

RANCHO MURIETA COMMUNITY SERVICES DISTRICT



Presentation to the Board
September 20, 2017

Water Supply Augmentation Fee & Community Facilities Fee

Presented by:



Presentation Outline

- Introduction
- Prior Efforts
- Existing Fee Account Balances
- Administration Capital Fee Distribution
- Anticipated Costs
- Adjusted Balance Summary
- Development Summary
- Water Supply Augmentation Projects



Presentation Outline

- Proposed Facility Capital Improvement Projects
- Administration Capital Improvement Cost Distribution
- Dual Benefit Projects
- Final Revenue Need Summary
- Proposed Fees
- Proposed Non-Residential EDU Methodology Change
- Next Steps
- Questions



Prior Efforts

- Water Supply Augmentation CIP Tech Memo
 - Projects based on Recycled Water Program
Preliminary Design Report prepared by Kennedy Jenks
- Facilities CIP Tech Memo
 - Projects based on updating prior District CIP lists
- Review and Approve Water Supply Augmentation CIP and Facilities CIP Tech Memos
 - Improvements Committee – May 2, 2017
 - Board of Directors – May 17, 2017 & June 21, 2017



Existing Fee Account Balances

- Table 1 – Current Balance Summary

Fee Account	Cash on Hand	Loan Balance	Administration Distribution	Current Balance
Water Supply Augmentation	\$1,698,790	\$382,964	\$0	\$2,081,754
Water Capital	-\$245,589	\$0	\$217,776	-\$27,813
Sewer Capital	-\$49,563	\$0	\$166,271	\$116,708
Drainage Capital	\$235,171	\$65,106	\$35,270	\$335,547
Security Capital	-\$136,350	\$0	\$140,518	\$4,168
TOTAL	\$1,502,459	\$448,070	\$559,835	\$2,510,364

- Cash on hand & loan balances as of May 31, 2017



Administration Capital Improvements Fee Distribution

- Per District Audited Financial Statements
 - Water: 38.9%
 - Sewer: 29.7%
 - Drainage: 6.3%
 - Security: 25.1%



Anticipated Costs

- Kennedy Jenks Studies
 - 100% Water Supply Augmentation Fee
- Coastland Fee Study Report
 - 50% Water Supply Augmentation Fee
 - 50% Community Facilities Fee
 - Same percentages as Administration Fee Distribution
- Future Fee Study Report
 - 50% Water Supply Augmentation Fee
 - 50% Community Facilities Fee
 - Same percentages as Administration Fee Distribution



Project Cost Estimates

- Table 2 – Adjusted Balance Summary

Fee Account	Current Balance	Anticipated Costs	Adjusted Balance
Water Supply Augmentation	\$2,081,754	\$63,793	\$2,017,961
Water Capital	-\$27,813	\$27,436	-\$55,249
Sewer Capital	\$116,708	\$20,947	\$95,761
Drainage Capital	\$335,547	\$4,443	\$331,104
Security Capital	\$4,168	\$17,703	-\$13,535
TOTAL	\$2,510,364	\$134,322	\$2,436,042



Development Summary

- Development Projects & EDU Summary
Calculation TM: Appendix B
- Summarized in Table 3
- Total Number of EDUs – 1,718.1
- Based on
 - Known Development Projects
 - Parks
 - Others



Water Supply Augmentation Projects

- Water Supply Augmentation Project – Recycled Water Program TM: Appendix C
- Summarized in Table 4
- Eighteen Projects
- Total Cost of \$12,219,250
- Anderson Ranch Spray Field 4 moved to Facility CIP TM



Proposed Facility Capital Improvement Projects

- Facility Capital Improvements Project TM:
Appendix D
- Summarized in Tables 5 through 8
- Twenty-Five Projects
- Water Total Cost of \$3,601,920
 - Includes RWA Grant Match for Backup Well
- Sewer Total Cost of \$5,446,930
 - Includes Anderson Ranch Spray Field 4
- Drainage Total Cost of \$382,120
- Administration Total Cost of \$400,960



Administration Capital Improvement Project Distribution

- One Project
- Water Capital Improvement: \$155,973
- Sewer Capital Improvement: \$119,085
- Drainage Capital Improvement: \$25,261
- Security Capital Improvement: \$100,641
- Same Percentages as Administration Fee Distribution



Dual Benefit Projects

- Benefit New Development & Existing Users
- Ten Projects Total
- Water & Sewer Share Based on Water Usage
- Drainage Share Based on Undeveloped Acreage
 - District-wide Projects Based on Full Acreage
 - Commercial Area Based on Benefit Area Acreage
- Summarized in Tables 9 through 11
- Water Allocated Cost of \$2,761,699
- Sewer Allocated Cost of \$4,115,673
- Drainage Allocated Cost of \$205,882



Final Revenue Need Summary

- Table 12 – Final Revenue Need Summary

Fee Account	Development Share of Project Costs	Adjusted Balance	Final Revenue Need
Water Supply Augmentation	\$12,219,150	\$2,017,961	\$10,201,189
Water Capital	\$2,917,672	-\$55,249	\$2,972,921
Sewer Capital	\$4,234,758	\$95,761	\$4,138,997
Drainage Capital	\$231,143	\$331,104	-\$99,961
Security Capital	\$100,641	-\$13,535	\$114,176



Proposed Fees

- Water Supply Augmentation Fee: \$5,938 per EDU
- Community Facilities Fees
 - Water Capital Improvement Fee: \$1,730 per EDU
 - Sewer Capital Improvement Fee: \$2,409 per EDU
 - Drainage Capital Improvement Fee: \$0 per EDU
 - Security Capital Improvement Fee: \$66 per EDU
 - Total Fee: \$4,205 per EDU



Proposed Non-Residential EDU Methodology Change

- Currently Based on SF by Use
- Proposed Based on Meter Size
 - 1" meter = 1 EDU
 - 1.5" meter = 2 EDUs
 - 2" meter = 3.2 EDUs
 - 3" meter = 6.4 EDUs
 - 4" meter = 10 EDUs
 - 6" meter = 20 EDUs
 - 8" meter = 32 EDUs



Next Steps

- Today – Review & Provide Comments on Report and Ordinance
- October 18 – Approve Study and First Reading
- November 15 – Adopt Ordinance



QUESTIONS?

