**Date:**April 19, 2021

**Originator:** Cary Curtis and Kim Seney

**Purpose**: Retire Policy #3005 Maintenance Responsibilities for Wastewater Infrastructure on Private Lots

**Supporting Documents Included: Yes**

**Desired Action by the Board:**

Retire old CSD Policy 3005, superseded by Policy 5400 Septic System Design, Installation, and Maintenance

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**Description:**

The addition of policy #5400 this older policy with a more comprehensive description of owner responsibilities.

**Reason for Recommended Board Action -** (*Consider compliance, cost savings, fixing a problem*):

This policy is now out of date and superseded by Policy 5400.

**Anticipated Impacts to the District (negative and/or positive) -** (*Consider financial impact, change in procedures, customer and staff communication and effect if recommendations are not adopted*):

None.

**Anticipated Impacts to the Customer –** *Standby, Residential, Commercial***:**

The new Policy #5400 provides more comprehensive guidance to homeowners

Gold Mountain Community Services District

# POLICY HANDBOOK

**POLICY TITLE: Maintenance responsibilities for waste water infrastructure on private lots**

**POLICY NUMBER: 3005**

**3005.1** The purpose of this policy is to define the respective responsibilities of the property owner and the Gold Mountain Community Services District (District) to maintain waste water infrastructure on private property. As background, property owners who construct buildings and connect to the District’s waste water facilities are required to enter into an irrevocable license agreement with the District. (Attached as exhibit A). This agreement gives the District the right to enter private property in order to maintain portions of the waste water infrastructure.

**3005.2** Property owner is responsible for at owner’s expense;

Purchase and correct Installation of District approved STEP System (Septic Tank Effluent Pumping System)

Maintaining access to Interceptor Tank

Maintaining surface grading away from access lids of Interceptor Tank

Maintaining District access to Interceptor Tank and STEP system Control Panel,

Maintaining access to Interceptor Tank for septic pumping truck,

Maintaining electrical power to STEP system Control Panel,

Maintaining all wastewater facilities within the residence or building

Maintaining plumbing and electrical installations between residence and Interceptor Tank,

Maintaining plumbing installations between Interceptor Tank and sewer system main line

Maintaining Interceptor tank including, but not limited to, tank replacement, water leakage repairs and root intrusion abatement.

**3005.3** The District is responsible for at District expense;

Checking Interceptor Tank solids level and removal of solids if necessary

Maintaining Interceptor Tank Control Panel

Maintaining pumping components inside Interceptor Tank, including but not limited to, the pump, Bio Tube filter screen, splicing boxes and control floats.

**3005.4** The District will perform periodic inspections of the waste water infrastructure. Maintenance issues that are the responsibility of the District will be corrected promptly. The District will notify the property owner of maintenance requirements that are the property owner’s responsibility.

If the maintenance issue presents a health hazard and/or has an adverse impact on the District’s waste water system and the property owner cannot or will not correct it, the District may mitigate it at the property owner’s expense.