



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

SPECIAL MEETING OF THE FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, May 30, 2014 at 1:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CLOSED SESSION

- a. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – **1 Case**
 - i. The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856

4. ANNOUNCEMENT OUT OF CLOSED SESSION

5. ROLL CALL

6. ANNOUNCEMENTS/ACKNOWLEDGEMENTS/CORRESPONDENCE

7. BUSINESS ITEMS

- a. Adopt Resolution 14-XX to Retain Preston Park Property in Accordance with Government Code Section 67678(b)(4) (Pg. 1-6) ACTION
- b. Marina Coast Water District (MCWD) FY 2014-15 Ord Community Budget
 - i. Presentation by FORA Staff INFORMATION
 - ii. Presentation by MCWD Staff INFORMATION
 - iii. Consider Resolutions 14-XX and 14-XX Adopting a Compensation Plan for Base-wide Water and Sewer Services on the Former Fort Ord (Pg. 7-45) ACTION

8. PUBLIC COMMENT PERIOD

Members of the public wishing to address the FORA Board of Directors on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period for up to three minutes. Comments on specific agenda items are heard under that item.

9. ITEMS FROM MEMBERS

10. ADJOURNMENT

Next Regular FORA Board Meeting: June 13, 2014

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Chanel 25. The video and meeting materials are available online at www.fora.org.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Adopt Resolution 14-XX to Retain Preston Park Property in Accordance with Government Code Section 67678(b)(4)	
Meeting Date:	May 30, 2014	ACTION
Agenda Number:	7a	

RECOMMENDATION(S):

Approve Resolution 14-xx (**Attachment A**) to retain Preston Park Property in accordance with Government Code section 67678(b)(4).

BACKGROUND/DISCUSSION:

From 2000 to 2010, Marina and FORA shared the understanding that the FORA-Marina Implementation Agreement required Marina to purchase FORA's interest in Preston Park should Marina desire to acquire the property. Given this mutual understanding, Marina and FORA coordinated since 2002 to use Preston Park and its revenue as collateral to finance vital FORA projects, many of which directly benefit Marina. This includes Revenue Bonds issued in 2002 to FORA for building removal and roadway construction in the City of Marina, a 2004 loan from Community Bank to pay FORA's Pollution Legal Liability Insurance Policy premium, and a 2006 line of credit from Rabobank to FORA to fund building/blight removal in the City of Marina and other capital projects. In 2007, Marina purchased FORA's interest in the apartment complex known as Abrams B for \$7.7 million, which was half of the Abrams B property appraised value. After appointing an ad hoc Preston Park negotiating committee (composed of FORA Board members), in the Spring of 2010, Marina and FORA representatives entered into similar negotiations for Marina to purchase FORA's interest in Preston Park.

In 2010, FORA borrowed \$19 million from Rabobank, secured by a note and deed of trust on Preston Park. Marina representatives on the FORA Board voted in favor of the loan. FORA entered into a loan agreement with Rabobank based on its reasonably held belief that FORA would be able to liquidate its interest in Preston Park in a timely fashion. One of the Rabobank-FORA loan agreement terms is that the remaining principal balance on the \$19 million loan (approximately \$18 million) is due on or before June 15, 2014. If extended, the loan will be due on or before December 15, 2014.

After an unsuccessful negotiation, including judicially supervised mediation, concerning Marina's potential purchase of Preston Park from FORA, in 2012, FORA initiated a sale process. On July 10, 2012, Marina filed a lawsuit against FORA, blocking FORA from selling the property. Since that lawsuit is still pending, at its May 16, 2014 meeting, the FORA Board approved a resolution to seek a Preston Park loan extension with Rabobank to avoid loan default and property foreclosure. Marina's Preston Park lawsuit has also prevented FORA from completing building/blight removal in the Cities of Seaside and Marina through FORA's 50% of Preston Park land sales proceeds.

In light of such challenges, FORA staff and Authority Counsel have reviewed Government Code section 67678(b)(4), which provides the FORA Board with the ability to retain property within former Fort Ord, including Preston Park, and recommend that the Board approve resolution 14-xx because retention of Preston Park will:

- 1) Allow FORA to fulfill its CEQA and non-CEQA mandated capital improvement projects through sale of the property. The FORA CIP (comprised of CEQA and non-CEQA

mandated projects) depends upon sale of Preston Park and using FORA's 50% of sale proceeds to repay CIP debt and advance CIP projects.

- 2) Allow FORA to sell the property and repay the \$18 million Rabobank loan, avoiding property foreclosure.
- 3) Not cause significant financial hardship to the City of Marina because FORA will share with the City of Marina 50% of the net lease proceeds during FORA's ownership and 50% of the net land sales proceeds when the property is sold.



FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

COORDINATION:

Executive Committee and Authority Counsel.

Prepared by  Jonathan Garcia Reviewed by  Steve Endsley

Approved by  Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY
Resolution 14-XX**

Attachment A to Item 7a
FORA Board Meeting, 5/30/2014

Resolution of the Fort Ord Reuse Authority Board to retain the Preston Park Property, pursuant to the authority granted to the Board by Government Code section 67678(b)(4)

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. In response to the US Government's closure of the Fort Ord military reservation, the Fort Ord Reuse Authority (FORA) was created by California statute in 1994 (Govt. Code 67650, et seq.) as the Local Reuse Authority for the whole of the former Fort Ord.
- B. FORA is governed by a 13 member Board that includes two representatives from the City of Marina (Marina)(Govt. Code §67660(a)).
- C. FORA is required by statute to plan, finance, and implement Fort Ord's transition from military to civilian use (Govt. Code §67651). FORA's mission is to effect the "transfer and reuse of. . .Fort Ord with all practical speed," and the Legislature declared that mission to be "the policy of the State of California" (Govt. Code §67651). FORA's mission of planning, financing, and managing the reuse of Fort Ord is "a matter of statewide importance" (Govt. Code §67657(c)). Under the Fort Ord Reuse Act, FORA's "board may sell, lease, or otherwise dispose of. . .property at full market value or at less than full market value...in order to facilitate the rapid and successful transition of the base to civilian use" (Govt. Code §67678(a)).
- D. Preston Park is a large townhouse complex located in Marina, originally built by the U.S. Army, and currently owned in fee-simple by FORA.
- E. FORA and Marina split Preston Park's rental proceeds.
- F. FORA's interest in Preston Park is principally governed by: (1) the Fort Ord Reuse Authority Act; (2) the Army/FORA Economic Development Conveyance Agreement (the EDC); and (3) the FORA/Marina Implementation Agreement (Implementation Agreement or IA).
- G. FORA manages Preston Park under a management agreement with Alliance Management, Inc., which rents individual housing units to private citizens.
- H. For years, both Marina and FORA shared the understanding that the IA required Marina to "buy-out" FORA's interest in Preston Park, if Marina wanted to hold title to the property. Based upon this mutual understanding, Marina and FORA have worked together since 2002 to use Preston Park and its revenue as collateral to finance vital FORA projects, many of which directly benefit Marina. This includes Revenue Bonds issued in 2002 to FORA for building removal and roadway construction in the City of Marina, a 2004 loan from Community Bank to pay FORA's Pollution Legal Liability Insurance Policy premium, and a 2006 line of credit from Rabobank to FORA to fund building removal in the City of Marina and other capital projects.

- I. In 2007, Marina bought out FORA's interest in the legally indistinguishable apartment complex known as Abrams B for \$7.7 million, which was one half of the appraised value of the Abrams B property. In the Spring of 2010, Marina and FORA entered into negotiations, similar to Marina's acquisition of Abrams B, for Marina to purchase FORA's interest in Preston Park.
- J. In 2010, FORA borrowed \$19 million from Rabobank, secured by a note and deed of trust on Preston Park.
- K. Marina's representatives on the FORA Board consented to and encouraged Rabobank's secured loan.
- L. For the reasons discussed above, FORA entered into a loan transaction with Rabobank based on its reasonably held belief that FORA would be able to liquidate its interest in Preston Park in a timely fashion.
- M. The remainder of that \$19 million Rabobank loan (approximately \$18 million) is due to be paid on or before June 15, 2014.
- N. In August 2010, Preston Park had an appraised value of \$57.3 million. In February 2012, the updated appraised value of Preston Park was \$60.9 million. As of September 2013, the updated appraised value of Preston Park was \$66.7 million.
- O. On July 10, 2012, Marina filed a lawsuit against FORA, entitled *City of Marina v. Fort Ord Reuse Authority, et al* (Monterey County Superior Court, Case No. M118566). In that currently pending lawsuit, Marina alleges that it is entitled to a "no cost conveyance" of the Preston Park property. FORA disputes that contention.
- P. FORA and Marina have engaged in unsuccessful mediation with retired Monterey County Superior Court Judge Richard Silver of JAMS.
- Q. FORA has a legal obligation under CEQA to mitigate the environmental impacts of base reuse. Those mitigation measures are described in the Environmental Impact Report for the Fort Ord Base Reuse Plan and the FORA Capital Improvement Plan.
- R. If FORA cannot liquidate its interest in Preston Park, FORA will fall approximately \$25 million short of being able to fulfill its CEQA and non-CEQA-mandated capital improvements, which include \$6.2 million in remaining building/blight removal (includes removal of lead-based paint and Asbestos Containing Materials), \$118.2 million in remaining transportation/transit, \$34 million in remaining habitat management, and \$24 million in remaining water augmentation.
- S. FORA has a limited amount of time to accomplish its statutory goals and mandates. The Fort Ord Reuse Authority Act "shall become inoperative when the [FORA] board determines that 80 percent of the territory of Fort Ord that is designated for development or reuse in the plan prepared pursuant to this title has been developed or reused in a manner consistent with the [Base Reuse Plan] . . . or June 30, 2020, whichever occurs

first, and on January 1, 2021, [the Fort Ord Reuse Authority Act] is repealed" (Govt. Code §67700).

T. Government Code §67678(b)(4) provides that:

The [FORA] Board may retain real or personal property received...[if] both of the following occur:

- i. The board determines that retention of the property is necessary or convenient to carrying out the authority's responsibilities pursuant to law.
- ii. The board determines that its retention of the property will not cause significant financial hardship to the city or county with jurisdiction over the property.

