

Resolution No. 06-11  
Resolution of the Board of Directors  
Fort Ord Reuse Authority  
Adopting the Capacity Charge and Capital Surcharge element of the Budget and the Ord  
Community Compensation Plan for FY 2006-2007

June 9, 2006

RESOLVED by the Board of Directors ("Directors") of the Fort Ord Reuse Authority ("FORA"), at a regular meeting duly called and held on June 9, 2006 at the business office of FORA, 100 12<sup>th</sup> St., Bldg. 2880, Marina, California, as follows:

WHEREAS, Staff prepared and presented the draft FY 2006-2007 Budget which includes projected revenues, expenditures and capital improvement projects for two cost centers for the Ord Community Water and Wastewater systems, including the area within the jurisdiction of the Fort Ord Reuse Authority ("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 2006-2007 provides for funds necessary to meet operating and capital expenses for sound operation and provision of the water and wastewater facilities and to enable the District to provide continued 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, a financing study prepared by Citigroup Global Markets Inc. for the District recommends the adoption of capacity charges and a capital surcharge as an element of financing capital facilities for water and wastewater service to the Ord Community; and

WHEREAS, the Water/Wastewater Oversight 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 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 and surcharges 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 and surcharges will not exceed the estimated reasonable costs of providing the facilities and services for which the charges are imposed; and

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

WHEREAS, the capacity charges will not be effective until adopted by resolution of the District after compliance with Section 54354.5 of the Government Code; and

WHEREAS, after a public meeting and based upon staff's recommendations, the Board has determined that the capital elements of the Budget and Compensation Plan, including the capacity charges and surcharges therein, should be adopted as set forth on Attachment A to this Resolution; and

WHEREAS, Government Code Section 54999.3 requires that before imposing certain capital facilities fees on certain educational and state entities, any public agency providing public utility service must negotiate with the entities receiving the service; and

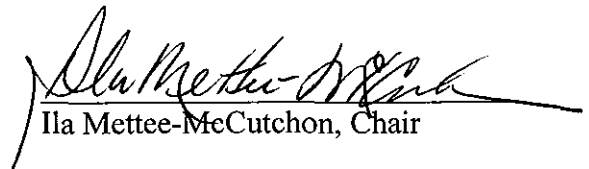
WHEREAS, FORA is the lead agency for the adoption of rates, fees and charges for the area of the Ord Community under FORA's jurisdiction, and that in adopting rates and charges for that area, the District is acting as a responsible agency and relying on FORA's compliance with the requirements of the California Environmental Quality Act ("CEQA"); that the District has previously adopted rates, fees and charges for its jurisdictional service area; and that, in approving rates, fees and charges for the area of Ord Community within the jurisdiction of the U.S. Army, 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.

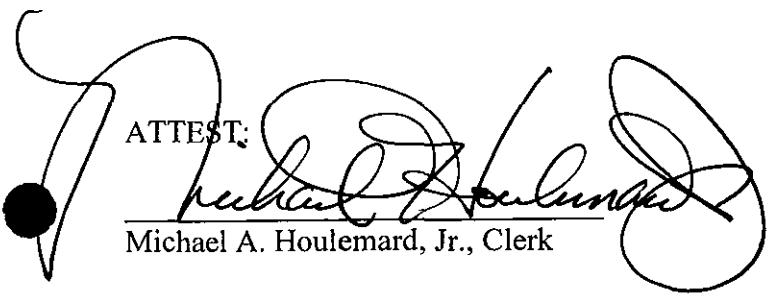
NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS,

1. The Board of Directors of the Fort Ord Reuse Authority does hereby approve and adopt the capital elements of the FY 2006-2007 Budget for 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 and capital surcharges, set forth on Attachment A to this Resolution are hereby approved and adopted. The District is authorized to charge and collect capacity charges and capital surcharges for provision of water and wastewater services within the boundaries of the Fort Ord Reuse Authority in accordance with the schedule set forth in Attachment 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 Government Code Section 54354.5 in adopting the capacity charges and capital surcharges set forth in Attachment A.
5. 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 California State University, the University of California or state agency.

PASSED AND ADOPTED on June 9, 2006, by the Board of Directors of the Fort Ord Reuse Authority by the following vote:

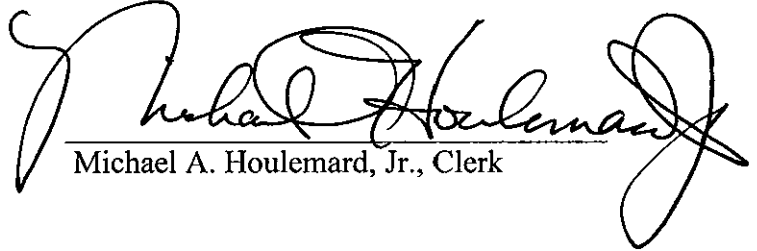
Ayes:	11	Directors Mettee-McCutchon, Jordan, Smith, Pendergrass, Russell, Albert, McCloud, Mancini, Morrison, Schenk, and Barnes
Noes:	-0-	None
Absent:	2	Directors Potter and Calcagno
Abstained:	-0-	None

  
Ila Mettee-McCutchon, Chair

ATTEST:  
  
Michael A. Houlemard, Jr., Clerk

CERTIFICATE OF BOARD CLERK

The undersigned Clerk to the Board of Directors of the Fort Ord Reuse Authority hereby certifies that the foregoing is a full, true and correct copy of Resolution No. 06-11 adopted June 9, 2006.



