an antenna with a small solar panel on the top of the tank. The roof hatch is located adjacent to the top of the vertical access ladder. A short length of bolted galvanized guardrail extends in both directions from the top of the vertical ladder on the edge of the roof. The center roof vent needs a new screen. The cable of the full-height level indicator appears to be stuck and currently not functional. The top/exterior of the roof panels have significant rust.

Interior: The interior ladder has Safe-T-Climb fall protection components, which, due to minor corrosion and water deposits, do not appear to be functional. The galvanized interior ladder appears otherwise structurally sound. There is no center column in the tank. The interior shell appears structurally functional with relatively minor spots of corrosion. The floor appears to have a little sediment and minor corrosion. The most corrosion exists on the roof rafters and internal roof panels. The roof rafters have light rust on nearly the entire surface area with a few significant rust spots.

Exterior: The vertical ladder has a cage around it and a security door at the bottom of the cage to exclude access to the cage and the ladder. The cage dimensions were intended at the time of tank erection to provide fall protection. Cages are no longer accepted by Cal OSHA as fall protection, but the cage continues to provide security. Since the tank is 32 feet tall, the tallest in the water system, the ladder is also split into 2 segments with an intermediate landing in the middle. The ladder is fitted with a Safe-T-Climb system but it does not appear to be fully functional for fall protection.

The overflow pipe penetrates the tank near the top of the shell and is supported on the shell exterior. The pipe discharges below grade to the side of the drop inlet box about 10 feet from the tank. The tank drain connects to this drop inlet box independently with no cross connection concerns. There is a fire hydrant with 2 bollards close to the tank foundation. There is a pump in a buried box near the tank and a small hydropneumatic tank near the gate which serve 2 residents close to the tank with water.

The shell is constructed of 4 equal height bolted rings with chimes located at the top and bottom of each ring. The coating is medium green and there is extensive graffiti around the bottom ring. The two bottom rings have a double-bolt pattern on the vertical overlapping joints. There is one shell manway and one flush cleanout. There are 3 electrical boxes mounted to the lower ring with rigid conduits between them.

The concrete foundation ring appears to be in good condition. There are many anchors and anchor chairs which appear to be in good condition.

A single-vehicle width gravel driveway is covered with grass and extends from the access road and around the tank. A locking vehicle gate (single horizontal pipe) at the access road keeps unauthorized vehicles out. A short fence extends around the tank property.

Noted Concerns:

1. There is one leak in the shell of the tank which flows at an estimated $\frac{1}{2}$ to 1 gallon per hour. There are 1 or 2 other smaller leaks in the shell. Robert Sherrod indicated they have tried to tighten the bolts on the outside and apply AquataPoxy on the inside via a diver without stopping the leaks.
2. There is extensive graffiti on the lower ring of the shell exterior.
3. There is heavy rust on the top of the roof panels and also some rust on the underside of the roof panels.

4. The roof rafters have light rust on nearly the entire surface area with a few significant rust spots.
5. The floor appears to have some sediment accumulation and minor corrosion.
6. As evidenced by the extensive graffiti, the site is not secure from access with easy pedestrian access at the vehicle gate and low fences around the site.
7. The above ground portion of the overflow pipe is directly connected to the below ground portion, which does not comply with current standards that require an air gap and is not ideal in seismic events.
8. Fall protection is not provided outside of the small area of guardrail near the exterior ladder.
9. Fall protection on the exterior ladder does not meet current safety standards.

TOWER

The Tower tank is a bolted steel tank erected in 1999. The tank was supplied by the same manufacturer and built by the same contractor as the Baumert Tank. Other than its dimensions, it is very similar to the Baumert Tank. The tank dimensions are 32'-8" diameter by 20' shell height. The tank has a nominal volume of 129,000 gallons and the original exterior coating is medium green. It is located in high pressure zone.

Roof: There is an antenna with a small solar panel on the top of the tank. The roof hatch is located adjacent to the top of the vertical access ladder. A short length of bolted galvanized guardrail extends in both directions from the top of the vertical ladder on the edge of the roof. The center roof vent needs a new screen. The cable of the full-height level indicator appears to be stuck and currently not functional. The top/exterior of the roof panels have significant rust.