NOW THEREFORE the Board hereby resolves that:

1. The Fort Ord Reuse Authority finds and determines that FORA's retention of the Preston Park property is necessary and convenient to carrying out FORA's responsibilities pursuant to law. This determination is based on the following:
 - a. If FORA cannot liquidate its interest in Preston Park, FORA will fall approximately \$25 million short of being able to fulfill its CEQA and non-CEQA mandated capital improvements.
 - b. The \$18 million remainder of Rabobank's loan must be repaid by June 15, 2014, or if extended, by December 15, 2014. If that loan is not repaid in a timely fashion, Rabobank will likely foreclose on Preston Park.
 - c. If FORA cannot liquidate its interest in Preston Park, then FORA will not be able to fulfill its CEQA and non-CEQA-mandated capital improvements, nor will FORA be able to pay back the \$18 million Rabobank loan.
2. The Fort Ord Reuse Authority finds and determines its retention of Preston Park will not cause significant financial hardship to the City of Marina for the following reasons:
 - a. To date, Marina has received approximately \$18 million in lease proceeds from Preston Park. FORA has also invested approximately \$4 million in the rehabilitation of Preston Park.
 - b. After FORA retains Preston Park pursuant to Government Code §67678(b)(4), FORA intends to share the proceeds of a Preston Park sale with Marina, which – based on appraised value – is estimated to result in a payment to Marina in excess of \$30 million.
 - c. Through the Preston Park sale, Marina will have the funds to pay FORA its development fee, legal fees related to the dispute, and other incidental expenses.
 - d. The City of Marina government will not be significantly impaired or forced to shut down if FORA sells Preston Park and shares the proceeds with Marina. To the

contrary, FORA's retention and sale of Preston Park will likely result in a large monetary payment to Marina.

e. In the *Marina v. FORA* lawsuit, Marina has never claimed that it opposes the sale of Preston Park for the sake of its financial well-being. Instead, Marina alleges that it opposed the sale of Preston Park because it wishes to exert control over the Preston Park property.

3. In light of the determinations above, the FORA Board hereby resolves to retain the Preston Park property, pursuant to the authority granted to the Board by Government Code § 67678(b)(4).

4. This Resolution will take effect immediately upon adoption, or as soon thereafter as permitted by the Monterey County Superior Court.

Upon motion by _____, seconded by _____, the foregoing Resolution was passed on this ___ day of _____, _____, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Mayor Jerry Edelen, Chair

ATTEST:

Michael A. Houlemard, Jr., Clerk

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: Marina Coast Water District FY 2014/15 Ord Community Budget

Meeting Date: May 30, 2014

Agenda Number: 7b

INFORMATION/ACTION

RECOMMENDATION:

- i. Receive an overview by Fort Ord Reuse Authority (FORA) staff.
- ii. Receive a presentation by Marina Coast Water District (MCWD) staff.
- iii. Consider Resolution Nos. 14-XX and 14-XX Adopting a Compensation Plan for Base-wide Water and Sewer Services on the Former Fort Ord (**Attachment A and B**).

BACKGROUND/DISCUSSION:

The Water/Wastewater Oversight Committee (WWOC) began the FY 2014/15 Ord Community budget process by reviewing the MCWD Financial Plan/Rate and Fee Study, Ord Community capital improvement program, and draft FY 2014/15 Ord Community budget at their March 5, 2014 joint meeting with the FORA Administrative Committee (AC). The WWOC met jointly with the AC to receive MCWD presentations and further review the draft FY 2014/15 Ord Community budget on April 2 and May 21. The WWOC met separately on this item on April 30 and May 7. Approved meeting minutes through May 7 are available: (<http://fora.org/wwoc.html>). The May 21 draft minutes are included as **Attachment C**.

AC/WWOC members and the public asked questions and raised concerns regarding the rate study, systems value, proposed rate and capacity charge increases including previous FORA Board denied rate increases, the failed regional desalination project and associated legal issues, augmented water availability/previous allocations, water borrowing policies/assurances, flat rates and unmetered accounts, FORA's "voluntary contribution," budget deficiencies and inter-cost center loans. MCWD staff and consultant Carollo Engineers responded to these questions/concerns. The AC co-chair and members determined that various remaining policy level issues would be more prudently fleshed out at the FORA Board level. The draft FY 2014/15 Ord Community budget is **attached** as **Exhibit A** to the adopting resolutions. To conserve resources, please note that although both resolutions reference **Exhibit A**, only one copy is provided as part of the Board packet.

Regarding FORA's "voluntary contribution," a 2005 MCWD rate study recommended substantially increasing the MCWD capacity charge to fund base-wide system improvements and expansion.

- Stakeholder meetings were held and it was determined that FORA's Capital Improvement Program (CIP) contingency could be used to fund the increase.
- \$17M was earmarked from the FORA CIP contingency to the "voluntary contribution" line item to hold capacity charges down.
- This line item was separate and distinct from the California Environmental Quality Act (CEQA) obligated water augmentation line item, currently \$24M in the draft FY 2014/15 FORA CIP.
- The "voluntary contribution" was never memorialized and there is no mechanism in place to transfer such fees to MCWD, nor is the revenue source assured.

For the above reasons, the 2013 MCWD rate study recommended removing the FORA-funded "voluntary contribution" and increasing the MCWD capacity charge commensurately.

- The Phase III CIP Review prepared for FORA by Economic & Planning Systems, Inc. concurred, noting that the recommended MCWD capacity charge was adequate.
- The project proponent (MCWD) could more adequately collect the fees.
- The "voluntary contribution" was not CEQA mandated.
- An agreement between FORA and MCWD to collect/transfer fees would require State legislature and Monterey County Local Agency Formation Commission concurrence as part of the FORA dissolution process in order to continue into the future.

Therefore, the draft FY 2014/15 FORA CIP excludes funding the "voluntary contribution." FORA staff recommends the Board consider setting aside the CEQA required water augmentation line item should the FORA and MCWD Boards come to agreement on an approach to providing augmented water as provided for in the BRP.

In previous years, the FORA Board denied rate increases or approved a lower rate than MCWD proposed. Historically, the FORA Board raised concerns regarding Ord Community annexation and customer voting rights, water augmentation timing and decoupling from the failed regional desalination project, and protecting existing rate payers from steep rate increases. FORA staff believes that sufficient progress on these issues has been made to justify approving the rate structure and capacity charges proposed by MCWD. Without such action, a contractually obligated water augmentation program cannot be negotiated, financed or initiated. MCWD promised to provide augmented water supply delivery options following FY 2014/15 Ord Community budget approval.

During the FY 2011/12 Ord Community budget FORA Board review, Board members requested an independent audit to confirm that proposed increases were warranted and adequate. FORA commissioned the independent audit, which concluded that the proposed increases were warranted and adequate to cover system(s) operation and maintenance. EPS has reaffirmed this opinion in the ongoing Phase III CIP Review. Not everyone will be satisfied by a budget program that increases rates and charges, but after several years of little or no increases, continued viability of the infrastructure and operating capacity are at risk. Not all outstanding policy issues are fully resolved, but outstanding issues can be catalogued and worked on by the respective staffs during the coming year with reports back to the FORA Board as desired.


FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

COORDINATION:

WWOC, AC, MCWD staff and consultants, EPS

Prepared by 
Crissy Maras

Reviewed by 
D. Steven Endsley

Approved by 
Michael A. Houlemard, Jr.

Resolution No. 14-XX

*Resolution of the Fort Ord Reuse Authority Board of Directors
Adopting the Budget and the Ord Community Compensation Plan for FY 2014-2015
not including Capacity Charges*

May 30, 2014

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

WHEREAS, Marina Coast Water District (District) Staff prepared and presented the draft FY 2014-2015 Budget (**Exhibit A**) which includes projected revenues, expenditures and capital improvement projects for the Ord Community Water, Recycled Water and Wastewater systems, including the area within the jurisdiction of FORA and the area remaining within the jurisdiction of the U.S. Army; and,

WHEREAS, FORA is authorized by the FORA Act, particularly Government Code 67679(a)(1), to arrange for the provision of water and wastewater services to the Ord Community; and

WHEREAS, the District and FORA, entered into a "Water/Wastewater Facilities Agreement" ("the Agreement") on March 13, 1998, and have subsequently duly amended the Agreement; and,

WHEREAS, the Agreement provides a procedure for establishing budgets and compensation plans to provide for sufficient revenues to pay the direct and indirect, short-term and long-term costs, including capital costs, to furnish the water and wastewater facilities; and,

WHEREAS, the Agreement, as amended, provides that FORA and the District will each adopt the annual Budget and Compensation Plan by resolution; and,

WHEREAS, the proposed Budget and Compensation Plan for FY 2014-2015 provides for funds necessary to meet operating and capital expenses for sound operation and provision of the water, recycled water and wastewater facilities and to enable the District to provide continued water, recycled water and sewer services within the existing service areas on the former Fort Ord. The rates, fees and charges in the Budget and Compensation Plan for FY 2014-2015 adopted by FORA apply only to the area within FORA's jurisdictional boundaries; and,

WHEREAS, the Water/Wastewater Oversight Committee and Administrative Committee of FORA and the District Board of Directors have reviewed the proposed Budget and Compensation Plan; and,

WHEREAS, pursuant to the Agreement, FORA and the District have adopted and implemented and acted in reliance on budgets and compensation plans for prior fiscal years; and,

WHEREAS, pursuant to the Agreement, FORA and the District cooperated in the conveyance to the District of easements, facilities and ancillary rights for the water, recycled water and wastewater systems on the area of the former Fort Ord within FORA's jurisdiction; and,

WHEREAS, the District has provided water and wastewater services on the former Fort Ord by contract since 1997, and currently provides water and wastewater services to the area of the former Fort Ord within FORA's jurisdiction under the authority of the Agreement, and provides such services to the portion of the former Fort Ord still under the Army's jurisdiction by contract with the Army; and,

WHEREAS, FORA and the District have agreed that water conservation is a high priority, and have implemented a water conservation program in the Ord Community service area that includes public education, various incentives to use low-flow fixtures, and water-conserving landscaping. The rates, fees and charges in the Budget and Compensation Plan for FY 2014-2015 adopted by this Resolution are intended to support the water conservation program and encourage water conservation, pursuant to sections 375 and 375.5 of the California Water Code. This conservation program and these rates, fees and charges are in the public interest, serve a public purpose, and will promote the health, welfare, and safety of Ord Community, and will enhance the economy and quality of life of the Monterey Bay community; and,

WHEREAS, estimated revenues from the rates, fees and charges will not exceed the estimated reasonable costs of providing the services for which the rates, fees or charges are imposed, will not be used for any purpose other than that for which the fee or charge was imposed, will not exceed the proportional cost of the service attributable to each identified parcel upon which the fee or charge is proposed for imposition and no fee or charge will be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question; and,

WHEREAS, at a public meeting, the Board has determined that the Budget and Compensation Plan, including the rates, fees and charges therein, should be adopted as set forth on **Exhibit A** to this Resolution; and,

WHEREAS, on May 19, 2014, the District Board held a Proposition 218 hearing on the rates, fees and charges, not including Capacity Charges, for the Compensation Plan pursuant to and in accordance with Section 6 of Article XIID of the California Constitution; and,

WHEREAS, at the hearing, the District Board heard and considered all protests to the Compensation Plan and the rates, fees and charges proposed and found that protests were submitted by less than a majority of the record owners of each identified parcel upon which the fee or charge is proposed for imposition; and,

WHEREAS, FY 2014-2015 Capacity Charges are the subject of and will be adopted by a separate Resolution; and,

WHEREAS, The District is acting to provide continued water, recycled water and sewer service within existing service areas on the Ord Community, and that such action is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the State CEQA Guidelines codified at 14 CCR §15273.