Michael A. Houlemard, Jr., Clerk

## FY 2006-2007 Ord Community Service Area Budget Summary

Introduction. This Budget Summary provides an overview of the draft FY 2006–2007 Budget and identifies key assumptions used in its development.

The District maintains five separate cost centers to ensure that revenues and expenses are appropriately segregated and maintained for the Marina systems, the Ord Community systems, and the accruing costs for the Regional Water Augmentation Project.

Cost Centers:

- Marina Water
- Marina Wastewater Collection (Sewer)
- Ord Community Water
- Ord Community Wastewater Collection (Sewer)
- Regional Water Augmentation Project

Assumptions:

- Revenues (based on current customer accounts and FORA growth projections):
  - Ord Community Water \$3.438 million
  - Ord Community Wastewater Collection \$1.236 million
- New financing:
  - New financing \$16.562 million for Ord Community Water and \$5.452 million for Ord Community Wastewater
- Expenses:
  - Ord Community Water \$2.817 million
  - Ord Community Wastewater Collection \$0.824 million
- Debt Service on existing loans (principal/interest):
  - Ord Community Water \$0.108
  - Ord Community Wastewater Collection \$0.046

Ord Community Water Rates (monthly):

	FY 2005-2006	FY 2006-2007
Meter Service Charge	\$12.50	\$12.50
First Tier (0-8 hcf)	1.70	1.70
Second Tier (8-16 hcf)	2.39	2.39
Third Tier (16+ hcf)	3.08	3.08
Flat Rate Billing	52.10	52.10
Average Monthly bill (10 units)	\$30.88	\$30.88

Ord Community Wastewater Collection Rates (monthly):

	FY 2005-2006	FY 2006-2007
Monthly Flat Fee Bill	\$20.20	\$20.20

Capacity Charge:

- Ord Community Water Capacity Charge \$2,800 per EDU
- Ord Community Wastewater Collection Capacity Charge \$1,000 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 all new customers effective July 2005.

Capital Improvement Programs:

- Ord Community Water \$16.478 million
- Ord Community Wastewater Collection \$5.347 million

District Overhead:

- 36 FTE positions:
  - Administration – 11 (+1 over FY 2005-2006)
  - Operations & Maintenance – 14 (+1 over FY 2005-2006)
  - Laboratory – 2
  - Conservation – 2
  - Engineering – 7 (+2 over FY 2005-2006)

**Ord Community Water/Wastewater Systems**

**Proposed Budgets and Rates**

**for FY 2006-2007**

**presented to**

**FORA Board of Directors**

**June 9, 2006**

**by**

**Marina Coast Water District**



**ORD COMMUNITY  
WATER & WASTEWATER SYSTEM  
RATES, FEES and CHARGES  
FY 2006 - 2007**

**Water Consumption Charge**

0 - 8 hcf	First Tier	1.70 per hcf
8 - 16 hcf	Second Tier	2.39 per hcf
16+ hcf	Third Tier	3.08 per hcf
	Monthly Capital Surcharge (New EDU)	20.00 per EDU
	Flat Rate	52.10 per unit

**Monthly Minimum Water Charges**

<u>Size</u>	<u>Fee</u>
5/8" or 3/4"	\$12.50 per month
1"	\$31.25 per month
1 1/2"	\$62.50 per month
2"	\$100.00 per month
3"	\$187.50 per month
4"	\$312.50 per month
6"	\$625.00 per month
8"	\$1,250.00 per month

**Monthly Minimum Sewer Charges**

Monthly Wastewater Charge	\$20.20 per EDU
Monthly Capital Surcharge (New EDU)	\$5.00 per EDU

**Water Meter Installation Fee**

(includes box and meter)

<u>Size</u>	<u>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.

