

REPORT TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO

COUNTY SERVICE AREA 47
QUAIL LAKE ESTATES

FISCAL YEAR 2022-2023

Submitted By:
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:
RESOURCES DIVISION

June 2022

NARRATIVE

County Service Area 47 (CSA 47) was formed in 1995 to provide community water and sewer services to the Quail Lake Estates Subdivision located between Ashlan and Shaw Avenues, east of McCall Avenue. CSA 47, which encompasses approximately 375 acres, includes 708 residential lots, a community clubhouse, an elementary school, and a commercial parcel (APN 571-041-09s) zoned C-1-c (conditional) located at the intersection of Shaw Avenue and Quail Lake Drive.

Sewer service provided to the elementary school is charged a flat rate multiplied by the number of students, faculty, and staff at the school, as estimated by Sanger Unified School District (SUSD). SUSD is billed once annually, after the beginning of the school year, once a “final” count of the students, faculty, and staff occupying the school has been calculated. During FY 20-21 SUSD was not charged for sewer because school was not in session due to the COVID pandemic. The commercial parcel is not charged for water and sewer service at this time as it is vacant and is not anticipated to be developed for a number of years.

CSA 47 is the primary administrator of the water recharge facility located within the Red Bank Slough, but the Quail Lake Owners Association (QLOA) and Fresno Irrigation District (FID) also play a role in administering this facility per Agreement 05-068. Per the Agreement, FID is to fill the recharge facility between April 15 and June 1, with the goal of recharging 400 or more acre-feet of water each year, except in the case of a severe drought when the water is unavailable.

SIGNIFICANT CHANGES FOR FY 21-22

There were a few emergency repairs completed in FY 21-22 but most of the work mentioned below was anticipated in the 2016 Proposition 218 Rate Increase as components of the capital projects portion of the new bi-monthly water and sewer rates.

Water Facilities

In FY 20-21, CSA 47 installed a redundant third water pump to serve in the event of catastrophic failure of both pumps, at a cost of approximately \$19,162.

Wastewater Facilities

In FY 19-20, two obsolete backwash filter pumps were replaced at a cost of approximately \$12,000. CSA 47 wastewater facilities required roof and gutter repairs and were completed at a cost of approximately \$9,500.

CSA 47 replaced the aging power logic control (PLC) system for both wastewater treatment plants in FY 19-20. The new PLC system is an upgrade with improved technology and cost CSA 47 approximately \$125,000. This upgrade will allow staff to monitor and control the facilities more fluidly.

In FY 20-21, there have been constant high flows at the CSA 47 wastewater plant, causing sludge pumping services to be increased by 150%; from 4 loads to 10 loads per week. Staff anticipates sludge pumping costs to increase to approximately \$275,000, which is 150% over the FY 19-20 estimated cost of \$180,000.

CSA 47 staff has hired an on-call engineering consultant to provide alternative long-term solutions to the challenges that the wastewater facilities are facing. In FY 2022-23, staff will work with the QLOA/Citizens Advisory Committee and the community to determine which option is the most feasible to solve the increased flow and sludge pumping and once a solution has been chosen, staff will conduct a Proposition 218 proceeding if required.

Redbank Slough Recharge Facility

In FY 21-22, the Redbank Slough Recharge Facility received approximately 200 AF of hardship water for recharge due to drought conditions. It must be noted that any impending drought may also reduce the amount of FID water available in FY 22-23.

Throughout the year, it is required for CSA 47 to clean the Redbank Slough to avoid any obstruction to water flow. The cost to clean up the Redbank Slough, prepare the slough for mosquito abatement, cut back some trees growing from the slough and clean up and haul away dead trees, was approximately \$12,500.

PROPOSITION 218

The current water and wastewater service rates became effective on November 1, 2016, as approved by the Board of Supervisors on September 13, 2016, pursuant to State Proposition 218 guidelines. The newly restructured water fee and increased sewer fee includes an inflation adjustment of 3.0% annually over a five-year period.