NOW THEREFORE the Board hereby resolves that:

1. The Board of Directors of the Fort Ord Reuse Authority does hereby approve and adopt the FY 2014-2015 Budget and Compensation Plan, not including Capacity Charges, for water, recycled water and wastewater services to the Ord Community.
2. The District is authorized to charge and collect rates for provision of water and wastewater services within the boundaries of FORA in accordance with the rates, fees and charges set forth in **Exhibit A**, not including Capacity Charges. The District is further authorized to use the same rates, fees and charges in providing services to the area of Ord Community within the jurisdiction of the U.S. Army.
3. The rates, fees and charges authorized by this Resolution shall not exceed the estimated reasonable costs of providing the services for which the rates, fees or charges are imposed.

Upon motion by _____, seconded by _____, the foregoing Resolution was passed on this ___ day of _____, _____, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Mayor Jerry Edelen, Chair

ATTEST:

Michael A. Houlemard, Jr., Secretary

Resolution No. 14-XX

*Resolution of the Fort Ord Reuse Authority Board of Directors
Adopting the Capacity Charge element of the Budget and the Ord Community
Compensation Plan for FY 2014-2015*

May 30, 2014

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

WHEREAS, Marina Coast Water District (District) Staff prepared and presented the draft FY 2014-2015 Budget (**Exhibit A**) which includes projected revenues, expenditures and capital improvement projects for the Ord Community Water, Recycled Water and Wastewater systems, including the area within the jurisdiction of FORA and the area remaining within the jurisdiction of the U.S. Army; and,

WHEREAS, FORA is authorized by the FORA Act, particularly Government Code 67679(a)(1), to arrange for the provision of water and wastewater services to the Ord Community; and

WHEREAS, the District and FORA entered into a "Water/Wastewater Facilities Agreement" ("the Agreement") on March 13, 1998, and have subsequently duly amended the Agreement; and,

WHEREAS, the Agreement provides a procedure for establishing budgets and compensation plans to provide for sufficient revenues to pay the direct and indirect, short-term and long-term costs, including capital costs, to furnish the water and wastewater facilities; and,

WHEREAS, the Agreement, as amended, provides that FORA and the District will each adopt the annual Budget and Compensation Plan by resolution; and,

WHEREAS, the proposed Budget and Compensation Plan for FY 2014-2015 provides for funds necessary to meet operating and capital expenses for sound operation and provision of the water, recycled water and wastewater facilities and to enable the District to provide continued water, recycled water and sewer services within the existing service areas on the former Fort Ord. The rates, fees and charges adopted by FORA apply only to the area within FORA's jurisdictional boundaries; and,

WHEREAS, to update the capacity charge calculations contained in the 2005 financing study prepared by Citigroup Global Markets Inc., Carollo Engineers prepared a five-year water and wastewater financial plan and rate study in 2013 for the District, which recommended an increase in capacity charges for water and wastewater services to the Ord Community. The District staff provided additional information to Carollo and upon further analysis, Carollo issued in February 2014 revisions which reduced the amount of the proposed new capacity charges; and,

WHEREAS, the Water/Wastewater Oversight Committee and Administrative Committee of FORA and the District full Board have reviewed the proposed Budget and Compensation Plan; and,

WHEREAS, pursuant to the Agreement, FORA and the District have adopted and implemented and acted in reliance on budgets and compensation plans for prior fiscal years; and,

WHEREAS, pursuant to the Agreement, FORA and the District have cooperated in the conveyance to the District of easements, facilities and ancillary rights for the water, recycled water and wastewater systems on the area of the former Fort Ord within FORA's jurisdiction; and,

WHEREAS, the District has provided water and wastewater services on the former Fort Ord by contract since 1997, and currently provides water and wastewater services to the area of the former Fort Ord within FORA's jurisdiction under the authority of the Agreement, and provides such services to the portion of the former Fort Ord still under the Army's jurisdiction by contract with the Army; and,

WHEREAS, capacity charges are imposed as a condition of service to customers. The charges are not imposed upon real property or upon persons as an incident of real property ownership; and,

WHEREAS, estimated revenues from the capacity charges will not exceed the estimated reasonable costs of providing the facilities and services for which the charges are imposed; and,

WHEREAS, the capacity charges have not been calculated nor developed on the basis of any parcel map, including any assessor's parcel map; and,

WHEREAS, no written requests are on file with the District for mailed notice of meetings on new or increased fees or service charges pursuant to Government Code Section 66016. At least 10 days prior to the meeting, the District made available to the public data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service; and

WHEREAS, the amount of the increase in capacity charges exceeds the percentage increase in the Implicit Price Deflator for State and Local Government Purchases, as determined by the Department of Finance. As a result, the District cannot charge the increased capacity fee to any school district, county office of education, community college district, state agency, or the University of California before first negotiating the increases with those entities in accordance with District Code section 6.16.020 and Government Code section 54999.3. Although these sections also apply to California State University at Monterey Bay, the District has complied with its obligation to negotiate with it and can charge the increased amounts to CSUMB as a result of and as limited by a Settlement Agreement and Mutual Release dated June 1, 2006, by which the District and California State University made an agreement regarding the amount of all future capacity charges. Accordingly, the District can charge the increased capacity charges as limited by the Settlement Agreement and Mutual Release immediately to CSUMB. The increased capacity charges to any other school district, state agency, county office of education, community college district or the University of California will be effective only when negotiations are concluded with those entities; and,

WHEREAS, after a public meeting, the Board has determined that the capital elements of the Budget and Compensation Plan, including the capacity charges therein, should be adopted as set forth on **Exhibit A** to this Resolution; and

WHEREAS, the capacity charges set forth on **Exhibit A** to this Resolution have increased from those approved in the FY 2011-2012 Budget and Compensation Plan; and,

WHEREAS, the District is acting to provide continued water and sewer service within existing service areas on the Ord Community, and that such action is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the State CEQA Guidelines codified at 14 CCR §15273.

NOW THEREFORE the Board hereby resolves that:

1. The Board of Directors of the Fort Ord Reuse Authority does hereby approve and adopt the capital elements of the FY 2014-2015 Budget for water, recycled water and wastewater services to the Ord Community.
2. The capital elements of the compensation plan for the area of Ord Community within FORA's jurisdiction, including capacity charges, set forth on **Exhibit A** to this Resolution are hereby approved and adopted. The District is authorized to charge and collect capacity charges for provision of water and wastewater services within the boundaries of the Fort Ord Reuse Authority in accordance with the schedule set forth in **Exhibit A**. The District is further authorized to use the same charges in providing services to the area of Ord Community within the jurisdiction of the U.S. Army.
3. The charges authorized by this Resolution shall not exceed the estimated reasonable costs of providing the services for which the charges are imposed.
4. The District will comply with the requirements of Government Code section 54999.3 before imposing a capital facilities fee (as defined in Government Code section 54999.1) on any school district, county office of education, community college district, the University of California or state agency. The District has negotiated and entered into that certain Settlement Agreement and Mutual Release dated June 1, 2006, with California State University.

Upon motion by _____, seconded by _____, the foregoing Resolution was passed on this _____ day of _____, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Mayor Jerry Edelen, Chair

ATTEST:

Michael A. Houlemard, Jr., Secretary

EXHIBIT A
to Resolution 14-XX

Ord Community Water/Wastewater Systems

Proposed Compensation Plan

For FY 2014-2015

Presented to

Fort Ord Reuse Authority

Board of Directors

May 30, 2014

by

Marina Coast Water District



Draft FY 2014-2015 Ord Community Service Area Compensation Plan Summary

Introduction. This summary provides an overview of the FY 2014-2015 Compensation Plan, outlining key assumptions used in developing this plan.

In, accordance with Article 7 of the Water Wastewater Facilities Agreement between Marina Coast Water District (MCWD) and Fort Ord Reuse Authority (FORA), the District maintains separate cost centers to ensure that revenues and expenses are appropriately segregated and maintained for the Marina systems and the Ord Community systems. On October 25, 2006, the MCWD Board adopted Ordinance No. 43 which also requires the cost centers to remain separated after the expiration of the Agreement between MCWD and FORA.

District costs that are not dedicated to a specific cost center are shared among the four primary cost centers of the District – Marina Water, Marina Wastewater Collection, Ord Community Water and Ord Community Wastewater Collection. Sharing of these expenses, in turn, creates efficiencies and cost savings for administrative functions for the two service areas that would otherwise not be realized. The District uses the operating expenses ratio to allocate the shared expenses. The allocation rate for the proposed fiscal year has changed based on previous year (FY 2012-2013) audited expenditure figures. The assigned percentages are calculated as follows:

Cost Center	FY 2012-2013 Operating Costs ¹	Allocation %
Marina Water	\$2,135,956	29%
Marina Sewer	\$590,125	8%
Ord Water	\$3,780,430	52%
Ord Sewer	\$810,796	11%
TOTAL	\$7,317,307	100%

¹Total Operating Expenses less depreciation/amortization. Recycled Water operating expenses are included in Ord Water cost center for % allocation purposes.

The FORA Board adopts the Ord Community Compensation Plan by ordinance or resolution concurrent with MCWD Board adopting the Plan by resolution at a joint meeting of the FORA and MCWD Boards.

MCWD conducts a financial plan and rate study every five years to establish rates that provide sufficient and predictable revenues to adequately fund the maintenance and operations, and capital improvement/replacement of its water and sewer systems. In September 2013, the District completed the current five-year financial plan and rate study which recommended rates for FY's 2013/2014 through 2017/2018. The 2013 Study included recommendations to increase residential water and wastewater rates for all years addressed in the Study, however, the recommended rates for FY 2013/2014 were not implemented. In order to meet operating and capital needs of the of the Ord Community systems, this compensation plan includes residential rate increases of 22.3% for water and 7.8% for wastewater effective July 1, 2014 and a loan from Central Marina Water Operating Reserves of \$0.987 million.

The 2013 Study also recommended increases to the Capacity Charges for both the water and wastewater systems however; the District conducted further analyses on the recommended increases which resulted in a lower increase than recommended in the Study.