Interior: The interior ladder has Safe-T-Climb fall protection components, which, due to minor corrosion and water deposits, do not appear to be functional. The galvanized interior ladder appears otherwise structurally sound. A small diameter center column appears functional with only small areas of rust. Interior shell appears structurally functional with little corrosion evident. The floor appears to be relatively clean of sediment. The most corrosion exists on the roof rafters and internal roof panels, but generally less corroded than the Baumert Tank. The roof rafters have light rust on much of the surface area with a few more significant rust spots.

During the first inspection many small, acorn sized dark spots were observed on the interior floor but could not be identified. To preclude the possibility of these spots being evidence of significant corrosion, a subsequent inspection determined with a specialized camera that these spots were the remnants of poly caps which had presumably fallen off the bolt heads on the underside of the roof panels.

Exterior: The vertical ladder has a cage around it and a security door at the bottom of the cage to exclude access to the cage and the ladder. The cage dimensions were intended at the time of tank erection to provide fall protection. Cages are no longer accepted by Cal OSHA as fall protection, but the cage continues to provide security. The ladder is fitted with a Safe-T-Climb system but it does not appear to be fully functional for fall protection.

The overflow pipe penetrates the tank near the top of the shell and is supported on the shell exterior. The pipe discharges below grade to the side of the drop inlet box about 10 feet from the tank. The tank drain connects to this drop inlet box independently with no cross connection concerns. There is a fire hydrant with 2 bollards close to the tank foundation.

The shell is constructed of 2 equal height bolted rings with chimes located at the top and bottom of each ring. The original coating is medium green and the bottom ring has been overcoated with dark green, presumably to cover graffiti. Both shell rings have a double-bolt pattern on the vertical overlapping joints. There is one shell manway and one flush cleanout. There are 3 electrical boxes mounted to the lower ring with rigid conduits between them. Robert Sherrod indicated that a leak was repaired in 2016 or 2017 by simply tightening the bolts, and that there are apparently no more leaks.

The concrete foundation ring appears to be in good condition. There are anchors and anchor chairs (fewer than on the Baumert Tank) which appear to be in good condition.

A single-vehicle width gravel driveway extends from the access road and around the tank. A locking vehicle gate (single horizontal pipe) at the access road keeps unauthorized vehicles out. A short fence extends around the tank property.

Noted Concerns:

1. There is heavy rust on the top of the roof panels and also some rust on the underside of the roof panels.
2. The roof rafters have very light rust on much of the surface area with few significant rust spots.
3. As evidenced by the previous graffiti, the site is not secure from access with easy pedestrian access at the vehicle gate and low fences around the site.
4. The above ground portion of the overflow pipe is directly connected to the below ground portion, which does not comply with current standards that require an air gap and is not ideal in seismic events.
5. Fall protection is not provided outside of the small area of guardrail near the exterior ladder.
6. Fall protection on the exterior ladder does not meet current safety standards.

TANK DETAILS

Table 1 contains a summary of tank details obtained from previous documentation and the site assessments.

Table 1: Summary of tank details

Tank	Morelli	Baumert ²	Tower ²
Type	Welded Steel	Bolted Steel	Bolted Steel
Year Erected	1996	1999	1999
Nominal Capacity	100,000 Gallons	129,000 Gallons	129,000 Gallons
Shell Height	17 Feet	32 Feet	20 Feet
Diameter	32 Feet	26 Feet-2 inches	32 Feet-8 Inches
Overflow Height	17.1 Feet	28 Feet	16 Feet
Overflow Elevation	577.1 Feet	722.5 Feet	722.5 Feet
Floor Elevation	560 Feet	694.5 Feet	706.5 Feet
MOL ¹ Height	16.6 Feet	27 Feet	15 Feet
MOL ¹ Elevation	576.6 Feet	721.5 Feet	721.5 Feet

1. MOL = Maximum Operating Level
2. The bolted tanks were built with shell heights 4 feet taller (alternate bid item) than the Plans indicate. It is assumed that the MOL and Overflow parameters are also 4 feet higher than on the Plans.

CONCLUSIONS AND RECOMMENDATIONS

MORELLI

The welded steel Morelli tank is in good condition structurally. Welded steel tanks will theoretically last generations if the coatings are replaced on a regular basis, commonly every 20 to 30 years. The interior and exterior coatings both need replacement as they are 30 years old and are failing. Access safety requirements have changed since the tank was erected, so at least some fall protection upgrades would be recommended during the coating replacement. Other minor upgrades for tank protection in the event of an earthquake would also be recommended. Significant rehabilitation of the tank is needed but replacement of the tank is not warranted. To improve site security, a new security fence with a security gate should be installed around the site.