**Temporary Water Service**

Meter Deposit Fee	\$650.00
Hydrant Meter Fee (Set/Remove Fee)	\$140.00 one time fee
Hydrant Meter Fee (Relocate Fee)	\$140.00 per occurrence
Minimum Monthly Service Charge	\$65.00 per month
Estimated Water Consumption Deposit	\$1,100.00 minimum

**Repair, Replacement and Maintenance of Private Fire Hydrants (Monthly Charge)**

Single/Double Outlet, All Sizes	\$13.50 per month
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**Capacity Charges**

Water	\$2,800.00 per edu
Sewer	\$1,000.00 per edu

**Other Fees and Charges**

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	\$35.00 per device
Deposit for New Account	\$35.00 per edu
Basic Penalty on late payments	10% of the delinquent amount
Additional Penalty on late payments	1.50% per month of the delinquent amount



**Ord Community  
Water System**

MARINA COAST WATER DISTRICT  
 ORD COMMUNITY WATER SYSTEM OPERATIONS  
 PROPOSED BUDGETS

EXHIBIT W-1

	Adopted Budget Ord Community Water Expenses FY 2005-2006	Proposed Budget Ord Community Water Expenses FY 2006-2007
<b>Administration/Management</b>		
Personnel	\$320,280	\$354,431
Expenses	\$598,965	\$549,731
Insurance	\$47,000	\$40,500
Legal	\$35,000	\$35,000
Interest Expense	\$126,960	\$127,000
subtotal	\$1,128,205	\$1,106,662
<b>Operations &amp; Maintenance</b>		
Personnel	\$461,410	\$465,596
Maintenance Expenses	\$114,887	\$131,537
Power Costs	\$423,200	\$390,000
Annual Maintenance	\$105,000	\$75,000
subtotal	\$1,104,497	\$1,062,133
<b>Laboratory</b>		
Personnel	\$106,920	\$108,242
Equipment/Expenses	\$24,588	\$30,948
Lab Contract Services	\$12,000	\$16,000
subtotal	\$143,508	\$155,190
<b>Water Conservation Program</b>		
Personnel	\$84,290	\$82,391
Equipment/Expenses	\$76,933	\$64,560
subtotal	\$161,223	\$146,951
<b>Engineering Department</b>		
Personnel	\$187,020	\$279,441
Equipment/Expenses	\$27,600	\$11,600
Outside consultants	\$44,000	\$54,945
subtotal	\$258,620	\$345,986
<b>Total Operating Expenses</b>	<b>\$2,796,053</b>	<b>\$2,816,922</b>