Cost Centers:

- Ord Community Water
- Ord Community Wastewater Collection (Sewer)

Assumptions:

- Total Revenues:
 - Ord Community Water \$9.809 million
 - Operating Revenue \$6.423 million
 - Capacity Charges \$1.922 million
 - Capital Surcharge and Other Non-Operating \$0.333 million
 - Funding Source to be Obtained \$1.131 million
 - Ord Community Wastewater Collection \$3.027 million
 - Operating Revenue \$1.943 million
 - Capacity Charges \$0.668 million
 - Capital Surcharge and Other Non-Operating \$0.099 million
 - Funding Source to be Obtained \$0.317 million
- Total Expenses:
 - Ord Community Water \$9.239 million
 - Operating (including payments to Land Use Jurisdictions/FORA) \$5.502 million
 - CIP Projects and General CIP \$1.769 million
 - Seaside Land Transfer \$1.007 million
 - Debt Service (Principal Only) \$0.868 million
 - FORA Lease Agreement \$0.093
 - Ord Community Wastewater Collection \$2.325 million
 - Operating (including payments to Land Use Jurisdictions/FORA) \$1.322 million
 - CIP Projects and General CIP \$0.687 million
 - Debt Service (Principal Only) \$0.296 million
 - FORA Lease Agreement \$0.020

Ord Community Water Rates (monthly):

	FY 2013-2014	July 1, 2014	January 1, 2015
Meter Service Charge	\$17.11	\$28.96	\$31.48
First Tier (0-8 hcf)	2.33	2.22	2.60
Second Tier (8-16 hcf)	3.27	3.40	3.98
Third Tier (16+ hcf)	4.22	4.59	5.37
Average Monthly bill (13 units)	\$52.10	\$63.72	\$72.18
Flat Rate Billing	84.34	98.36	112.65

Ord Community Wastewater Collection Rates (monthly):

	FY 2013-2014	July 1, 2014	January 1, 2015
Monthly Flat Fee Bill per 1 EDU	\$25.56	\$26.49	\$27.55

Capacity Charge:

Capacity charges are one-time charges collected from new connections to the water and wastewater systems based on equivalent dwelling units (EDU).

- Ord Community Water Capacity Charge \$8,010 per EDU
- Ord Community Wastewater Collection Capacity Charge \$3,322 per EDU

Monthly Capital Surcharge*:

- Ord Community Water Monthly Capital Surcharge for NEW Customers (\$20.00 per EDU)
 - Ord Community Wastewater Monthly Capital Surcharge for NEW Customers (\$5.00 per EDU)
- * Monthly Capital Surcharge applies to new customers connecting to the system after June 30, 2005 and before July 5, 2014.

Annual Capital Improvement Programs:

- Ord Community Water \$1.575 million
- Ord Community Wastewater Collection \$0.646 million

District Staffing:

The proposed plan supports a staff of 35 positions.

- Support for a staff of 35 positions:
 - Administration – 11
 - Operations & Maintenance – 16
 - Laboratory – 1
 - Conservation – 1
 - Engineering – 6

Annexation Efforts:

Initial correspondence from LAFCO to the District indicated that the Municipal Service Review (MSR) would be completed by year end 2012. MCWD has complied with all requests from LAFCO to complete the MSR and continues to coordinate with LAFCO staff regarding the Municipal Service Review (MSR). The District's intent is to use the final MSR as a starting point for discussions with jurisdictions and LAFCO regarding the potential Sphere of Influence modification and annexation of the Ord Community. A final MSR is planned for release by LAFCO sometime in 2014. A Sphere of Influence application could begin immediately afterward.

**ORD COMMUNITY
WATER & WASTEWATER SYSTEM
RATES, FEES and CHARGES
FY 2014 - 2015
Effective July 1, 2014 and January 1, 2015**

	<u>July 1, 2014</u>	<u>January 1, 2015</u>
Water Consumption Charge		
0 - 8 hcf First Tier	2.22 per hcf	2.60 per hcf
8 - 16 hcf Second Tier	3.40 per hcf	3.98 per hcf
16+ hcf Third Tier	4.59 per hcf	5.37 per hcf
Monthly Capital Surcharge (Connections after June 30, 2005 and prior to July 5, 2014)	20.00 per EDU	20.00 per EDU
Flat Rate	98.36 per unit	112.65 per unit

Monthly Minimum Water Charges

<u>Size</u>	<u>Fee</u>	<u>Fee</u>
5/8" or 3/4"	28.96 per month	31.48 per month
1"	45.18 per month	49.11 per month
1 1/2"	72.21 per month	78.49 per month
2"	104.64 per month	113.74 per month
3"	180.37 per month	196.05 per month
4"	288.45 per month	313.52 per month
6"	558.75 per month	607.31 per month
8"	1,099.66 per month	1,195.24 per month

Monthly Minimum Sewer Charges

Monthly Wastewater Charge	26.49 per EDU	27.55 per EDU
Monthly Capital Surcharge (Connections after June 30, 2005 and prior to July 5, 2014)	5.00 per EDU	5.00 per EDU

Temporary Water Service

Meter Deposit Fee	650.00	650.00
Hydrant Meter Fee (Set/Remove Fee)	140.00 one time fee	140.00 one time fee
Hydrant Meter Fee (Relocate Fee)	140.00 per occurrence	140.00 per occurrence
Minimum Monthly Service Charge	82.24 per month	82.24 per month
Estimated Water Consumption Deposit	1,100.00 minimum	1,100.00 minimum

Private Fire Meter Charge

<u>Size</u>	<u>Fee</u>	<u>Fee</u>
5/8" or 3/4"	1.69 per month	1.83 per month
1"	4.90 per month	5.33 per month
1 1/2"	10.44 per month	11.35 per month
2"	18.78 per month	20.41 per month
3"	30.34 per month	32.97 per month
4"	64.65 per month	70.26 per month
6"	187.79 per month	204.11 per month
8"	400.18 per month	434.96 per month

Capacity Charges

Water	Effective July 5, 2014*	\$8,010.00 per edu*	\$8,010.00 per edu
Sewer	Effective July 5, 2014*	\$3,322.00 per edu*	\$3,322.00 per edu

**MARINA & ORD COMMUNITY
WATER & WASTEWATER SYSTEM
RATES, FEES and CHARGES
FY 2014 - 2015
Effective July 1, 2014**

General Manager	\$143.00 per hour
Deputy General Manager/District Engineer	\$128.00 per hour
Director of Administrative Services	\$96.00 per hour
Capital Projects Manager	\$82.00 per hour
Projects Manager	\$89.00 per hour
Associate Engineer	\$79.00 per hour
Assistant Engineer	\$65.00 per hour
Engineering Administrative Assistant	\$56.00 per hour
Lab Supervisor	\$77.00 per hour
O&M Superintendent	\$94.00 per hour
O&M Supervisor	\$90.00 per hour
Operations & Maintenance System Operator 3	\$68.00 per hour
Operations & Maintenance System Operator 2/Backflow Specialist	\$68.00 per hour
Operations & Maintenance System Operator 2	\$67.00 per hour
Operations & Maintenance System Operator 1	\$49.00 per hour
Conservation Specialist	\$55.00 per hour

Work Truck	\$20.00 per hour
Backhoe Tractor	\$30.00 per hour
Front Loader Tractor	\$58.00 per hour
Vactor Truck	\$30.00 per hour
Dump Truck	\$30.00 per hour
Ground Penetrating Radar Uit	\$10.00 per hour
CCTV Camera	\$65.00 per hour

Photocopy Charges \$0.20 per copy

<u>Size</u>	<u>Meter Installation Fee</u>
5/8" or 3/4"	\$350.00
1"	\$400.00
1 1/2"	\$450.00
2"	\$700.00
3" or Larger	Actual direct and indirect cost to district. Advance payment to be based on estimated cost.

Preliminary Project Review Fee (large projects)	\$500.00
Plan Review Fees:	
Existing Residential Modifications	\$200.00 per unit plus additional fees
Existing Commercial Modifications	\$400.00 per unit plus additional fees
Plan Review	\$500.00 per unit plus additional fees
Water/Sewer Permit Fee	\$30.00 each
Small Project Inspection Fee (single lot)	\$400.00 per unit
Large Project Inspection Fee (large projects)	\$500.00 per unit plus 3% of water & sewer construction cost
Building Modification/Addition Fee	\$200.00 per unit
Deposit for a Meter Relocation	\$200.00 deposit, plus actual costs
Mark and Locate Fee (USA Markings)	\$100.00 first mark and locate at no-charge, each additional for \$100
Backflow/Cross Connection Control Fee	\$45.00 per device
Additional Backflow/Cross Connection Device	\$30.00 per device
Deposit for New Account	\$35.00 per edu
Meter Test Fee	\$15.00 for 3/4" meter, actual cost for 1" and larger