Recommended improvements include:

1. Recoat the interior and exterior of the tank within the next two years in order to protect the steel structure. The exterior color is recommended to be a reflective (lighter) color per the owner's preference.
2. Install new security fence and gate.
3. Upgrade the overflow pipe, disconnecting the above ground portion from the below ground portion. Install a concrete drainage box into which flows from the overflow pipe will drain.
4. Install a perimeter guardrail on the perimeter of the tank roof.
5. Install fall protection equipment on the external ladder.

A budget estimate for the recommended improvements is shown in Table 2.

Table 2: Budget estimate for Morelli Tank recommended improvements

Item	Description	Quantity	Unit	Unit Cost	Cost
1	Interior recoating	3,317	SF	\$40.00	\$132,680.00
2	Exterior recoating	2,513	SF	\$20.00	\$50,260.00
3	Containment	1	LS	\$40,000.00	\$40,000.00
4	Fencing and gate	300	LF	\$140.00	\$42,000.00
5	Appurtenance improvements	1	LS	\$25,000.00	\$25,000.00
Construction Total					\$289,940.00

The recommended improvements are estimated to take approximately 5 months to complete.

BAUMERT AND TOWER

The bolted steel Baumert and Tower tanks also appear structurally sound. Bolted steel tanks with shop coatings commonly last 25 to 40 years and are then normally replaced with new bolted steel

tanks. The longevity of bolted steel tanks is most often related to the integrity of the coatings. Recoating bolted steel tanks is not normally recommended because of the significant costs of coating operations, the potential for damage to gaskets and hardware during recoating, and the limited lifespan of gaskets and hardware. As the roofs of these tanks are corroded significantly more than the other areas of the tanks, roof replacement only was considered as an alternative to replacement of the entire tank.

Estimates for partial and full replacement were obtained from both Columbian Tech Tank (the original manufacturer) and Superior Tank. Replacing the roof deck and deck supports is estimated to cost just less than half of the total replacement cost of each tank. Replacing the roof, supports, *and* the top ring of the shell is estimated to cost more than 80% of the cost of complete tank replacement. For reference, the current estimated cost of replacement for each tank is between \$240,000 and \$250,000. The estimated replacement costs include estimated costs for replacing the foundations, which would be required to meet current seismic design requirements and standards. Soft costs, such as structural design and engineering, are not included in the estimates.

Given the relatively high cost of partial tank replacement and the age of the existing tanks, full replacement is recommended. A rust stopping or encapsulating coating should be applied to the roof to extend the life of the roof until the remainder of the tank reaches the end of its useful life. Minor surface preparation to remove loose rust should be performed prior to application of the coating. The condition of the tank should continue to be monitored until the entire tank requires replacement, estimated to be in 8 to 10 years. It is anticipated that the tank foundations will require replacement as well to conform to current seismic design standards.

In the short term, the leaks in Baumert tank need to be repaired. Some efforts have been made without success. Superior Tank has proposed to repair the leaks with injected sealant for a cost of about \$7,000.

Additionally, fall protection equipment, such as a Saf-T-Climb system, is recommended to be added to the existing exterior ladder of each tank.

Both tanks need enhanced site security. It is recommended that security fencing and a security gate be installed when the tank is replaced unless required to be addressed sooner by DDW.

File 2 Jeernets - CMR+PD
H
Arthur Banda

**CAMP MEEKER RECREATION AND PARK DISTRICT
AND
OCCIDENTAL COMMUNITY SERVICES DISTRICT
JOINT WATER FACILITIES AGREEMENT**

This is a Joint Water Facilities Agreement between the Camp Meeker Recreation and Park District ("CMR & PD") and the Occidental Community Services District ("OCSD"), in connection with the provision of potable water service to their respective service areas in western Sonoma County, California with federal assistance from the United States of America, United States Department of Agriculture ("USDA") acting through Rural Utilities Service.