Marina Coast Water District				Capital Cost	FY 05/06 Budget	FY 05/06 Projected	FY 06/07 Proposed	FY 07/08 Proposed	FY 08/09 Proposed	FY 09/10 Proposed	FY 10/11 & Beyond
All Costs are in 2006 Dollars											
CIP #	MIP #	FORA	Mar.								
Ord Community Water 03-00-160-000											
FY 2006/2007											
OW-0116	1.04M	4E	09/10	Well No. 33 (planning/design)	700,000	700,000	280,000	170,000	0		
OW-0116	3.08M	4E	09/10	Well No. 33, Well Field Reservoir & Booster Station (design) [CIP No. 4.01, 5.03]	500,000	500,000	0	500,000	0		
OW-0117				18" UCMBEST Mitigation Monitoring Program	45,000	15,000	15,000	15,000	15,000		
OW-0118	3.02			Construct "B4" Zone Tank @ East Garrison (planning/design)	230,000	215,000	215,000	0	0		
OW-0119	3.03M			Replace D & E Reservoir (design) [CIP no. +4.04]	488,000	403,000	403,000	0	0		
OW-0120	3.01M			Rehab Reservoir B1 & C1 (inspection & repair) [CIP no. +3.02]	145,000	120,000	110,000	0	0		
GW-0112				Construct "A1/A2" Zone Tank & B/C Booster Sta @ CSUMB (design/build)	6,800,000	4,500,000	0	3,700,000	0		
OW-0121	2006 MP			"C2" to "B4" Pipeline and PRV Station (design)	200,000	200,000	0	50,000	150,000		
OW-0124	5.09	9B/9C		Gen Jim Moore Blvd (N/S Rd) (Del Rey Oaks) (design)	725,000	300,000	51,000	0	0		
OW-0125	5.04	6	07/08	Intergarrison Road Transmission Main Reservoir C2 to C1 (design)	345,000	345,000	100,000	0	0		
OW-0126	3.02			Rehab Existing C2 (inspection & repair)	150,000	150,000	30,000	120,000	0		
OW-0119	3.03M			Replace D & E Reservoir (construction/demolition) [CIP No. 4.04, 3.07]	6,000,000	3,750,000	0	4,000,000	2,000,000		
OW-0122				Replace D & E Reservoir Off-Site Piping	650,000						
OW-0124	5.01	9B/9C		JM Boulevard Pipeline Ardenas to N/S Rd (construct)	700,000	525,000	650,000	700,000	0		
OW-0127	5.17M			Fire Flow Improvements - Commercial Flow (design/construct) [CIP No. 5.18 & 19]	500,000	500,000	0	500,000	0		
OW-0128				Lightfighter "B" Zone Pipeline Extension (design/construct)	500,000		0	500,000	0		
OW-0116	3.08M	4E	09/10	Phase IA - Well 33, Well Field Res. & Booster Station (design/construct) [CIP No. 4.01, 1.04]	1,750,000		0	1,750,000	0		
OW-0129	1.03			Rehabilitate Well 31 (design/construct)	785,000		0	0	785,000		
OW-0130	2006 MP			Seaside Resort Pipeline (design/construct)	650,000		0	0	650,000		
OW-0131	2006 MP	2-07/08	R36	Abrams Road Pipeline (design/construct)	500,000		0	500,000	0		
OW-0118	3.02			Construct "B4" Zone Tank @ East Garrison (and demo travel Camp Tank)	3,500,000		0	3,500,000	0		
WD-0106				Corp Yard (design)	600,000	222,000	0	222,000	0		
WD-0110				Asset Management Program - Phase I	250,000		0	92,500	0		
WD-0115				SCADA System Improvements (planning/construct)	400,000		0	148,000	0		
				Basewide Environmental Insurance	20,558		0	10,329	0		
TOTAL 2006/2007					12,445,000	1,854,000	18,477,829	3,600,000	0	0	0
FY 2007/2008											
GW-0123	3.01			Construct "B2" Zone Tank @ CSUMB (design)	410,000			350,000			
				Transmission Line upgrades	1,000,000			1,000,000			
WD-0106				Corp Yard (demolition/Construct)	5,000,000			1,850,000			
				Reservation Rd to Imjin Main Improvements (design/construct) (2,800 # of 18")	346,000			346,000			
	1.02			Rehabilitate/Replace Well 29 & TCE Treatment (Design/Construct)	1,400,000			1,400,000			
OW-0116	3.08M	4E	09/10	Phase IB - Well 33, Well Field Res & Booster Station (construct) [CIP No. 4.01, 1.04]	2,750,000			2,750,000			
OW-0124	5.09	9C	07/08	North/South Rd (Del Rey Oaks) (construct)	4,800,000			4,800,000			
OW-0121	2006 MP			"C2" to "B4" Pipeline and PRV Station (construct)	850,000			850,000			
				Bianco/Imjin Connector	473,000			473,000			
				Parker Flats Transmission Line	217,000			217,000			
WD-0110				Asset Management Program - Phase II	750,000			277,500			
				Basewide Environmental Insurance	20,558			10,329			
TOTAL 2007/2008								14,323,829	0	0	0
FY 2008/2009											
				Golf Boulevard Transmission Line	646,500				646,500		
				Rehabilitate D Booster	300,000				300,000		
GW-0123	3.01			Gigling Transmission from D Booster to JM Blvd	200,000				200,000		
				Construct "B2" Zone Tank @ CSUMB (construct)	4,100,000				3,000,000		
	5.1	7	08/09	7th Avenue and Gigling Rd (Design/Build)	170,000				170,000		
		8	08/09	Patton School Interbe (design/construct)	125,000				62,500		
OW-0115	3.08M	4E	09/10	Phase II - Well 33, Well Field Res & Booster Station (design/construct) [CIP No. 4.01, 1.04]	6,250,000				6,250,000		
				2nd Ave connection, Reindollar to Imjin (2008) (do we need an inter-fe?)							
				Calif. Ave (9th to Imjin) do we need anything in this street?							
				8th Street (2d to Intergarrison) do we need anything?							
WD-0110				Asset Management Program -- Phase III	1,500,000				555,000		
				2010 - Ord Water Master Plan	200,000				200,000		
	3.03			Construct Reservoir "D2" (Design/Construct) [2010]	5,250,000				5,250,000		
				Basewide Environmental Insurance	20,658				10,329		
TOTAL 2008/2009								18,644,329	0	0	0
FY 2009/2010											