CSA 47
 COUNTY OF FRESNO SPECIAL DISTRICTS
 PROJECTED BUDGET EXPENDITURES 2022 - 2023

ORG: 9310
 FUND: 4030
 AUDITOR CODE: 6320
 SUBCLASS: 40680

ACCOUNT	BUDGET FY 2021-2022	ESTIMATED EXPENSES FY 2021-2022	PROPOSED BUDGET FY 2022-2023
Services & Supplies			
07010 AGRICULTURE	\$25,000	\$25,000	\$25,000
07101 LIABILITY INSURANCE	\$17,159	\$18,766	\$19,328
07205 MAINTENANCE EQUIP	\$186,037	\$317,373	\$175,669
07220 MAINTENANCE BUILDING AND G	\$231,119	\$385,389	\$354,584
07250 MEMBERSHIPS	\$150	\$411	\$300
07265 OFFICE EXPENSE	\$50	\$0	\$0
07268 POSTAGE	\$2,500	\$2,465	\$1,994
07287 PEOPLESOFT FINANCIAL CHG	\$6,167	\$6,020	\$6,200
07295 PROFESSIONAL & SPECIALIZED S	\$455,099	\$435,065	\$481,588
07296 DATA PROCESSING SERVICES	\$4,977	\$983	\$1,013
07430 UTILITIES	\$154,000	\$171,487	\$176,631
Services & Supplies Subtotals	\$1,082,258	\$1,362,959	\$1,242,307
TOTAL EXPENDITURES:	\$1,082,258	\$1,362,959	\$1,242,307

Increase to Reserves
Total Budget (Total Expenditures + New Reserves)
Revenues
Ending Reserves/Designations 6/30/23

\$0
\$1,242,307
\$1,097,167
\$166,473

Drafted By _____ Approved By _____

CSA 47

METHOD OF FINANCING
2022-2023 FISCAL YEAR

BOOK NAME: 0BOOK Z97
AUDITOR CODE: 6320

BUDGET: 9310
FUND: 4030
SUBCLASS: 40680

ESTIMATED FUND BALANCE: <u>June 30, 2022</u>			
A. FUNDS IN COUNTY TREASURY		\$311,613	
B. LESS WARRANTS OUTSTANDING		\$0	
C. LESS RESERVES/DESIGNATIONS		\$311,613	
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1. <u>\$0</u>
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2. <u>\$145,140</u>

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

5806	Loss Recovery-Risk Management	<u>\$0</u>
3380	Interest	<u>\$6,500</u>
4986	Water Meter Installation Fees	<u>\$0</u>
5800	Other Miscellaneous	<u>\$0</u>

OTHER CHARGES FOR CURR SERVS		5060			
SERVICE	# of Connections/Parcel	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year	
Commercial Water Base Fee	1	\$234.36	\$19.53	\$234.36	
Commercial Water USAGE Fee	1	\$350.24	\$29.19	\$350.24	
QL HOA Irrigation Pumps Electricity	1	\$12,381.00	\$1,031.75	\$12,381.00	
Res, Sch, & Com. Ctr. Water USAGE Fee	500	\$350.24	\$29.19	\$175,120.00	
Res. and Com. Ctr. Sewer Fee	710	\$1,020.36	\$85.03	\$724,455.60	
Res., Sch, and Com. Ctr. Water BASE Fe	710	\$234.36	\$19.53	\$166,395.60	
School Sewer	300	\$39.10	\$3.26	\$11,730.00	
TOTAL REVENUES FROM			OTHER CHARGES FOR CURR SERVS	\$1,090,666.80	
			TOTAL:	\$1,090,667	

ESTIMATED TOTAL CURRENT REVENUES \$1,097,167

TOTAL FUNDS FOR FISCAL YEAR 2022-2023 \$1,242,307

Drafted By _____ Approved By _____