RECITALS

WHEREAS, the Camp Meeker Recreation and Park District and Occidental Community Services District are contiguous public entities providing water services to residents, businesses and water users in their respective areas, and

WHEREAS, on February 9, 2003 a joint public meeting of the respective boards of directors of each district was held and a joint resolution (#03-03) of both boards was considered, unanimously approved and adopted; whereby each entity agreed to share water, develop additional water sources and maintain a common main line transmission pipe for said water, and

WHEREAS on February 11, 2003 a second resolution (#03-04) was approved by both entities further describing several elements of a process to achieve this goal, and

WHEREAS, the Camp Meeker Recreation and Park District currently maintains a well, 6" transmission main, water treatment facility, pump station and terminal tank system constructed to provide water to the community of Camp Meeker, and

WHEREAS, in 1999, the Camp Meeker Recreation and Park District, with financial assistance from the USDA also constructed a water distribution system, pump station, storage tanks and controls to provide service to all customers within the District boundary, to include a pipeline extension constructed in Hampton Road to serve a fire hydrant at the intersection of Hampton Road and Bohemian Highway, and

WHEREAS, a portion of these facilities are available to deliver treated water to the community of Occidental, and

WHEREAS, the USDA has indicated that funding would be available by grant and / or loans for the completion of a project to provide water services to Occidental, and,

WHEREAS, citizens in the Occidental area have expressed an interest in obtaining USDA financing for water services, provided such service can be obtained at a reasonable cost, and

WHEREAS, Occidental Community Service District and the Camp Meeker Recreation and Park District wish to combine and expand resources to ensure safe and reliable public water services are available to the residents, businesses and water users of their respective areas.

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements herein, the Occidental Community Services District and the Camp Meeker Recreation and Park District agree to establish and maintain a joint water transmission system as hereinafter set forth:

*Original 2003
CMR+PD / OCSD*

A. Establishment of System - Conditions Precedent

1. Project and Conditions Precedent: A Joint Transmission System shall be formed from the elements contributed by both communities; provided, however, those contributions, the establishment of the system and the remaining terms of this agreement are expressly conditioned on the approval of a Loan and Grant Application by OCSD from the USDA, Rural Utilities Services in an amount of not less than One Million Six Hundred Thousand Dollars [\$1,600,000.00] and the establishment of an Assessment District within the territory of OCSD to service the loan repayment.

2. CMR & PD Contributions:

- a. CMR & PD shall contribute its constructed and operating production facility located at 21080 River Road near the Russian River ("Production Facility"), including well site, well, pump, motor, power service, electrical control, telemetry, security provisions and connection to constructed and operating transmission system.
- b. CMR & PD shall contribute the Alliance Redwoods Treatment Plant, as depicted in Exhibit A.
- c. CMR & PD shall contribute its constructed and operating transmission pipeline from its production facility to its water treatment facility and extended to Market Street and Bohemian Highway in the center of Camp Meeker. CMR&PD shall share use of its distribution main and Tower Road booster pump station to enable OCSD to transport water from Market Street to the intersection of Hampton Road and Bohemian Highway.
- d. In consideration of the foregoing contributions OCSD shall pay to CMR & PD the sum of \$640,000 to obtain a thirty-two (32%) percent capacity in the CMR & PD system components described in sections 2. a-c, above, and shall make the contributions set forth in section 3., below.

3. OCSD Contributions:

- a. OCSD shall contribute the design, construction and installation of a new well and pump at the Monte Rio production facility adjacent to the existing CMR & PD well on the same site, that is matched, balanced and connected with the CMR & PD pump and wired into the existing transmission system.
- b. OCSD shall install an additional pump at both the treatment plant and Tower Road booster station of adequate capacity to serve both communities.

4. Common Operations:

- a. Water produced from wells developed by CMR & PD and OCSD shall be available for use at both OCSD and CMR & PD.
- b. The raw water originating from both wells at the Production Facility is to be co-mingled. There shall be no charge for said raw water except as noted in 4.d., below.
- c. OCSD and CMR & PD shall share the use and expense for, the joint water system, to include:
 - 1) All facilities at Monte Rio Production Facility;
 - 2) The transmission main from the wells to the Alliance Redwoods Treatment Plant;
 - 3) All facilities at the Alliance Redwoods Treatment Plant;

- 4) The transmission main from the Alliance Redwoods Treatment Plant to Market Street in Camp Meeker;
- 5) All facilities located at Tower Road booster-pump station.