Marina Coast Water District				Capital Cost	FY 05/06 Budget	FY 05/06 Projected	FY 06/07 Proposed	FY 07/08 Proposed	FY 08/09 Proposed	FY 09/10 Proposed	FY 10/11 & Beyond
All Costs are in 2006 Dollars											
CIP #	M/P #	FORA	Mar.								
1.03				Rehabilitate/Replace Well No. 31 (Design/Construct) [2010]	1,200,000					1,200,000	
4.02				Rehabilitate 'D' Booster Station (Design/Construct) [2010]	450,000					450,000	
3.04				Replace Reservoir 'C1' (Design/Construct) [2010]	7,000,000					7,000,000	
5.12				Fire Flow Improvements - Commercial Fire Flow [2010]	37,000					37,000	
5.11				Fire Flow Improvements - Commercial Fire Flow [2010]	461,000					461,000	
5.13				Fire Flow Improvements - Commercial Fire Flow [2010]	275,000					275,000	
5.14				Fire Flow Improvements - Residential Fire Flow [2010]	27,500					27,500	
5.15				Fire Flow Improvements - Residential Fire Flow [2010]	64,500					64,500	
5.16				Fire Flow Improvements - Residential Fire Flow [2010]	142,500					142,500	
5.2				Fire Flow Improvements - Commercial Fire Flow [2010]	139,000					139,000	
4.01				Booster Station @ UCMBEST Add'l Pump Cap. (design/construct) [2010]	1,140,000					1,140,000	
				Basewide Environmental Insurance	20,658					10,329	
				2010 - Urban Water Mgmt. Update	200,000					74,000	
				<b>TOTAL 2009/2010</b>						<b>11,020,829</b>	<b>0</b>
				<b>FY 2010/2011 &amp; Beyond</b>							
3.04				Construct Reservoir 'C2' (Design/Construct) [2015]	5,250,000						5,250,000
3.05				Demolish Bayview Reservoir [2010]	150,000						150,000
4.01				Booster Station @ UCMBEST Add'l Pump Cap. (design/construct) [2015]	1,140,000						1,140,000
5.02				Gigling Rd - 'D' Booster Station to N/S Road (design/construct) [2015]	100,000						100,000
5.06				Reservoir B Supply Line (design/construct) [2015]	200,000						200,000
5.07				Imjin Road (design construct) [2015]	200,000						200,000
5.08				Imjin Road @ Airport Area (design/construct) [2015]	100,000						100,000
				Construct 'B5' Zone Tank @ East Gamson [2011]	2,500,000						2,500,000
				Eastern Well Field EIR/CEQA							
				Eastern Well Field (Well 34 and 30-inch pipeline)							
				Eastern Well Field (Wells 35 and beyond)							
	R46			Imjin Pkwy. Reservation to Imjin [2013] do we need anything?							
	R59			Imjin Rd widening [2014] do we need anything							
				Basewide Environmental Insurance	81,974						30,987
				<b>TOTAL 2010/2011 &amp; Beyond</b>							<b>9,670,987</b>
				<b>TOTAL - Ord Community Water</b>		<b>12,445,000</b>	<b>1,854,000</b>	<b>16,477,829</b>	<b>17,923,829</b>	<b>16,644,329</b>	<b>11,020,829</b>
<b>Regional Water Augmentation Project 05-00-160-000</b>											
				<b>FY 2006/2007</b>							
RW-0155				Program Mgmt., Preliminary Design, & Env't Documentation	2,700,000	500,000	800,000	1,200,000	350,000	350,000	
RW-0156				Armstrong Purchase Option (per 2/2A Agreement)	300,000	100,000		100,000	100,000		
GW-0157				Detailed Recycled Design	1,400,000			1,400,000			
				Detailed Desalination Design	2,200,000			1,100,000	1,400,000		
				<b>TOTAL FY 2006/2007</b>		<b>600,000</b>	<b>800,000</b>	<b>3,800,000</b>	<b>1,850,000</b>	<b>350,000</b>	<b>0</b>
				<b>FY 2007/2008</b>							
RW-0156				Construction - Recycled Water	25,000,000			2,000,000	20,000,000	3,000,000	
GW-0157				Construction - Desalination	15,000,000				7,500,000	7,500,000	
				<b>TOTAL FY 2007/2008</b>				<b>2,000,000</b>	<b>27,500,000</b>	<b>10,500,000</b>	<b>0</b>
				<b>FY 2008/2009</b>							
				<b>TOTAL FY 2008/2009</b>							<b>0</b>
				<b>FY 2009/2010</b>							
RW-0159				Marina Airport Recycled Water Pipeline (design/construct)	3,000,000						3,000,000
				<b>TOTAL FY 2009/2010</b>							<b>3,000,000</b>
				<b>TOTAL</b>		<b>600,000</b>	<b>800,000</b>	<b>5,800,000</b>	<b>29,350,000</b>	<b>10,850,000</b>	<b>3,000,000</b>

