

Napa Berryessa Resort Improvement District

Community Meeting Topics

- 💧 Operating Budget Overview & Trends
- 💧 User Rates – Present vs Proposed
- 💧 Prop 218 Schedule
- 💧 Future Projects & Funding
- 💧 Q&A Forum



Operations Budget Overview

Revenue

- User Rates (from 227 active accounts)
- Annual Availability Charge (from 554 lots)
- Small percentage of annual property taxes collected by Napa County (from 554 lots)
- Other – Interest, Fees, Misc, Sales, Donations, etc.

Water/Sewer Availability Charge

- All Developed/Unimproved Parcels are Subject to Charge
- Provides Revenue for Operations and Maintenance Expenses
- Annual Amount \$240 per parcel
 - \$120 / parcel for Water
 - \$120 / parcel for Sewer

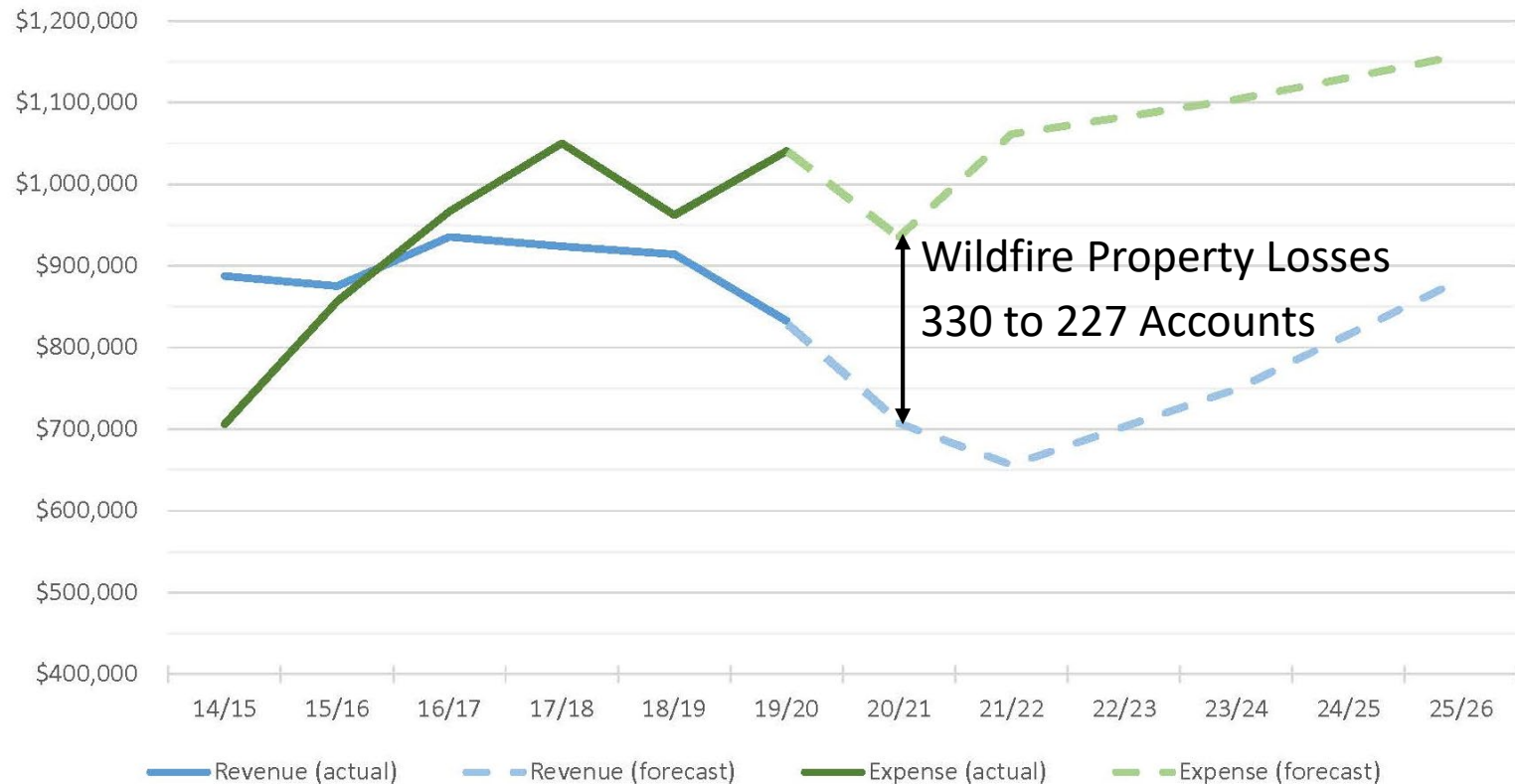
Operations Budget Overview

Expenses

- Contract Operator Labor
- Administrative Labor (Engineering, Accounting, etc.)
- Utilities (PGE, garbage, phone, etc.)
- Chemicals for Treatment
- Contractor/Consulting Services (pipe and electro-mechanical repair and replacement, IT support, etc.)
- Maintenance Items/Materials (pipes, fittings, fuel, etc.)
- Laboratory Testing (for permit compliance)
- Administrative Items (Office materials, etc.)
- Permit Fees – Annual fees associated with regulatory permits from other Agencies