- d. **Defined Common Operating & Maintenance Costs:**
Specific costs that shall be shared include chemicals used in treating the water, maintenance, utility bills, both telephone and electrical power, insurance and emergency repairs of the common shared systems listed in paragraphs 4.c., above. These costs, except as otherwise stated in this Agreement, shall be apportioned by total water sold during the previous calendar year in each respective district from metered records; provided, however, the first year allocation, based on estimated usages in fiscal year 2001-2002 is stipulated to be:

CMR&PD	68%
OCSD	32%

- e. Costs of replacing plant equipment or facilities listed in paragraphs 4.c. above, resulting from breakage or obsolescence shall be apportioned by total water sold during the previous calendar year in each respective district from metered records; provided, however, the first year allocation, based on estimated usages in fiscal year 2001-2002 is stipulated to be:

CMR&PD	68%
OCSD	32%

- f. Each community shall continue to be responsible for the costs associated with their individual distribution systems that are not covered by the express terms of this agreement or are not directly related to the procurement and transmission of water from its source[s] to junction where the transmission mainline terminates at Hampton Road; at which point the water usage by OCSD shall be metered.

- g. **Joint Powers Advisory Committee Defined:**

A Joint Powers Advisory Committee shall be formed to administer the shared system components. The Joint Powers Advisory Committee shall consist of two (2) members appointed annually by each board and serving at the pleasure of their respective boards. In the event that the Joint Powers Advisory Committee is unable to reach a decision they shall call upon the Sonoma County Supervisor for the 5th District or other mutually agreed upon party to arbitrate and cast the deciding vote.

5. **Assumption of Duties and Obligations:**

- a. **Common Obligations of CMR & PD and OCSD:**

- 1) CMR&PD and OCSD shall jointly maintain the CMR&PD shared system components at the agreed shared cost ratios set forth in paragraph 4.d., above.
- 2) The testing of treatment plant water shall be the responsibility of the Joint Powers Authority Committee. Testing shall include collecting and performing all State Department of Health Services ("DOHS") required tests and collecting bacteriological and special water samples at the treatment plant at the agreed shared cost ratios set forth in paragraph 4. d., above.

- b. **Sole Obligations of CMR & PD:**

- 1) CMR & PD shall collect and test samples within CMR & PD's distribution system as required by the DOHS at its sole cost and expense.
 - 2) CMR & PD shall maintain the water storage tanks, transmission and distribution systems located within the CMR & PD service area, excluding the transmission main north of Market Street.
 - 3) CMR&PD shall provide a reliable supply of water at the Hampton Road tie-in adequate to meet the needs of OCSD; provided, however, CMR&PD shall not be responsible for any water shortage due to conditions beyond its reasonable control such as drought or other public emergency.
 - 4) Although the expenses of maintaining and operating the joint water transmission system described herein shall be shared by CMR & PD and OCSD, the system shall be operated pursuant to the authority granted to CMR & PD.
- c. Sole Obligations of OCSD:
- 1) OCSD shall collect and test samples within OCSD's distribution system as required by the DOHS at its sole cost and expense.
 - 2) OCSD shall maintain the water storage tanks, transmission and distribution systems located within the OCSD service area, including the distribution mains, and the transmission line in Bohemian Highway running from the Hampton Road tie-in to the OCSD service area at its sole cost and expense.

3. OPERATING PROCEDURES AND PROTOCOL

1. **Operating Company for System:** OCSD and CMR & PD may hire one operating company for both systems. If a single company is hired that company shall present invoices to each district for services rendered and costs incurred: one invoice for the maintenance and operation of the shared portions of the system, one invoice for the CMR & PD system, and one invoice for the OCSD system. OCSD and / or CMR & PD may employ or hire separate contractors if recommended by the Joint Powers advisory committee.
2. **Invoices and Billing:** CMR & PD and OCSD shall submit monthly invoices to one another for common operational expenses to be shared as set forth herein.
3. **Review and Verification:** Each party, or their designated accountant, has the right to inspect the financial, production and billings' records of the other party upon reasonable notice and during regular business hours.

C. TERM

This Agreement shall continue in force for a term of forty (40) years, at which time all loans associated with establishing the joint water transmission system described herein will have been repaid. The parties acknowledge their intent that the arrangements for usage, maintenance and operations set forth in this Agreement shall continue after the above-referenced debt has been repaid. The annual charges shall be reviewed no more than once per year to adjust the allocation of expenses as per this Agreement. If the Agreement is amended or revised, the amendment shall be submitted to the Rural Utilities Service for review and approval.