MARINA COAST WATER DISTRICT  
ORD COMMUNITY WATER SYSTEM OPERATIONS  
REVENUE PROJECTIONS FOR FY 2006-2007

EXHIBIT W-3

	Adopted FY 2005-2006	Proposed FY 2006-2007
<b>Number of water services</b>		
# Flat Rate Customers	2,365	2,365
# Metered Customers	1,882	1,946
Total Customers	4,247	4,311
<b>Annual Water Usage (in AF)</b>		
Metered use	1,035	1,035
Unmetered use / Losses	1,343	1,343
Total Water Usage	2,378	2,378
<b>Monthly Service Charges</b>		
Flat Rate Billing (includes capital component charge)	\$52.10	\$52.10
Metered Service Charge	\$12.50	\$12.50
<b>Monthly Quantity Rates</b>		
Tier 1 (0-8 hcf)	\$1.70	\$1.70
Tier 2 (8 - 16 hcf)	\$2.39	\$2.39
Tier 3 (16+ hcf)	\$3.08	\$3.08
Monthly Capital Surcharge (per EDU)	\$20.00	\$20.00
<b>Annual Revenue Calculations</b>		
Flat Rate Accounts	1,479,000	1,460,667
Metered Accounts	1,837,000	1,892,110
Capacity Fee (\$2,800 per EDU)	0	1,915,200
Other Fees & Charges	98,700	65,000
A Total Operating Revenue	\$3,414,700	\$5,332,977
B Financing	11,405,329	16,562,429
C Non-operating Revenue (Interest Income)	15,000	20,000
D TOTAL REVENUE (A through C)	\$14,835,029	\$21,915,406
E Operating Expenditures	2,406,293	2,423,116
F1 CIP Projects	11,405,329	16,477,829
F2 General Capital Outlay	125,315	84,600
G Costs for Bond Issuance	0	0
H Debt Service	245,500	108,000
I Payments to Land Use Jurisdictions/FORA		
Reimb. to Land Use Agencies (5% of OR)	165,800	167,639
FORA Admin/Liaison Fees	25,000	25,000
Reimbursements to FORA (5% of OR)	165,800	167,639
Mmbrshp on FORA Bd. of Directors (1% of OR)	33,160	33,528
J TOTAL EXPENDITURES (E through I)	\$14,972,197	\$19,487,651
K NET REVENUE (D-J)	\$262,832	\$2,428,055

\* 684 EDUs re FORA Growth Projections

EXHIBIT W-5

MONTHLY WATER RATES FOR REGION SURROUNDING THE ORD COMMUNITY

Revised February 2006

TYPE OF FEE	CAL-AM (Zone 1)	California Water Service Company	MCWD City of Marina <sup>1</sup>	City of Seaside <sup>2</sup> (Gravity Zone)	City of Del Rey Oaks (Cal-Am)	FY 06/07 Proposed MCWD Ord Community
Quantity Rate per 100 cu.ft.						
1st tier	\$1.5200	\$1.0911	\$1.79	\$2.14	\$1.5200	\$1.70
2nd tier	\$3.0528		\$2.80	\$3.45	\$3.0528	\$2.39
3rd tier	\$4.5792			\$4.64	\$4.5792	\$3.08
4th tier	\$6.1056			\$6.04	\$6.1056	
5th tier	\$12.2112			\$11.2300	\$12.2112	
Breakpoint for 1st tier	600		1,200	2,000	600	800
Breakpoint for 2nd tier	1,200			4,000	1,200	1,600
Breakpoint for 3rd tier	1,800			6,000	1,800	
Breakpoint for 4th tier	2,400			8,000	2,400	
Breakpoint for 5th tier						
Meter Service Charge per month						
3/4-inch	\$9.48	\$15.45	\$14.18	\$8.79	\$9.48	\$12.50
Service Charge (per hcf)	0.99	0.3163			0.99	
<b>For illustrative purposes only, monthly rates based on 10 hcf/month, or 0.275 acre feet/year</b>	<b>\$40.71</b>	<b>\$29.52</b>	<b>\$32.08</b>	<b>\$30.19</b>	<b>\$40.71</b>	<b>\$30.88</b>

(1) City of Marina rates are proposed for FY 2006/2007.

(2) City of Seaside Municipal Water System rates were effective as of April 2006.

2005 Ord Community Water Consumption vs. Allocation (in Acre Feet per year)

EXHIBIT W-6

Entity	2004 Consumption	2005 Consumption	Fort Ord Reuse Plan Allocation (AFY)	% of
OMC				
Nonresidential	54	37		
Residential	2	77		
Residential (e)	467	410		
Irrigation	8	22		
<b>Subtotal</b>	<b>531</b>	<b>547</b>	<b>1,577 (4) (4)</b>	<b>35%</b>
Construction Water - Army		21		
CSUMB				
Main Campus	72	84		
CSUMB Housing (metered)	19	18		
CSUMB Housing (e)	380	380		
CSUMB Irrigation	36	56		
CSUMB Irrigation (e)	95	95		
<b>Subtotal</b>	<b>602</b>	<b>638</b>	<b>1,035</b>	<b>61%</b>
UC MBEST	4	5	230 (2)	
County	5	4	560	
County/State Parks	0	0	45	
Cty/Del Rey Oaks	0	0	93 (7)	
Cty/Monterey	0	0	65	
Cty/Marina (Sphere)	0	0	10	
<b>Subtotal</b>	<b>9</b>	<b>9</b>	<b>1,000</b>	<b>1%</b>
UCMBEST Agricultural Consumption	418	404		
Seaside				
Golf Course	0	1		
MPUSD	114	114		
Brostrom	82	61	85 (4)	
Thorson	65	63	120 (3)	
Seaside Highlands	192	213		
Monterey Bay Land, LLC	0	0	114 (5)	
Other	5	4	543	
<b>Subtotal</b>	<b>459</b>	<b>455</b>	<b>862 (4)</b>	<b>53%</b>
Construction Water - Seaside	64	5		
Marina				
Preston/Abrams	250	182		
Airport	14	5		
Other	0	32		
<b>Subtotal</b>	<b>264</b>	<b>219</b>	<b>1,175</b>	<b>19%</b>
Construction Water - Marina	38	9		
<b>Total</b>	<b>1,966</b>	<b>1,898</b>	<b>5,652</b>	<b>34%</b>
Assumed Line Loss	457	96	535	
Total Extracted	2423	1994		
Reserve	4177	4606	414 (6)	
<b>Total</b>	<b>6600</b>	<b>6600</b>	<b>6,600</b>	

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 allocation 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.

