

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 2024-25

Submitted By:
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:
RESOURCES DIVISION

June 2024

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 24-25 include some residential overuse based on analysis of past years overuse charges. The residential overuse does consider some decrease in water use due to compliance with the Fresno County Water Conservation Ordinance.

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

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. 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 \$133,597.

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, 2024, the outstanding loan balance is \$97,500.

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 2023-24 for all of CSA 34 and its zones.

CSA 34A
COUNTY OF FRESNO SPECIAL DISTRICTS
PROJECTED BUDGET EXPENDITURES 2024 - 2025

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

ACCOUNT	BUDGET FY 2023-2024	ESTIMATED EXPENSES FY 2023-2024	PROPOSED BUDGET FY 2024-2025
Services & Supplies			
07101 LIABILITY INSURANCE RISK IGS	\$2,708	\$2,112	\$3,248
07205 MAINTENANCE-EQUIPMENT	\$10,000	\$23,684	\$10,000
07220 MAINTENANCE-BUILDINGS-GROU	\$8,126	\$7,325	\$8,125
07250 MEMBERSHIPS	\$300	\$300	\$300
07268 POSTAGE	\$1,200	\$1,112	\$1,200
07287 PEOPLESOFT FINANCIAL CHG	\$2,500	\$2,123	\$2,500
07295 PROFESSIONAL & SPECIALIZED SE	\$135,816	\$62,969	\$129,100
07296 DATA PROCESSING SERVICES	\$1,560	\$320	\$1,500
07401 SPECIAL DISTRICT EXPENSE	\$705,213	\$715,945	\$933,810
07430 UTILITIES	\$8,224	\$8,053	\$8,200
Services & Supplies Subtotals	\$875,647	\$823,945	\$1,097,983
Miscellaneous			
07260 LOANS PAYABLE	\$30,000	\$30,000	\$30,000
07612 INTEREST/BANK CHARGES	\$2,357	\$3,082	\$2,700
Miscellaneous Subtotals	\$32,357	\$33,082	\$32,700
TOTAL EXPENDITURES:	\$908,004	\$857,027	\$1,130,683

Increase to Reserves
Total Budget (Total Expenditures + New Reserves)
Revenues
Ending Reserves/Designations 6/30/25

\$0
\$1,130,683
\$935,702
\$70,116

Drafted By _____ Approved By _____

CSA 34A

METHOD OF FINANCING
2024-2025 FISCAL YEAR

BOOK NAME: 0BOOK 34A
AUDITOR CODE: 6251

BUDGET: 9181
FUND: 0830
SUBCLASS: 16200

ESTIMATED FUND BALANCE:	June 30, 2024		
A. FUNDS IN COUNTY TREASURY		\$265,097	
B. LESS WARRANTS OUTSTANDING		\$0	
C. LESS RESERVES/DESIGNATIONS		\$265,097	
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1. <u>\$0</u>
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2. <u>\$194,981</u>

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

4986	Water Meter Installation Fees	<u>\$0</u>
3380	Interest	<u>\$3,663</u>
4985	Road & Street Services	<u>\$0</u>
5054	Sewer Maintenance/Sewer Standby	<u>\$0</u>
5059	Water Maintenance /Water Standby	<u>\$0</u>
3575	State-Other Srf Reimb	<u>\$0</u>

ESTIMATED FUND BALANCE:	June 30, 2024		
A. FUNDS IN COUNTY TREASURY		\$265,097	
B. LESS WARRANTS OUTSTANDING		\$0	
C. LESS RESERVES/DESIGNATIONS		\$265,097	
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1. \$0
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2. \$194,981

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

OTHER CHARGES FOR CURR SERV		5060	
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel
GC Raw Water 400 AF @ \$3.36/1,000 Gal	1	\$437,943.74	\$36,495.31
Res., CH, Rest Rm, GS Base Tier \$6.40 Per	101	\$1,014.12	\$84.51
Res., CH, Rest Rm, GS Tier I \$6.91 Per 1K G	65	\$1,095.12	\$91.26
Res., CH, Rest Rm, GS Tier II \$7.37 Per 1K	12	\$1,168.02	\$97.34
Res., CH., Rest Rm, GS Water Flat Rate	101	\$505.68	\$42.14
Residential Sewer Fee	101	\$1,569.36	\$130.78
TOTAL REVENUES FROM OTHER CHARGES FOR CURR SERV			\$835,147.94
WATER MAINTENANCE /WATER STANDBY		5059	
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel
GC Water Local Utility	1	\$386.58	\$32.22
Residential Water local Utility	152	\$128.86	\$10.74
TMR Bulk Lots Local Water Utility	1	\$34,276.76	\$2,856.40
TOTAL REVENUES FROM WATER MAINTENANCE /WATER STANDBY			\$54,250.06
SEWER MAINTENANCE/SEWER STANDBY		5054	
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel
GC Sewer Local Utility	1	\$117.42	\$9.79
Residential Sewer Local Utility	152	\$39.14	\$3.26
TMR Bulk Lots - Sewer Local Utility	1	\$10,318.42	\$859.87
TOTAL REVENUES FROM SEWER MAINTENANCE/SEWER STANDBY			\$16,385.12
ROAD & STREET SERVICES		4985	
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel
Street Lighting Local Utility	152	\$26.72	\$2.23
Street Sweeping Local Utility	152	\$35.64	\$2.97
TMR Bulk Lots - Street Lighting Local Utilit	1	\$7,190.36	\$599.20
TMR Bulk Lots - Street Sweeping Local Util	1	\$9,587.16	\$798.93
TOTAL REVENUES FROM ROAD & STREET SERVICES			\$26,256.24
			TOTAL: \$932,039

ESTIMATED TOTAL CURRENT REVENUES \$935,702

TOTAL FUNDS FOR FISCAL YEAR 2024-2025 \$1,130,683

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