

REPORT TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO

COUNTY SERVICE AREA 34, ZONE "A"
BRIGHTON CREST
TRACT NOS. 4048, 4197, 4241, 4388 & 4660
(PHASE I THROUGH IV)

FISCAL YEAR 2022-23

Submitted By:
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:
RESOURCES DIVISION

June 2022

NARRATIVE

County Service Area 34, Zone “A” (CSA 34A), was formed in 1989 to provide community services for the development of Brighton Crest and consists of 442 acres. Currently the CSA 34A provides services to a golf course, a clubhouse, 152 single-family lots of which approximately 101 are developed or under development, and there is some undeveloped land. CSA 34A, lying on the south side of Millerton Road, was formed to provide water, sewer, street sweeping, and street lighting services to the residents of the community.

All water treated in the surface water treatment plant and served to CSA 34A, County Service Area 34, Zone C (CSA 34C), County Service Area 34, Zone D (CSA 34D), County Service Area 34, Zone F (CSA 34F) and County Service Area 34, Zone G (CSA 34G) customers is purchased from Arvin Edison Irrigation District through an annual exchange agreement.

ANNUAL CHARGES

Revenue projections for FY 22-23 include some residential overuse based on analysis of past years overuse charges. The residential overuse does take into account some decrease in water use due to compliance with the Fresno County Water Conservation Ordinance and a water rate increase in FY 20-21.

Monthly fees are billed by the Fresno County, Public Works and Planning – Financial Services on a bi-monthly basis. All water services are metered. The base rate and tiered rate structures for residential usage are identified in the Master Schedule of Fees.

SIGNIFICANT CHANGES TOOK PLACE IN FY 20-21

Phase II of the Millerton Lake Pumps and Pipeline Project, which primarily includes installation of the second, parallel pipeline, (and now the conduit and SCADA projects) began construction in FY 15-16 and was completed up to the water line as the water was too high to continue. The project has been delayed until the water in the lake goes back down and is estimated to be completed in FY 22-23. The Motor Control Center Project for upgrading the electrical center controlling the Millerton Lake pumps and completed in FY 15-16.

In May 2017, the failed lake pumps and under-performing pump was replaced at a total cost of \$333,994. On May 16, 2017, the County, on behalf of the Districts, entered into a financing agreement with some of the Reservation Holders (J.P.J., Inc. and Table Mountain Rancheria), to finance the repair and replacement of the lake pumps. The Agreement requires benefitting parties to reimburse an amount equal to the funds provided by the Reservation Holders from funds collected by CSA 34, CSA 34A, CSA 34C, CSA 34D, CSA 34F and CSA 34G at 0% interest rate, up to \$333,994, as determined appropriate by the Debt Advisory Committee (DAC). Repayment of this loan began annually in October 2018 and will continue through October 2027. The current balance is \$200,396.

CSA 34A FINANCIALS

CSA 34A has experienced financial instability in the past primarily due to their proportionate share of the cost of the equipment failures previously discussed.

On February 7, 2017, the Board approved Resolution No. 17-121, which established the County Service Area Revolving Fund (Revolving Fund) and adopted the “County of Fresno Policy for Use of the County Service Area Revolving Fund” (Policy).

On June 20, 2017, CSA 34A received a Revolving Fund Loan from the General Fund. The repayment was structured for CSA 34A to make quarterly payments of \$7,500 plus the current pooled interest rate. As of April 30, 2022, the outstanding loan balance is \$165,000.

PROPOSITION 218

Due to the wide range of services that the County provides in various parts of CSA 34, a variety of fees and benefit assessments are necessary to fund all of those services. The situation is further complicated by the fact that some facilities and administrative work necessary to provide those services are shared in CSA 34, CSA 34A, CSA 34C, CSA 34D, CSA 34F, and CSA 34G while other facilities for providing water and sewer services are local to CSA 34A, CSA 34C, CSA 34D, CSA 34F, and CSA 34G. The Assessment Engineer addressed the shared services and updated the Water Contract Assessment. The Board of Supervisors adopted a new assessment for Water Contract and Pump Repair Maintenance on December 11, 2017, with the formation of Zone D. The Assessment Engineer addressed the shared services and updated the Water Contract Assessment. The Board of Supervisors adopted the new assessment for Water Contract and Pump Repair Maintenance on October 8, 2019 with the formation of Zones F and G. The water and sewer fees based on the Consolidated Engineer’s Report adopted by the Board of Supervisors during the Prop 218 procedures on January 26, 2015, for all of CSA 34 zones were adopted on March 1, 2016. The last increase in the water and sewer fees for the rate adjustment period was July 1, 2020. The assessments and fees will be re-evaluated in FY 2022-23 for all of CSA 34 and its zones.