(2) UCMBEST's interim agricultural well allocation (400 afy) is not included in this overall allocation.

(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 431 afy (e) reserve shown here is what remains in reserve until the Army's future conservation savings are realized. These numbers do not include the 1998 FORA action granting temporary allocations for borrowed water (150 afy to Marina, Seaside, Del Rey Oaks and Monterey County).

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

**Ord Community  
Wastewater System**



EXHIBIT WW-1

MARINA COAST WATER DISTRICT  
 ORD COMMUNITY WASTEWATER SYSTEM OPERATIONS  
 PROPOSED BUDGETS

	Adopted Budget Ord Community Wastewater Expenses 2005-2006	Proposed Budget Ord Community Wastewater Expenses 2006-2007
<b>Administration/Management</b>		
Personnel	\$121,280	\$134,054
Expenses	\$117,990	\$128,078
Insurance	\$16,265	\$13,600
Legal	\$20,000	\$20,000
Interest Expense	\$50,040	\$52,500
subtotal	\$325,575	\$348,232
<b>Operations &amp; Maintenance</b>		
Personnel	\$179,110	\$181,074
Maintenance Expenses	\$98,835	\$85,635
Power Costs	\$87,900	\$77,900
subtotal	\$365,845	\$344,609
<b>Engineering Department</b>		
Personnel	\$70,620	\$105,738
Expenses	\$15,389	\$4,389
Outside Consultants	\$64,000	\$20,790
subtotal	\$150,009	\$130,917
<b>TOTAL</b>	<b>\$841,429</b>	<b>\$823,758</b>

Marina Coast Water District				Capital Cost	FY 05/06 Budget	FY 05/06 Projected	FY 06/07 Proposed	FY 07/08 Proposed	FY 08/09 Proposed	FY 09/10 Proposed	FY 10/11 & Beyond
All Costs are in 2006 Dollars											
CIP #	M/P #	FORA	Mar.								
Ord Community Sewer 04-00-000-000											
OS-0144				FY 2006/2007							
				Lift Stations and Abrams Road Improvements (construct)	2,500,000	1,500,000	995,000	504,000	0		
				Main Garrison Sewer Meter Rehab	100,000	3,000	3,000	0	0		
OS-0145				Ord Community WWTP Flume Project (construct)	355,000	225,000	0	355,000	0		
OS-0146	SP1			San Pablo L/S Pipeline Improvements Project - Phase I	1,600,000	1,200,000	500,000	1,100,000	0		
OS-0147	10M			Ord Village Sewer Pipeline & Lift Station Impr Project (design/construct)	600,000	600,000	38,000	600,000	0		
OS-0148	5M	2.8		Marina Heights Sewer Pipeline Improvements Project (design/construct) [6,21]	590,000	590,000	0	590,000	0		
OS-0153	26			Misc. Lift Station Improvements	1,000,000	1,500,000	35,000	773,000	125,000		
OS-0154				Del Rey Oaks - Collection System (planning)	175,000	175,000	25,000	15,000	0		
OS-0149	7M			University Villages Sewer Pipeline Replacement Projects (design/construct) [9,11,12,15]	475,000	0	0	475,000	0		
OS-0150	19M			East Garrison LS/Force Main, Res Rd Imps & Imjin LS - Phase I (design/construct) [24,20]	1,750,000	0	0	750,000	1,000,000		
WD-0106				Corp Yard (design)	600,000	84,000	0	84,000	0		
WD-0110				Asset Management Program - Phase I	250,000	0	0	35,000	0		
WD-0115				SCADA System Improvements (planning/construct)	400,000	0	0	56,000	0		
				Basewide Environmental Insurance	20,658	0	0	10,329	0		
				<b>TOTAL 2006/2007</b>		<b>5,877,000</b>	<b>1,597,000</b>	<b>5,347,329</b>	<b>1,125,000</b>	<b>0</b>	<b>0</b>
OS-0151	8			FY 2007/2008							
OS-0152	22			Cypress Knolls Sewer Pipeline Improvements Project (design/construct)	70,000			70,000			
	20			Marina Airport Sewer Improvements Project (design/construct)	280,000			84,000	112,000		
	1M			Imjin LS & Force Main Improvements - Phase II (design/construct)	1,750,000			1,250,000			
				Seaside Resort, East & Affordable Housing Sewer Imps. Project (design/construct) [2,3,23]	400,000			400,000			
WD-0110				Del Rey Oaks - Collection System (design)	150,000			150,000			
				Asset Management Program - Phase II	750,000			105,000			
WD-0106				Parker Flats Collection System (design/construct)	10,000			10,000			
				Corp Yard (demolition/construct)	5,000,000		0	700,000			
				Basewide Environmental Insurance	20,658			10,329			
				<b>TOTAL 2007/2008</b>				<b>2,779,329</b>	<b>112,000</b>	<b>0</b>	<b>0</b>
WD-0110	20			FY 2008/2009							
	4M			Del Rey Oaks - Collection System (construction)	650,000				650,000		
				Imjin LS & Force Main Improvements - Phase III (design/construct)	500,000				500,000		
				Asset Management Program - Phase III	1,500,000				210,000		
				CSUMB Developments (design/construct) [14,18,25]	1,120,000				1,120,000		
				Basewide Environmental Insurance	20,658				10,329		
				<b>TOTAL 2008/2009</b>					<b>2,490,329</b>	<b>0</b>	<b>0</b>
				FY 2009/2010							
	SP2			MRWPCA Buy-in	8,300,000					8,300,000	
				San Pablo L/S Pipeline Improvements Project - Phase II	400,000					400,000	
				2010 Ord Wastewater Master Plan	225,000					225,000	
				<b>TOTAL 2009/2010</b>						<b>8,925,000</b>	<b>0</b>
27M				FY 2010/2011 & Beyond							
28				Seaside Resort, East & Affordable Housing Sewer Imps. Project (design/construct) [2020] [31]	2,200,000						2,200,000
29				1st Ave Sewer Pipeline Replacement Project [2020]	285,000						285,000
30				Gen'l Jim Moore Sewer Pipeline Replacement Project [2020]	35,000						35,000
				Gen'l Jim Moore Sewer Pipeline Replacement Project III [2020]	131,000						131,000
				Basewide Environmental Insurance	61,974						30,987
				<b>TOTAL 2010/2011 &amp; Beyond</b>							<b>2,681,987</b>
				<b>TOTAL - Ord Community Sewer</b>		<b>5,877,000</b>	<b>1,597,000</b>	<b>5,347,329</b>	<b>3,904,329</b>	<b>2,602,329</b>	<b>8,925,000</b>