Ord Community Water System

MARINA COAST WATER DISTRICT
ORD COMMUNITY WATER SYSTEM OPERATIONS
SUMMARY

EXHIBIT W-1

	Actual Ord Water Expenses FY 2011-2012	Actual Ord Water Expenses FY 2012-2013	Adopted Budget Ord Water Expenses FY 2013-2014	Estimated Actuals Ord Water Expenses FY 2013-2014	Proposed Budget Ord Water Expenses FY 2014-2015	Adopted vs Proposed % CHANGE	Proposed vs Estimated % CHANGE
Number of water services							
# Flat Rate Customers	1,200	1,200	1,100	764	764		
# Metered Customers	2,808	2,808	2,908	3,087	3,092		
Total Customers	4,008	4,008	4,008	3,851	3,856		
Annual Water Usage (in AF)							
Metered use	1,650	1,650	1,800	1,926	1,926		
Unmetered use / Losses	800	800	770	430	430		
Total Water Usage	2,450	2,450	2,570	2,356	2,356		
Monthly Service Charges							
Flat Rate Billing	\$80.40	\$80.40	\$88.56	\$88.56	\$112.65		
Metered Service Charge - 3/4" Meter	\$16.31	\$16.31	\$17.97	\$17.97	\$31.48		
Monthly Quantity Rates							
Tier 1 (0-8 hcf)	\$2.22	\$2.22	\$2.45	\$2.30	\$2.60		
Tier 2 (8 - 16 hcf)	\$3.12	\$3.12	\$3.43	\$3.27	\$3.68		
Tier 3 (16+ hcf)	\$4.02	\$4.02	\$4.43	\$4.22	\$5.37		
Monthly Capital Surcharge (per EDU)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00		
Annual Revenue Calculations							
Flat Rate Accounts	1,121,129	1,065,214	1,177,545	997,236	967,270	-17.9%	-3.0%
Metered Accounts	3,196,497	3,257,395	3,021,466	3,487,695	4,238,977	40.3%	21.5%
Other Water Sales	881,793	522,634	915,000	972,399	1,006,500	10.0%	3.5%
Fire System Charge	0	0	0	0	141,964	0.0%	0.0%
Other Fees & Charges	185,273	180,271	59,500	235,112	68,670	15.4%	-70.8%
A Total Operating Revenue	\$5,384,692	\$5,025,514	\$5,173,511	\$5,692,442	\$6,423,381	24.2%	12.8%
B Capacity Charges (Based on \$8,010 per EDU)	472,476	109,042	50,000	1,551,894	1,922,400	3744.8%	23.9%
C Capital Surcharge Revenue	81,874	85,581	80,000	109,120	110,000	37.5%	0.8%
D Bond Revenue	25,675	25,534	22,580	0	25,200	11.6%	0.0%
E Grant Revenue	1,185,312	11,680	0	0	0	0.0%	0.0%
F Non-operating Revenue (including Interest Income)	195,863	196,655	90,540	184,666	197,723	118.4%	7.1%
G Funding Source to be Obtained				150,000	1,131,200		
TOTAL REVENUE (A through G)	\$7,345,892	\$5,454,006	\$5,416,631	\$7,688,122	\$9,809,904	81.1%	27.6%
H Operating Expenditures excluding payments to Land Jurisdictions	3,819,212	4,430,826	4,543,060	4,816,942	5,170,688	13.8%	7.3%
I Payments to Land Use Jurisdictions/FORA							
Reimb. to Land Use Agencies	38,120	33,160	34,000	33,039	34,000	0.0%	2.9%
FORA Admin/Liaison Fees	25,000	25,000	25,000	25,000	25,000	0.0%	0.0%
Reimbursements to FORA	116,752	218,700	250,000	233,259	236,000	-5.6%	1.2%
Mmbrshp on FORA Bd. of Directors	37,000	37,000	37,000	37,000	37,000	0.0%	0.0%
Total Operating Expenditures	4,036,084	4,744,686	4,889,060	5,145,240	5,502,688	12.6%	6.9%
J CIP Projects	3,804,699	457,376	611,250	219,450	1,574,764	157.6%	617.6%
K Seaside Land Transfer	881,793	522,634	915,000	972,399	1,006,500	10.0%	3.5%
L General Capital Outlay	84,144	47,990	159,940	49,519	194,707	21.7%	293.2%
M Debt Service	682,500	656,931	656,931	612,500	867,500	32.1%	41.6%
N FORA Lease Agreement	82,243	89,719	0	89,719	93,308	0.0%	4.0%
O Capital Replacement Reserve Fund	200,000	200,000	200,000	200,000	0	-100.0%	-100.0%
TOTAL EXPENDITURES (H through O)	\$9,771,463	\$6,719,336	\$7,432,181	\$7,288,827	\$9,239,467	24.3%	26.8%
TRANSFER FROM/(TO) RESERVES	\$2,425,571	\$1,265,330	\$2,015,550	(\$399,295)	(\$570,437)		
BALANCE	\$0	\$0	\$0	\$0	\$0		

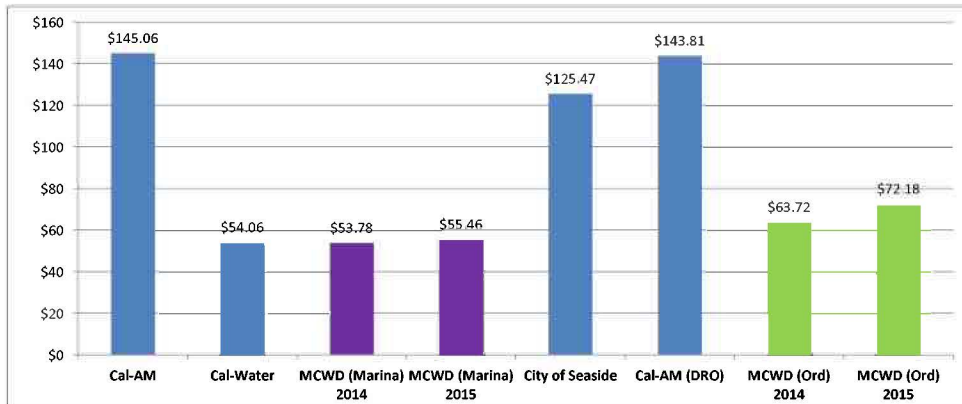
MONTHLY WATER RATES FOR REGION SURROUNDING THE ORD COMMUNITY

HCF = 100 cubic feet

TYPE OF FEE	CAL-AM ¹	California Water Service Company ⁴	Proposed MCWD City of Marina ³	Proposed MCWD City of Marina ⁴	Seaside Mun. Water ²	City of Del Rey Oaks (Cal-Am) ¹	Proposed MCWD Ord Community ³	Proposed MCWD Ord Community ⁴	Median Rates
Quantity Rate per 100 cu.ft.									
1st tier	\$0.3096	\$1.9298	\$2.47	\$2.55	\$3.67	\$0.3096	\$2.22	\$2.60	\$2.22
2nd tier	\$0.6193	\$2.0314	\$2.83	\$2.92	\$7.94	\$0.6193	\$3.40	\$3.98	\$2.83
3rd tier	\$1.2385	\$2.2752	\$5.00	\$5.15	\$12.87	\$1.2385	\$4.59	\$5.37	\$4.59
4th tier	\$2.4771				\$18.36	\$2.4771			\$2.48
5th tier	\$2.9474				\$25.18	\$2.9474			\$2.95
6th tier					\$32.86				
Breakpoint for 1st tier	40	600	800	800	400	40	800	800	600
Breakpoint for 2nd tier	80	1,100	1,600	1,600	1,000	80	1,600	1,600	1,100
Breakpoint for 3rd tier	120	1700+	1600+	1600+	2,000	120	1600+	1600+	1,600
Breakpoint for 4th tier	160				3,000	160			
Breakpoint for 5th tier	200				4,000	200			
					4,000 +				
Meter Service Charge per month									
3/4-inch	\$14.93	\$24.79	\$19.87	\$20.46	\$24.54	\$14.93	\$28.96	\$31.48	\$20.46
Service Charge (hcf)		0.200							\$0.20
Service Charge (monthly)	3.8100	1.547				2.5600			\$2.56
Surcharges (%)	11.1467					11.1467			\$11.15
Surcharges	3.71	-1.163				3.71			\$3.71
For illustrative purposes only, monthly rates based on 13 hcf/month, or 0.358 acre feet/year	\$145.06	\$54.06	\$53.78	\$55.46	\$125.47	\$143.81	\$63.72	\$72.18	\$77.73

1. Rates effective as of January 1, 2013.
2. Rates effective as of May 1, 2013.
3. Proposed rates effective as of July 1, 2014.
4. Proposed rates effective as of January 1, 2015.

MONTHLY WATER RATES FOR REGION SURROUNDING THE ORD COMMUNITY - 13 hcf



2013 Ord Community Water Consumption vs. Allocation (in Acre Feet per year)

EXHIBIT W-3

Entity	2012 Consumption	2013 Consumption	Fort Ord Reuse Plan Allocation (AFY)	% of
OMC				
Nonresidential	25	28		
Residential	228	263		
Residential (e)	377	377		
Irrigation	39	39		
Subtotal	669	706	1,577.0 (1) (4)	45%
Construction Water - Army	0	0		
CSUMB				
Main Campus	179	197		
CSUMB Housing (metered)	212	210		
CSUMB Housing (e)	0	0		
CSUMB Irrigation	35	35		
CSUMB Irrigation (e)	0	0		
Subtotal	426	442	1,035.0	43%
UC MBEST	3	1	230.0	
County	9	15	710.0 (7)	
County/State Parks	0	0	45.0	
Cty/Del Rey Oaks	0	0	242.5 (6)(7)	
Cty/Monterey	0	0	65.0	
Cty/Marina (Sphere)	0	0	10.0	
Subtotal	11	17	1,302.5	1%
Seaside				
Golf Course	265	457		
MPUSD	79	103		
Brostrom	61	64	85.0 (4)	
Thorson	67	64	120.0 (3)	
Seaside Highlands	153	170		
Monterey Bay Land, LLC	0	0	114.0 (5)	
Other	7	7	693.0 (7)	
Subtotal	632	865	1,012.0 (4)	86%
Construction Water - Seaside	0	0		
Marina				
Preston/Abrams	187	182		
Airport	5	4		
Other	65	76		
Subtotal	257	262	1,325.0 (7)	20%
Construction Water - Marina	8	11		
Total	2,004	2,303	6,251.5	37%
Assumed Line Loss	365 (8)	-10 (8)	348.5 (7)	
Total Extracted	2369	2293		
Reserve	4231	4307	0 (7)	
Total	6600	6600	6,600	

Notes:

(e) indicates water use is estimated; meters are not installed.

Footnotes:

(1) The 1996/1998 FORA Board Allocation Plan reflects 1410 afy that considers future conservation on the POM Annex. The OMC's current reservation of 1577 afy reflects the decrease of 38 afy and 114 afy (see footnote [4]) from the original 1729 afy. The FORA Board has not yet revised the allocation numbers to reflect this change.

(3) The Sunbay/Thorson property was given its own allocation (120 afy) as part of the transfer of real estate from the US Army to the Southwest Sunbay Land Company.

(4) Seaside's original allocation of 710 afy was augmented by 38 afy by agreement with the OMC and Brostrom, and by 114 afy under final terms of the land exchange agreement among the City of Seaside, Monterey Bay Land, LLC and the US Army.

(5) 114 afy of Monterey Bay Land, LLC controlled potable water includes the proviso that the City of Seaside shall use no less than 39 afy of such water for affordable or workforce housing.

(6) The FORA Board approved an additional 17.5 afy for Del Rey Oaks on 05/13/2005.

(7) In January 2007, the FORA Board changed the 150 afy interim use loans to Marina, Seaside, Del Rey Oaks and Monterey County in October 1998 to add to their permanent allocations.

(8) Line loss figures include water transferred from Ord to Marina system through the inter-tie. The transferred numbers are tracked in the SCADA system and will be repaid back to Ord from Marina over time.

