

REPORT TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO

COUNTY SERVICE AREA 34, ZONE "D"
(Renaissance at Bella Vista)

FISCAL YEAR 2024-25

Submitted By:
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:
RESOURCES DIVISION

June 2024

NARRATIVE

County Service Area 34, Zone “D” (CSA 34D), was formed on December 11, 2017. CSA 34D was created for Tract No. 4968, Renaissance at Bella Vista, and is in the Millerton New Town area on the south side of Millerton Road, west of the intersection of Millerton Road and Marina Drive. CSA 34D contains 106 lots of which all of the homes are either developed or under development. Services provided by CSA 34D include water, wastewater, road maintenance, open space monitoring and maintenance, landscape maintenance, street lighting services, and storm drainage maintenance.

All water treated in the surface water treatment plant and served to CSA 34D, County Service Area 34, Zone A (CSA 34A), County Service Area 34, Zone C (CSA 34C), 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

Monthly fees will be collected 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 the electrical center controlling the Millerton Lake pumps were upgraded 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.

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 and CSA 34D, while other facilities for providing water and sewer services are local to CSA 34A, CSA 34C and CSA 34D. 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 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 2024-25 for all of CSA 34 and its zones.

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

ORG: 9323
 FUND: 0830
 AUDITOR CODE:
 SUBCLASS: 16204

ACCOUNT	BUDGET FY 2023-2024	ESTIMATED EXPENSES FY 2023-2024	PROPOSED BUDGET FY 2024-2025
Services & Supplies			
07101 GENERAL LIABILITY INSURANCE	\$1,834	\$1,435	\$2,235
07220 MAINTENANCE-BUILDINGS & GRO	\$35,929	\$0	\$40,000
07268 POSTAGE	\$950	\$844	\$950
07287 PEOPLE SOFT FINANCIAL CHARGE	\$1,777	\$1,719	\$1,800
07295 PROFESSIONAL & SPECIALIZED SE	\$50,400	\$42,696	\$46,000
07401 SPECIAL DISTRICT EXPENSE	\$266,490	\$266,490	\$228,299
07430 UTILITIES	\$2,096	\$3,188	\$3,316
Services & Supplies Subtotals	\$359,476	\$316,372	\$322,600
TOTAL EXPENDITURES:	\$359,476	\$316,372	\$322,600

Increase to Reserves	\$37,515
Total Budget (Total Expenditures + New Reserves)	\$360,115
Revenues	\$360,115
Ending Reserves/Designations 6/30/25	\$186,762

Drafted By _____ Approved By _____

CSA 34D

METHOD OF FINANCING
2024-2025 FISCAL YEAR

BOOK NAME: 0
AUDITOR CODE: 0

BUDGET: 9323
FUND: 0830
SUBCLASS: 16204

ESTIMATED FUND BALANCE:	June 30, 2024			
A. FUNDS IN COUNTY TREASURY		\$149,247		
B. LESS WARRANTS OUTSTANDING		\$0		
C. LESS RESERVES/DESIGNATIONS		\$149,247		
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)

5057	Storm Drainage Maintenance			\$0
4985	Road & Street Services			\$0
4986	Water Meter Installation Fees			\$0
4988	Sewer Infrastructure Reserve			\$0
3380	Interest			\$1,123
5053	Open Space Monitoring And Maintenance			\$0
5068	Subdivider Financing			\$0
5059	Water Maintenance /Water Standby			\$0
5051	Landscape Maintenance			\$0

ESTIMATED FUND BALANCE:		June 30, 2024	
A. FUNDS IN COUNTY TREASURY		\$149,247	
B. LESS WARRANTS OUTSTANDING		\$0	
C. LESS RESERVES/DESIGNATIONS		\$149,247	
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 SERV		5060		
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
Overuse - \$7.37 /1,000 gal for both Tiers I	5	\$1,168.02	\$97.34	\$5,840.10
Res. Base Tier \$6.40/1,000 Gal up to 13,50	106	\$970.38	\$80.87	\$102,860.28
Residential Flat Rate	106	\$281.40	\$23.45	\$29,828.40
Residential Sewer	106	\$1,183.68	\$98.64	\$125,470.08
TOTAL REVENUES FROM			OTHER CHARGES FOR CURR SERV	\$263,998.86
WATER MAINTENANCE /WATER STANDBY		5059		
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
Water Standby Assessment	106	\$190.80	\$15.90	\$20,224.80
TOTAL REVENUES FROM			WATER MAINTENANCE /WATER STANDBY	\$20,224.80
STORM DRAINAGE MAINTENANCE		5057		
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
Storm drainage	106	\$108.94	\$9.08	\$11,547.64
TOTAL REVENUES FROM			STORM DRAINAGE MAINTENANCE	\$11,547.64
OPEN SPACE MONITORING AND MAINTENANCE		5053		
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
Open Space Maintenance	106	\$18.28	\$1.52	\$1,937.68
TOTAL REVENUES FROM			OPEN SPACE MONITORING AND MAINTENAN	\$1,937.68
LANDSCAPE MAINTENANCE		5051		
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
Landscape Maintenance	106	\$169.28	\$14.11	\$17,943.68
TOTAL REVENUES FROM			LANDSCAPE MAINTENANCE	\$17,943.68
SEWER INFRASTRUCTURE RESERVE		4988		
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
Sewer Standby Assessment	106	\$110.60	\$9.22	\$11,723.60
TOTAL REVENUES FROM			SEWER INFRASTRUCTURE RESERVE	\$11,723.60
ROAD & STREET SERVICES		4985		
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year
RoadsMaintenance	106	\$228.96	\$19.08	\$24,269.76
Street Lighting	106	\$69.30	\$5.78	\$7,345.80
TOTAL REVENUES FROM			ROAD & STREET SERVICES	\$31,615.56
			TOTAL:	\$358,992

ESTIMATED FUND BALANCE:		June 30, 2024	
A. FUNDS IN COUNTY TREASURY	\$149,247		
B. LESS WARRANTS OUTSTANDING	\$0		
C. LESS RESERVES/DESIGNATIONS	\$149,247		
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)		1.	<u>\$0</u>
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS		2.	<u>\$0</u>

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

ESTIMATED TOTAL CURRENT REVENUES	<u>\$360,115</u>
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TOTAL FUNDS FOR FISCAL YEAR 2024-2025	<u>\$360,115</u>
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Drafted By _____ Approved By _____