Operating Budget Trends

NBRID Operating Revenue vs Expense by Fiscal Year



User Rates

- Last updated in February 2011
- Rate calculation does include funding for majority of operational expenses and minor repairs
- Rate calculation does not include costs to cover inflation and emergencies
- Rate calculation does not include costs for near- or long-term capital projects
- Rate calculation does not include costs for capital asset recovery
- Rate calculation does not include County loan principal payments (\$2.59M in loans owed to County)
- District would be insolvent w/o County loans

Present vs Proposed User Rates

Attachment B: Rates and Impact to Rate Payer (August 10, 2021)

	Current Rates	Reccomended Rates
Average Monthly Water Use (gallons)	6,000	6,000
Volumetric Water Rate (\$/1000 gallons)	\$4.00	\$4.00
Fixed Water Monthly Charge	\$65.00	\$67.00
<i>Gallons included with Fixed Charge</i>	1,000	1,000
<i>Gallons Charge Volumetric Rate</i>	5,000	5,000
Total Monthly Water Fee	\$85.00	\$87.00
Volumetric Sewer Rate (\$/1000 gallons)	\$8.00	\$10.00
Fixed Sewer Monthly Charge	\$85.00	\$102.50
<i>Gallons included with Fixed Charge</i>	1,000	1,000
<i>Gallons Charge Volumetric Rate (NTE 6,000/mo)</i>	6,000	6,000
Total Monthly Sewer Fee	\$125.00	\$152.50
Combined Monthly Cost	\$210.00	\$239.50
Combined Bi-Monthly Water/Sewer Bill	\$420.00	\$479.00
Average Annual Water/Sewer Usage Charges	\$2,520.00	\$2,874.00
<i>Compared to prior year rate</i>		\$354.00
<i>Percentage Increase</i>		14%
Availability Charge	\$240.00	\$240.00
Annual USDA Loan Water Assessment	\$259.64	\$259.64
Annual USDA Loan Sewer Assessment	\$676.32	\$676.32
Est Annual Water/Sewer Tax Roll Charges	\$1,175.96	\$1,175.96
Average Annual Water/Sewer Cost	\$3,695.96	\$4,049.96
<i>Compared to prior year rate</i>		\$354.00
<i>Percentage Increase</i>		10%

Note:

- Increase to average bi-monthly charges: \$59 (from \$420 to \$479) (average bi-monthly usage is 12,000 gallons)
- Increase to minimum bi-monthly charge: \$39 (from \$300 to \$339) (minimum bi-monthly usage = 0 – 2,000 gallons)

Adjusted User Rates Still Fall Short

- Offsets only \$80k of annual \$250k operating deficit
- No capital reserve for infrastructure renewal
- District operations supported by County Loan for 3 years until Resort Development online at Steele Park
- Increased costs due to inflation

Community Financial Relief Prospects

- State / Federal Infrastructure Programs
(No Operations Budget Assistance)
- Resort Development (Capital Project &
Operations Budget Insurgence)
- Fire Rebuilds / Undeveloped Parcel Homes
(Boost Operations Budget Revenue)

Prop 218 Schedule

Community Meeting (In-Person)	08/24/2021
Community Meeting (Virtual)	08/25/2021
Notice of Intent to Increase Rates	09/14/2021
Protest Hearing/Approval of Rates @ Board Meeting	11/03/2021 or 11/16/2021
Rates in Effect for New Billing Cycle	12/01/2021

Recently Completed Projects

- ◆ Sewer Lift Station 2 Pump & Wet Well Overhaul – April 2020
- ◆ Sprayfield Pump VFD – October 2020
- ◆ WWTP Effluent Pumps – October 2020
- ◆ Sprayfield Disposal Area Wildfire Repairs – November 2020
- ◆ WTP Pre-Settling Tanks – December 2020
- ◆ Water System Wildfire Repairs – January 2021
- ◆ Pressure Reducing Valve Stations – July 2022
- ◆ Water Storage Tank Aeration TTHM Reduction – August 2020
- ◆ Clearwell Tank Ventilation TTHM Reduction – September 2020

Future Projects & Funding

Project Description	Completion Date	Funding Source
Wastewater Treatment Capacity Expansion	March 2024	Resort
Water Storage Tank Replacement	March 2024	Resort
Sewer Lift Station 1 & 2 Upgrades	November 2024	ARPA
Woodhaven Sewer Lift Station	December 2024	Insurance



Water Storage Tank



MBR Treatment Unit