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WATER SYSTEM OPERATIONS
PROPOSED BUDGET**

EXHIBIT W-4

	Actual Ord Community Water Expenses FY 2011-2012	Actual Ord Community Water Expenses FY 2012-2013	Adopted Budget Ord Community Water Expenses FY 2013-2014	Estimated Ord Community Water Expenses FY 2013-2014	Proposed Budget Ord Community Water Expenses FY 2014-2015	Adopted vs Proposed % CHANGE	Proposed vs Estimated % CHANGE
Administration/Management							
Personnel	\$645,037	\$843,713	\$692,801	\$725,722	\$900,394	30.0%	24.1%
Expenses	\$497,959	\$628,037	\$696,100	\$658,093	\$743,946	6.9%	13.0%
Insurance	\$57,479	\$58,571	\$62,000	\$58,570	\$65,520	5.7%	11.9%
Legal	\$60,681	\$103,169	\$15,000	\$117,891	\$118,560	690.4%	0.6%
Interest Expense	\$1,143,740	\$1,095,565	\$1,072,122	\$1,075,156	\$1,046,202	-2.4%	-2.7%
subtotal	\$2,404,896	\$2,729,055	\$2,538,023	\$2,635,432	\$2,874,622	13.3%	9.1%
Operations & Maintenance							
Personnel	\$649,492	\$625,801	\$796,995	\$805,598	\$763,988	-4.1%	-5.2%
Maintenance Expenses	\$117,424	\$229,650	\$226,900	\$245,012	\$282,952	24.7%	15.5%
Power Costs	\$402,579	\$451,870	\$539,450	\$589,701	\$740,500	37.3%	25.6%
Annual Maintenance	\$5,352	\$6,537	\$50,000	\$42,018	\$20,800	-58.4%	-50.5%
subtotal	\$1,174,847	\$1,313,858	\$1,613,345	\$1,682,329	\$1,808,240	12.1%	7.5%
Laboratory							
Personnel	\$91,122	\$100,622	\$107,679	\$107,071	\$113,335	5.3%	5.9%
Equipment/Expenses	\$29,050	\$26,807	\$49,961	\$42,578	\$50,900	1.9%	19.5%
Lab Contract Services	\$8,996	\$17,860	\$37,800	\$36,738	\$38,608	2.1%	5.1%
subtotal	\$129,168	\$145,289	\$195,440	\$186,387	\$202,843	3.8%	8.8%
Conservation							
Personnel	\$76,266	\$81,593	\$91,320	\$87,898	\$97,255	6.5%	10.6%
Expenses	\$33,925	\$32,138	\$48,460	\$47,226	\$63,558	31.2%	34.6%
subtotal	\$110,191	\$113,731	\$139,780	\$135,124	\$160,813	15.0%	19.0%
Engineering							
Personnel	\$169,798	\$350,568	\$337,472	\$352,999	\$302,583	-10.3%	-14.3%
Expenses	\$33,438	\$4,374	\$1,250	\$90,672	\$51,587	4027.0%	-43.1%
Outside Consultants	\$13,746	\$87,811	\$63,750	\$62,297	\$102,000	60.0%	63.7%
subtotal	\$216,982	\$442,753	\$402,472	\$505,968	\$456,170	13.3%	-9.8%
Total Operating Expenses	\$4,036,084	\$4,744,686	\$4,889,060	\$5,145,240	\$5,502,688	12.6%	6.9%

Ord Community Wastewater System

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WASTEWATER SYSTEM OPERATIONS
SUMMARY**

EXHIBIT WW-1

		Actual Ord Wastewater Expenses FY 2011-2012	Actual Ord Wastewater Expenses FY 2012-2013	Adopted Budget Ord Wastewater Expenses FY 2013-2014	Estimated Actuals Ord Sewer Expenses FY 2013-2014	Proposed Budget Ord Sewer Expenses FY 2014-2015	Adopted vs Proposed Ord Wastewater % CHANGE	Proposed vs Estimated Ord Wastewater % CHANGE
	Estimated # of EDU's	5,794	5,584	5,595	5,631	5,963		
	Flat Rate Billing per EDU	\$24.36	\$25.56	\$25.56	\$25.56	\$27.55		
	Monthly Capital Surcharge (per EDU)	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00		
	Annual Revenue - Flat Rate Billing	1,693,668	1,712,700	1,693,559	1,727,045	1,933,260	14.2%	11.9%
	Other Fees & Charges	12,790	15,078	5,000	78,817	10,000	100.0%	-87.3%
A	Total Operating Revenue	1,706,458	1,727,778	1,698,559	1,805,862	1,943,260	14.4%	7.6%
B	Capacity Fee	146,673	57,191	4,000	569,045	667,722	16593.1%	17.3%
C	Capital Surcharge Revenue	18,630	19,531	18,000	33,141	33,000	83.3%	-0.4%
D	Bond Revenue	9,431	9,392	8,550	9,350	9,350	9.4%	0.0%
E	Non-Operating Revenue (Including Interest Income)	87,412	72,602	44,760	63,400	57,233	27.9%	-9.7%
F	New Funding Source to be Obtained	0	0	0	42,000	316,736	0.0%	0.0%
	TOTAL REVENUE (A through E)	\$1,968,604	\$1,886,494	\$1,773,869	\$2,522,798	\$3,027,301	70.7%	20.0%
G	Operating Expenditures excluding payments to Land Jurisdictions	1,127,157	1,243,818	1,141,673	1,147,275	1,308,062	14.6%	14.0%
H	Payments to Land Use Jurisdictions/FORA	-24,413	12,557	12,000	9,551	14,300	19.2%	49.7%
	Total Operating Expenditures	1,102,744	1,256,375	1,153,673	1,156,826	1,322,362	14.6%	14.3%
I	CIP Projects	35,229	224,400	659,135	101,462	646,443	-1.9%	0.0%
J	General Capital Outlay	16,451	10,558	27,555	10,681	40,213	45.9%	276.5%
K	Debt Service (principal)	277,700	277,700	272,896	272,896	296,500	8.6%	8.6%
L	FORA Lease Agreement	23,028	19,738	0	19,738	19,738	0.0%	0.0%
M	Capital Replacement Reserve Fund	100,000	100,000	100,000	100,000	0	-100.0%	-100.0%
	TOTAL EXPENDITURES (G through M)	\$1,555,152	\$1,888,771	\$2,213,259	\$1,661,603	\$2,325,256	5.1%	39.9%
	Transfer From/(To) Reserves	(\$413,452)	\$2,277	\$439,390	(\$861,195)	(\$702,046)		
	BALANCE	\$0	\$0	\$0	\$0	\$0		

MONTHLY WASTEWATER COLLECTION RATES FOR REGION SURROUNDING THE ORD COMMUNITY

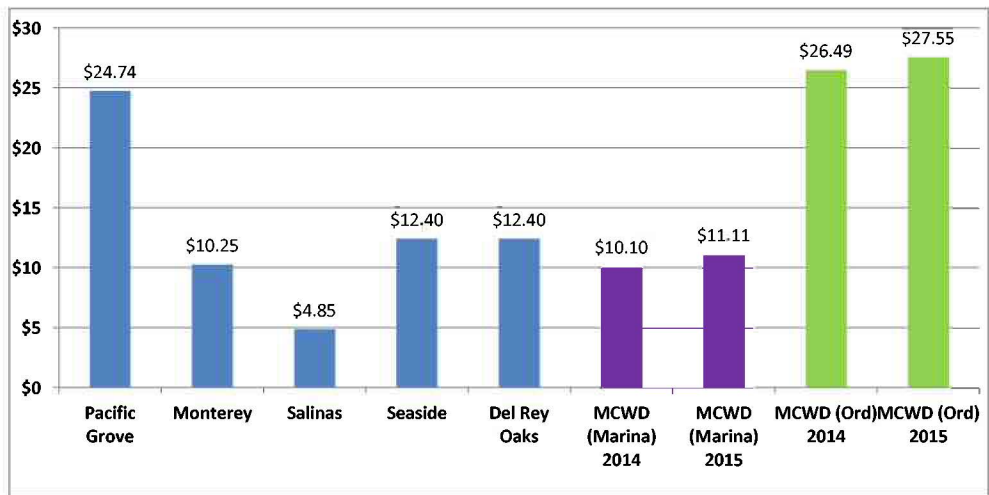
SERVICE DESCRIPTION	City of Pacific Grove ¹	City of Monterey ²	City of Salinas ²	SCSD City of Seaside ²	SCSD City of Del Rey Oaks ²	Proposed MCWD City of Marina ³	Proposed MCWD City of Marina ⁴	Proposed MCWD Ord Community ³	Proposed MCWD Ord Community ⁴
Residential - per Living Unit	\$24.74	\$10.25	\$4.85	\$12.40	\$12.40	\$10.10	\$11.11	\$26.49	\$27.55
Business - 15 employees	\$33.74	\$15.79	\$7.50	\$19.14	\$19.14	\$15.15	\$16.67	\$39.74	\$41.33
Church - over 100 members	\$33.74	\$15.79	\$9.70	\$19.14	\$19.14	\$10.10	\$11.11	\$26.49	\$27.55
Laundromat - each washing machine	\$13.58	\$6.87	\$3.26	\$8.33	\$8.33	\$6.06	\$6.67	\$15.89	\$16.53
General Hospital - each bed	\$37.97		\$8.21	\$20.99	\$20.99	\$8.08	\$8.89	\$21.19	\$22.04
Motel/hotel - each room	\$10.29	\$4.41	\$2.10	\$5.38	\$5.38	\$2.53	\$2.78	\$6.62	\$6.89
Restaurant - each seat	\$4.67	\$1.13	\$0.54	\$1.38	\$1.38	\$0.71	\$0.78	\$1.85	\$1.93
High School/University - each student/faculty	\$0.35	\$0.21	\$0.10	\$0.26	\$0.26	\$0.71	\$0.78	\$1.85	\$1.93
Supermarket - 30 Employees	\$167.46	\$43.26	\$20.45	\$52.29	\$52.29	\$30.30	\$33.33	\$79.47	\$82.65

¹Rate is 173% of MRWPCA rate

²Rate is for FY 2013/2014 published by MRWPCA

³Rate to be effective July 1, 2014

⁴Rate to be effective January 1, 2015



MCWD (Ord) rate will decrease as rate base increases. Current rate base must support operating costs and debt service on system.