D. INDEMNIFICATION AND INSURANCE

1. **Indemnification of CMR & PD.** OCSD will indemnify CMR & PD against all liability, demands, claims, suits, losses, damages, causes of action, fines or judgments including costs, attorneys' and witness' fees and expenses incidental thereto for injuries (including death) to persons or property arising out of OCSD's performance of its duties hereunder, or water supplied to others, with the exception of those claims arising from the gross negligence of intentional misconduct of CMR & PD.
2. **Indemnification of OCSD.** CMR & PD will indemnify OCSD against all liability, demands, claims, suits, losses, damages, causes of action, fines or judgments including costs, attorneys' and witness' fees and expenses incidental thereto for injuries (including death) to persons or property arising out of its performance of CMR & PD's duties hereunder, or water supplied to others, with the exception of those claims arising from the gross negligence of intentional misconduct of OCSD.
3. **Insurance:** During the term of this agreement, CMR & PD shall, as a shared expense, carry and maintain in full force and effect, insurance covering all common facilities and shared operations as set forth in paragraphs 2. – 4., above, of the following types and amount with such company or companies as are acceptable to OCSD. OCSD shall be named an additional insured on all policies. Such policy shall be non-cancelable by CMR & PD without the written approval of OCSD.
4. **Policy Limits:** The initial policy limits shall be in the amount of ONE MILLION DOLLARS (\$1,000,000) or more combined single limit for bodily injury and property damage liability. Written proof of insurance to be provided to OCSD on an annual basis.
5. **Inspection Rights:** CMR & PD agrees that OCSD may inspect such policies at any time by contacting CMR & PD and making arrangements to inspect the policies at a date and time mutually convenient.

E. MISCELLANEOUS PROVISIONS

1. **No Waiver of Breach:** The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.
2. **Entire Agreement:** This Agreement and the attached Exhibits constitute the entire agreement between the parties relating to this transaction. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by the parties hereto.
3. **Construction:** This Agreement shall be construed and interpreted according to the applicable law of the State of California. Any action or proceeding brought to interpret, enforce or determine any of the provisions herein contained or the rights, duties, and responsibilities of the parties shall be, filed or brought in the County of Sonoma, State of California, which county and state shall have exclusive jurisdiction.
4. **Severability:** To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, and regulation or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.
5. **Common terms:** CMR & PD and OCSD acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of this Agreement will not be construed against one party in favor of the other. CMR & PD and OCSD acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

6. **Notice:** Any notice, tender, delivery, or other communication pursuant to this Agreement shall be in writing and shall be deemed to be properly given if delivered, mailed, or sent by wire or other telegraphic communication in the manner provided herein, as the following entities and addresses:

- a. If to CMR & PD:
Camp Meeker Recreation and Parks District
Post Office Box 461
Camp Meeker, CA 95461
- b. OCSD:
Occidental Community Services District
Post Office Box 244
Occidental, CA 95465

Either party may change that party's address for these purposes by giving written notice of the change to the other party in the manner provided in this section.

If sent by mail, any notice, delivery, or other communication shall be effective or deemed to have been given 3 days after it has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above. If sent by wire or other form of telegraphic communication, any notice, delivery, or other communication shall be effective or deemed to have been given twenty-four hours after it has been deposited with Western Union, or other carrier, prepaid and addressed as set forth above.

- 7. The parties agree that the USDA Rural Developed is granted a security interest in OCSD's rights and obligations under the contract, as security for the loan by the USDA Rural Development to the OCSD.
- 8. Nothing in this agreement shall be construed to compromise the pre-existing obligations between CMR&PD and the State of California, Department of Water Resources.
- 9. **Effective Date:** This agreement shall be effective when approved by both boards of OCSD and CMR & PD through duly adopted resolutions which date shall entered herein 7-8 2003.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as set forth below:

Camp Meeker Recreation and Parks District

By: [Signature]
Gary Heinrich, President

Date: 8 JULY 2003

Attest: [Signature]
Lori K. Ford, Secretary

Date: July 8TH 2003

Occidental Community Services District

By: [Signature]
Steven McNeal, President

Date: 7. 8. 2003

Attest: [Signature], Secretary

Date: 9. 10. 2003