CSA 34A
 COUNTY OF FRESNO SPECIAL DISTRICTS
 PROJECTED BUDGET EXPENDITURES 2022 - 2023

ORG: 9181
 FUND: 0830
 AUDITOR CODE: 6251
 SUBCLASS: 16200

ACCOUNT	BUDGET FY 2021-2022	ESTIMATED EXPENSES FY 2021-2022	PROPOSED BUDGET FY 2022-2023
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Services & Supplies

07101 LIABILITY INSURANCE RISK IGS	\$1,892	\$2,127	\$2,191
07205 MAINTENANCE-EQUIPMENT	\$11,800	\$9,097	\$7,600
07220 MAINTENANCE-BUILDINGS-GROU	\$12,900	\$5,291	\$17,100
07250 MEMBERSHIPS	\$150	\$150	\$150
07268 POSTAGE	\$375	\$322	\$375
07287 PEOPLESOFT FINANCIAL CHG	\$3,715	\$2,471	\$3,715
07295 PROFESSIONAL & SPECIALIZED S	\$156,106	\$72,642	\$66,017
07296 DATA PROCESSING SERVICES	\$1,433	\$1,337	\$1,433
07401 SPECIAL DISTRICT EXPENSE	\$824,024	\$918,670	\$755,568
07430 UTILITIES	\$3,455	\$3,994	\$3,455
Services & Supplies Subtotals	\$1,015,850	\$1,016,101	\$857,604

Miscellaneous

07260 LOANS PAYABLE	\$30,000	\$30,000	\$30,000
07612 INTEREST/BANK CHARGES	\$3,306	\$3,045	\$3,300
Miscellaneous Subtotals	\$33,306	\$33,045	\$33,300

TOTAL EXPENDITURES:	\$1,049,156	\$1,049,146	\$890,904
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Increase to Reserves	\$40,699
Total Budget (Total Expenditures + New Reserves)	\$931,603
Revenues	\$931,603
Ending Reserves/Designations 6/30/23	\$135,313

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CSA 34A

METHOD OF FINANCING
2022-2023 FISCAL YEAR

BOOK NAME: 0BOOK 34A
AUDITOR CODE: 6251

BUDGET: 9181
FUND: 0830
SUBCLASS: 16200

ESTIMATED FUND BALANCE:	June 30, 2022			
A. FUNDS IN COUNTY TREASURY		\$94,614		
B. LESS WARRANTS OUTSTANDING		\$0		
C. LESS RESERVES/DESIGNATIONS		\$94,614		
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1.	\$0
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2.	\$0

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

5068	Subdivider Financing			<u>\$0</u>
4985	Road & Street Services			
5059	Water Maintenance /Water Standby			
3380	Interest			<u>\$1,900</u>
4985	Road & Street Services			<u>\$0</u>
4986	Water Meter Installation Fees			<u>\$0</u>
5054	Sewer Maintenance/Sewer Standby			<u>\$0</u>
5059	Water Maintenance /Water Standby			<u>\$0</u>
5990	Intrafund Revenue			<u>\$0</u>

ESTIMATED FUND BALANCE:		June 30, 2022	
A. FUNDS IN COUNTY TREASURY		\$94,614	
B. LESS WARRANTS OUTSTANDING		\$0	
C. LESS RESERVES/DESIGNATIONS		\$94,614	
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1. \$0
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2. \$0

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

OTHER CHARGES FOR CURR SERVS		5060		
SERVICE	# of Connections/Parcel	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
GC Raw Water 400 AF @ \$3.36/1,000 G	1	\$437,943.74	\$36,495.31	\$437,943.74
Res., CH, Rest Rm, GS Base Tier \$6.40	101	\$1,014.12	\$84.51	\$102,426.12
Res., CH, Rest Rm, GS Tier I \$6.91 Per 1	65	\$1,095.12	\$91.26	\$71,182.80
Res., CH, Rest Rm, GS Tier II \$7.37 Per	10	\$1,168.02	\$97.34	\$11,680.20
Res., CH., Rest Rm, GS Water Flat Rate	101	\$505.68	\$42.14	\$51,073.68
Residential Sewer Fee	101	\$1,569.36	\$130.78	\$158,505.36
TOTAL REVENUES FROM OTHER CHARGES FOR CURR SERVS				\$832,811.90
WATER MAINTENANCE /WATER STANDBY		5059		
SERVICE	# of Connections/Parcel	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
GC Water Local Utility	1	\$386.58	\$32.22	\$386.58
Residential Water local Utility	152	\$128.86	\$10.74	\$19,586.72
TMR Bulk Lots Local Water Utility	1	\$34,276.76	\$2,856.40	\$34,276.76
TOTAL REVENUES FROM WATER MAINTENANCE /WATER STANDBY				\$54,250.06
SEWER MAINTENANCE/SEWER STANDBY		5054		
SERVICE	# of Connections/Parcel	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
GC Sewer Local Utility	1	\$117.42	\$9.79	\$117.42
Residential Sewer Local Utility	152	\$39.14	\$3.26	\$5,949.28
TMR Bulk Lots - Sewer Local Utility	1	\$10,318.42	\$859.87	\$10,318.42
TOTAL REVENUES FROM SEWER MAINTENANCE/SEWER STANDBY				\$16,385.12
ROAD & STREET SERVICES		4985		
SERVICE	# of Connections/Parcel	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
Street Lighting Local Utility	152	\$26.72	\$2.23	\$4,061.44
Street Sweeping Local Utility	152	\$35.64	\$2.97	\$5,417.28
TMR Bulk Lots - Street Lighting Local Util	1	\$7,190.36	\$599.20	\$7,190.36
TMR Bulk Lots - Street Sweeping Local U	1	\$9,587.16	\$798.93	\$9,587.16
TOTAL REVENUES FROM ROAD & STREET SERVICES				\$26,256.24
			TOTAL:	\$929,703

ESTIMATED TOTAL CURRENT REVENUES \$931,603

TOTAL FUNDS FOR FISCAL YEAR 2022-2023 \$931,603

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