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WASTEWATER SYSTEM OPERATIONS
PROPOSED BUDGETS**

	Actual Ord Community Wastewater Expenses FY 2011-2012	Actual Ord Community Wastewater Expenses FY 2012-2013	Adopted Budget Ord Community Wastewater Expenses FY 2013-2014	Estimated Ord Community Wastewater Expenses FY 2013-2014	Proposed Budget Ord Community Wastewater Expenses FY 2014-2015	Adopted vs Proposed % CHANGE	Proposed vs Estimated % CHANGE
Administration/Management							
Personnel	\$160,948	\$185,762	\$152,424	\$158,246	\$190,487	25.0%	20.4%
Expenses	\$66,664	\$87,030	\$89,030	\$89,070	\$99,378	11.6%	11.6%
Insurance	\$13,736	\$12,522	\$13,640	\$13,637	\$13,860	1.6%	1.6%
Legal	\$16,865	\$18,795	\$3,300	\$24,335	\$25,080	660.0%	3.1%
Interest Expense	\$331,321	\$446,099	\$395,300	\$396,010	\$421,423	6.6%	6.4%
subtotal	\$589,534	\$750,208	\$653,694	\$681,298	\$750,228	14.8%	10.1%
Operations & Maintenance							
Personnel	\$198,580	\$254,542	\$227,588	\$254,328	\$321,679	41.3%	26.5%
Maintenance Expenses	\$93,134	\$40,818	\$109,510	\$71,046	\$95,649	-12.7%	34.6%
Power Costs	\$50,056	\$47,180	\$52,825	\$46,929	\$54,075	2.4%	15.2%
Annual Maintenance	\$809	\$11,737	\$15,000	\$10,160	\$4,400	-70.7%	-56.7%
subtotal	\$342,579	\$354,277	\$404,923	\$382,463	\$475,803	17.5%	24.4%
Engineering Department							
Personnel	\$159,077	\$95,222	\$76,931	\$78,345	\$63,205	-17.8%	-19.3%
Expenses	\$994	\$1,999	\$275	\$1,145	\$11,127	3946.2%	871.8%
Outside Consultants	\$10,560	\$54,669	\$17,850	\$13,575	\$22,000	23.2%	62.1%
subtotal	\$170,631	\$151,890	\$95,056	\$93,065	\$96,332	1.3%	3.5%
TOTAL	\$1,102,744	\$1,256,375	\$1,153,673	\$1,156,826	\$1,322,362	14.6%	14.3%

Ord Community Capital Improvement Projects

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WATER AND WASTEWATER SYSTEMS
CAPITAL IMPROVEMENT PROJECT BUDGET FOR FY 2014-2015**

EXHIBIT CIP-1

Project No.	Project Name		Amount
WD-0203	MCWD Fort Ord Office Landscape Project		\$12,915
		Ord Community Water	\$10,660
		Ord Community Sewer	\$2,255
WD-0115	SCADA System Improvements - Phase I		\$20,650
		Ord Community Water	\$9,100
		Ord Community Sewer	\$11,550
WD-0202	IOP Building (BLM)		\$1,447,936
		Ord Community Water	\$1,131,200
		Ord Community Sewer	\$316,736
GW-0212	Potable Water Tank Compliance Project		\$36,540
		Ord Community Water	\$36,540
GW-0112	A1 & A2 Zone Tanks & B/C Booster Station @ CSUMB		\$175,464
		Ord Community Water	\$175,464
OW-0223	Well 30 Pump Replacement		\$210,000
		Ord Community Water	\$210,000
OW-0201	Gigling Transmission from D Booster to JM Blvd		\$1,800
		Ord Community Water	\$1,800
OS-0200	Clark Lift Station Improvement		\$287,902
		Ord Community Sewer	\$287,902
OS-0150	Imjin LS & Force Main Improvements - Phase I		\$28,000
		Ord Community Sewer	\$28,000
TOTALS			<u>\$2,221,207</u>
Ord Community Water			\$1,574,764
Ord Community Sewer			\$646,443
TOTALS			<u>\$2,221,207</u>

Capital Improvement Project Sheet

Project:	MCWD Fort Ord Office Landscape Project
Project No:	WD-0203
Cost Center:	Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer

Project Description
 This project is for completing the installation of landscaping at MCWDs' Fort Ord Office located at 2840 4th Avenue in Marina, CA. the project scope includes installing a "water-wise" irrigation system and the planting of native plant species and other low water use plants.

Project Justification
 A landscape installed as a demonstration "garden", which will be open to the general public, will enhance the public's understanding of the District's landscape and conservation ordinances.

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services								0
Internal Services								0
Construction								
External Services		11,500						11,500
Internal Services		9,000						9,000
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	20,500	0	0	0	0	0	20,500

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
01 - Marina Water	01-00-160-402	29%	0	5,945	0	0	0	0	0	5,945
02 - Marina Sewer	02-00-160-402	8%	0	1,640	0	0	0	0	0	1,640
03 - Ft Ord Water	03-00-160-402	52%	0	10,660	0	0	0	0	0	10,660
04 - Ft Ord Sewer	04-00-160-402	11%	0	2,255	0	0	0	0	0	2,255
										0
Funding By Fiscal Year			0	20,500	0	0	0	0	0	20,500

Capital Improvement Project Sheet

Project:	SCADA System Improvements - Phase I
Project No:	WD-0115
Cost Center:	Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer

Project Description
 This project is for improving the Supervisory, Control, and Data Acquisition (SCADA) facilities. MCWD has more than 40 (current) remote water and sewer infrastructure sites that need SCADA improvement. The current phase of the project will result in functional and expandable SCADA "hubs" that will transmit signals to MCWD's O&M control room while the future phases will up-grade the remote sites.

Project Justification
 This project is needed to increase the reliability of the SCADA facilities. A well-functioning SCADA system is fundamental to efficient operation of water and wastewater systems and reliable SCADA facilities reduce risk because problems with remote infrastructure can be identified, communicated and/or prevented prior to failure.

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services								0
Internal Services								0
Construction								
External Services	1,008,456	25,000	127,500	130,050	132,651			1,423,657
Internal Services		10,000	10,200	10,404	10,612			41,216
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	1,008,456	35,000	137,700	140,454	143,263	0	0	1,464,873

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
01 - Marina Water	01-00-160-402	25%	252,114	8,750	34,425	35,114	35,816	0	0	366,218
02 - Marina Sewer	02-00-160-402	16%	161,353	5,600	22,032	22,473	22,922	0	0	234,380
03 - Ft Ord Water	03-00-160-402	26%	262,199	9,100	35,802	36,518	37,248	0	0	380,867
04 - Ft Ord Sewer	04-00-160-402	33%	332,790	11,550	45,441	46,350	47,277	0	0	483,408
										0
Funding By Fiscal Year			1,008,456	35,000	137,700	140,454	143,263	0	0	1,464,873

Capital Improvement Project Sheet

Project:	IOP Building E (BLM)
Project Number:	WD-0202
Cost Center:	Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer

Project Description
 Construction of a building at the Imjin Office Park to house the BLM Regional Offices.
 The project cost will be recouped via a long term lease with the Government.

Project Justification
 This project takes advantage of property owned by the District intended for future use beyond the lease term.
 The majority of this project will be financed and the expenses will be recouped via lease revenue.
 The BLM would like to occupy the building as soon as it becomes available.

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services	75,000							75,000
Internal Services	10,000							10,000
Design								
External Services	450,000							450,000
Internal Services	100,000							100,000
Construction								
External Services	300,000	2,175,000						2,475,000
Internal Services	12,600	87,400						100,000
Property Easement / Acquisitions								0
								0
Other Project Costs								0
								0
Estimated Cost By Fiscal Year	947,600	2,262,400	0	0	0	0	0	3,210,000

Project Funding / Cost Centers	G L CODE	% Cost Splits	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
01 - Marina Water	01-00-163-050	28%	265,328	633,472	0	0	0	0	0	898,800
02 - Marina Sewer	02-00-163-050	8%	75,808	180,992	0	0	0	0	0	256,800
03 - Ft Ord Water	03-00-163-050	50%	473,800	1,131,200	0	0	0	0	0	1,605,000
04 - Ft Ord Sewer	04-00-163-050	14%	132,664	316,736	0	0	0	0	0	449,400
Funding By Fiscal Year			947,600	2,262,400	0	0	0	0	0	3,210,000

Capital Improvement Project Sheet

Project:	Potable Water Tank Compliance Project
Project No:	GW-0212
Cost Center:	Marina Water; Ord Community Water

Project Description
 All of MCWD's potable water tanks/reservoirs will be inspected, cleaned, and maintained within FY 13/14. The inspection will be conducted by a diver and cleaned with a vacuum operation such that the tanks will not require draining.

Project Justification
 CA DPH requires this activity based on their December, 2012 report reviewing MCWD's permitted potable water system.

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								0
External Services								0
Internal Services								
Design								
External Services								0
Internal Services		8,000	2,000					10,000
Construction								
External Services		45,000	40,000			108,243		193,243
Internal Services		5,000	3,000					8,000
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	58,000	45,000	0	0	108,243	0	211,243

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
01 - Marina Water -		37%		21,460	0	0	0	40,050	0	61,510
03 - Ft Ord Water		63%		36,540	0	0	0	68,193	0	104,733
										0
										0
Funding By Fiscal Year			0	58,000	0	0	0	108,243	0	166,243

Capital Improvement Project Sheet

Project:	A1 & A2 Zone Tanks & B/C Booster Station
Project Number:	GW-0112
Cost Center:	Ord Community Water; Marina Water

Project Description
 Two A-Zone storage tanks with a total usable storage capacity of 5.2 Million Gallons, B-Zone and C-Zone Booster Pump Station, and associated piping and facilities.
 The project location is currently being negotiated with CSUMB at the time of preparing this document. At least one Tank will be placed at or near CSUMB main campus.

Project Justification
 The District has minimal "A" Zone storage capacity. The A1/A2 Zone Tanks are to provide operational, fire, and emergency water storage for Zone A in the Ord Community and Central Marina. The B and C booster pumps will pump water from Zone A to Zones B and C. The facilities currently serving these functions are over sixty years old and are approaching the end of their useful life.

PROJECT COSTS: 1	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing₂								
Planning								
External Services	120,017	93,924	82,616			77,050		373,607
Internal Services	8,705	19,740	8,980			13,400		50,825
Design								
External Services		75,250	107,500	32,250		25,000		240,000
Internal Services		89,600	85,120	71,680		91,000		337,400
Construction								
External Services			3,205,563	3,071,391		3,072,699		9,349,652
Internal Services			120,680	120,802		114,000		355,482
Property Easement / Acquisitions								0
Property rights have been paid for through a settlement agreement with CSUMB								
Other Project Costs								0
Estimated Cost By Fiscal Year	128,722	278,514	3,610,459	3,296,123	0	3,393,149	0	10,706,966

Project Funding / Cost Centers	G L CODE	% Cost	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
01 - Marina Water	01-00-160-327	37%	47,627	103,050	1,335,870	1,219,565	0	1,255,465	0	3,961,578
03 - Ft Ord Water	03-00-160-327	63%	81,095	175,464	2,274,589	2,076,557	0	2,137,684	0	6,745,389
Funding By Fiscal Year			128,722	278,514	3,610,459	3,296,123	0	3,393,149	0	10,706,966

1 Budget Estimates are based on a specific project site location at the N/W corner of Intergarrison Rd & Sixth Avenue, additional Site Preparation, Environmental Studies & Piping costs maybe incurred if a different site is selected. In addition, it's assumed that the tank construction material will be Steel, a prestressed concrete tank will entail a 33% increase in the initial capital costs

Capital Improvement Project Sheet

Project:	Well 30 Pump Replacement
Project No:	OW-0223
Cost Center	Ord Community Water

Project Description
 Replacement of Well 30 pump, casing, and shaft assembly and the installation of a transducer to monitor water levels.

Project Justification
 The Well 30 Pump and casing have reached the end of their useful life and require replacement. O & M staff removed the pump and casing after abnormal vibrations were encountered. Once extracted it was determined the assembly was no longer operating properly and would require replacement. This work is required to get the well back online.

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services								0
Internal Services								0
Construction								
External Services		200,000						200,000
Internal Services		10,000						10,000
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	210,000	0	0	0	0	0	210,000

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
01 - Marina Water -		0%	0	0	0	0	0	0	0	0
03 - Fort Ord Water -		100%	0	210,000	0	0	0	0	0	210,000
										0
										0
Funding By Fiscal Year			0	210,000	0	0	0	0	0	210,000

Capital Improvement Project Sheet

Project:	Gigling Transmission from D Booster to JM Blvd
Project No:	OW-0201
Cost Center	Ord Community Water

Project Description
 This project entails the construction of approximately 1,800-LF of 12-inch PVC potable water pipeline to replace an existing 12-inch AC pipeline installed by the Army. The section of pipeline being installed will be within the Gigling Road alignment from the D-BPS and extending to the west of the General Jim Moore Boulevard intersection.

Project Justification
 This project was originally identified in the Ord Community Water Distribution Master Plan (2004, RBF). Staff identified the need to increase the scope of the project based on the existing condition and installation failings of the facility. The condition and installation failings were discovered in 2011 through a significant water outage event. Staff has re-estimated the cost of this CIP based on the new scope (thus the Source of the project is now Internal).

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services		1,800						1,800
Design								
External Services			107,100					107,100
Internal Services								0
Construction								
External Services			321,300					321,300
Internal Services			10,800					10,800
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	1,800	439,200	0	0	0	0	441,000

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
01 - Marina Water -		0%	0	0	0	0	0	0	0	0
03 - Fort Ord Water -		100%	0	1,800	439,200	0	0	0	0	441,000
										0
										0
Funding By Fiscal Year			0	1,800	439,200	0	0	0	0	441,000

Capital Improvement Project Sheet

Project:	Clark Lift Station Improvement
Project Number:	OS-0200
Cost Center:	Ord Community Sewer

Project Description
 This project is for replacing the current sanitary sewer lift station with an improved lift station. The project scope includes an up-graded concrete below-grade we-well, a dual submersible pump, and a valve vault. A back-up generator is also included in the scope. The project is located at the intersection of Brostrom and Clark Court in the Former Fort Ord portion on eastern Marina.

Project Justification
 This project is needed because the existing lift station is beyond its useful life. The lift station is costly to maintain and operate; replacement will result in lower operational expense.

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services	23,726							23,726
Internal Services	1,840							1,840
Construction								
External Services	95,117	279,902						375,019
Internal Services		8,000						8,000
Property Easement / Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	120,683	287,902	0	0	0	0	0	408,585

Project Funding / Cost Centers	G L CODE	% Cost	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
04 - Fort Ord Sewer		100%	120,683	287,902	0	0	0	0	0	408,585
										0
										0
										0
Funding By Fiscal Year			120,683	287,902	0	0	0	0	0	408,585

Capital Improvement Project Sheet

Project:	Imjin LS & Force Main Improvements - Phase I
Project Number:	OS-0205
Cost Center:	Ord Community Sewer

Project Description
 The first phase of this project includes constructing another wetwell, installing two pumps with all accessories and appurtenances.

Project Justification:
 The existing lift station and forcemain can't handle all the anticipated wastewater flows from East Garrison, UCMBEST, Marina Airport, Existing Marina lift Station as was stated in the Ord Community Wastewater Master Plan; the project will be split into two phases and is necessary to accommodate near to long term future development

PROJECT COSTS:	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services		20,000						20,000
Internal Services		8,000						8,000
Construction								
External Services			490,000					490,000
Internal Services			40,000					40,000
Property Easement / Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	28,000	530,000	0	0	0	0	558,000

Project Funding / Cost Centers	G L CODE	% Cost	Prior Years	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	OUT YEARS	Total
02 - Marina Sewer										0
04 - Fort Ord Sewer		100%		28,000	530,000	0	0	0	0	558,000
										0
										0
										0
Funding By Fiscal Year			0	28,000	530,000	0	0	0	0	558,000

Ord Community Reserves

**MARINA COAST WATER DISTRICT
ORD COMMUNITY RESERVE DETAIL
PROJECTED AS OF JUNE 30, 2014**

EXHIBIT RES-1

<u>Description</u>	Ord Water	Ord Sewer	TOTALS
Debt Reserve Fund (2006 Bond)*	1,664,919	649,091	2,314,010
Debt Reserve Fund (2010 Bond)*	433,245	101,940	535,185
IOP CD Account*	1,689,201	397,459	2,086,660
Sub-total	<u>3,787,365</u>	<u>1,148,490</u>	<u>4,935,855</u>
Capital Reserves			
Bond Series 2006 Construction Funds**	-	781,990	781,990
Capacity Charge/Capital Surcharge**	1,584,193	115,404	1,699,597
Capital Replacement**	1,218,796	609,398	1,828,194
Sub-total	<u>2,802,989</u>	<u>1,506,793</u>	<u>4,309,782</u>
General Operating Reserve (#)	31,277	157,698	188,975
Total Projected Reserve as of 06-30-2014	<u>6,621,631</u>	<u>2,812,981</u>	<u>9,434,612</u>
<u>FY 2014-2015 Operating Reserve</u>			
Beginning operating reserve	31,277	157,698	188,975
A Proposed transfers to operations	(1,018,399)	-	(1,018,399)
Due to/(Due From) Interfund Transfers****	987,122	-	987,122
B Proposed transfers from operations	-	331,031	331,031
Projected Ending Balance @ 06-30-2015	-	488,729	488,729
6 mths avg operating expenses required by Board***	2,751,344	698,461	3,449,805
Projected available Operating Reserve @ 06-30-2015	<u>(2,751,343)</u>	<u>(209,733)</u>	<u>(2,961,076)</u>
<u>FY 2014-2015 Capital Reserve</u>			
Beginning capital reserve	2,802,989	1,506,793	4,309,782
Due to/(Due From) Interfund Transfers	(1,000,000)	-	(1,000,000)
Proposed transfer to capital reserve	-	-	-
C Proposed transfer to/(from) capital reserve	1,588,836	371,015	1,959,851
Projected Ending Balance @ 06-30-2015	3,391,825	1,877,808	5,269,633
Capital minimum balance required by Board***	1,000,000	1,000,000	2,000,000
Projected available Capital Reserve @ 06-30-2015	<u>2,391,825</u>	<u>877,808</u>	<u>3,269,633</u>
Proposed Net Transfers To/(From) Reserves (A+B+C)	570,437	702,046	1,272,483

\$12,671,753 is expected to be reimbursed to Ord Operating Reserves through Regional Project financing/settlement

* Held by external Agencies

** Restricted to only capital spending

***Per Board Policy

****Interfund Transfer from Marina Water Reserves

Operating Expenses plus Interest & Bond Amortization - 2014/2015	5,533,999	1,396,922	6,930,921
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**Ord Community
Reserves**

MARINA COAST WATER DISTRICT
 ORD COMMUNITY RESERVE DETAIL
 PROJECTED AS OF JUNE 30, 2014

EXHIBIT RES-1

	Ord Water	Ord Sewer	TOTALS
<u>Description</u>			
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Capital Replacement**	1,218,796	609,398	1,828,194
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<u>FY 2014-2015 Capital Reserve</u>			
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Due to/(Due From) Interfund Transfers	(1,000,000)	-	(1,000,000)
Proposed transfer to capital reserve	-	-	-
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Proposed Net Transfers To/(From) Reserves (A+B+C)	570,437	702,046	1,272,483
\$12,671,753 is expected to be reimbursed to Ord Operating Reserves through Regional Project financing/settlement			
* Held by external Agencies			
** Restricted to only capital spending			
***Per Board Policy			
****Interfund Transfer from Marina Water Reserves			
Operating Expenses plus Interest & Bond Amortization - 2014/2015	5,533,999	1,396,922	6,930,921



**FORT ORD REUSE AUTHORITY
JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING MINUTES**

Wednesday, May 21, 2014 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

FORA Executive Officer Michael A. Houlemard, Jr. called the meeting to order at 9:20 a.m. The following were present:

Committee Members:

Mike Lerch, CSUMB
Diana Ingersoll, City of Seaside
Graham Bice, UCMBEST
Tim O'Halloran, City of Seaside
Dirk Medema, Monterey County
Carl Holm, Monterey County
Elizabeth Caraker, City of Monterey

Others Present:

Patrick Breen, MCWD
Kelly Cadiente, MCWD
Bob Schaffer
Pierce Rossum, Carollo
Doug Yount, ADE
Kathleen Lee, Monterey County
Andy Sterbenz, Schaaf & Wheeler
Chuck Lande, Marina Heights
Kenneth Nishi

FORA Staff:

Michael Houlemard
Steve Endsley
Jim Arnold
Jonathan Garcia
Crissy Maras

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

3. APPROVAL OF MEETING MINUTES

a. May 7, 2014 Joint Admin/WWOC Meeting Minutes

The May 7, 2014 Joint Admin/WWOC meeting minutes were unanimously approved as presented.

4. PUBLIC COMMENT PERIOD

None.

5. OLD BUSINESS

a. FY 2014/15 Marina Coast Water District – Draft Ord Community Water/Wastewater Budget
Kelly Cadiente, MCWD, noted: 1) the new capacity charge would go into effect July 5, 2014, 2) recommended rate increases previously not fully approved resulted in the use of reserves, 3) the May 19, 2014 Proposition 218 hearing resulted in an unsuccessful protest, and 4) the MCWD Board approved the maximum rates through FY 2017/18 via ordinance.

Committee members asked if reserves were used to fund the failed regional desalination project. MCWD staff responded that although it is difficult to track exactly where individual dollars were spent, money was spent on the regional project with FORA Board support and MCWD moved forward for the good of the region based on FORA Board direction.

Committee members discussed current and future asset value, EDUs v. meter equivalent, and water/money transfers/loans between Central Marina and Ord Community cost centers. Committee members provided suggestions on presentation formatting and information clarification.

MOTION: Mike Lerch moved to not recommend the FY 2014/15 Ord Community budget to the FORA Board, or to recommend his April 30th motion which included a slight rate increase. The motion did not receive a second, and failed.

6. ADJOURNMENT

Mr. Houlemard adjourned the meeting at 11:00 a.m.