MARINA COAST WATER DISTRICT  
 ORD COMMUNITY WASTEWATER SYSTEM OPERATIONS  
 PROJECTED NET REVENUE FOR FY 2006-2007

EXHIBIT WW-3

		Adopted FY 2005-2006	Proposed FY 2006-2007
	Estimated # of EDU's	4,422	4,950
	Flat Rate Billing per EDU	\$20.20	\$20.20
	Monthly Capital Surcharge (per EDU)	\$5.00	\$5.00
	Annual Revenue - Flat Rate Billing	1,072,000	1,200,000
	Capacity Fee (\$1,000 per EDU)	0	684,000
	Other Fees & Charges	15,000	22,500
A	Total Operating Revenue	1,087,000	1,906,500
B	Financing	6,887,329	5,451,999
C	Non-Operating Revenue (Interest Income)	6,000	15,000
D	<b>TOTAL REVENUE (A through C)</b>	<b>\$7,980,329</b>	<b>\$7,373,499</b>
E	Operating Expenditures	787,829	762,020
F1	CIP Projects	6,887,329	5,347,329
F2	General Capital Outlay	20,070	104,670
F3	Costs for Bond Issuance	0	0
F4	Debt Service (principal)	99,500	45,600
G	Reimb. To Land Use Agencies (5% of OR)	53,600	61,738
H	<b>TOTAL EXPENDITURES (E through G)</b>	<b>\$7,848,328</b>	<b>\$6,321,357</b>
I	<b>NET REVENUE (D-H)</b>	<b>\$132,001</b>	<b>\$1,052,142</b>

\* 684 EDUs re FORA Growth Projections

EXHIBIT WW-5

MONTHLY WASTEWATER COLLECTION RATES FOR REGION SURROUNDING THE ORD COMMUNITY

Revised February 2006

SERVICE DESCRIPTION	City of Pacific Grove <sup>1</sup>	City of Monterey <sup>2</sup>	SCSD City of Seaside <sup>3</sup>	MCWD City of Marina <sup>4</sup>	SCSD City of Del Rey Oaks <sup>5</sup>	FY 05/06 Proposed MCWD Ord Community <sup>6</sup>
Residential - per Living Unit	\$19.40	\$4.53	\$4.22	\$6.88	\$4.22	\$20.20
Business - 15 employees	\$26.40	\$6.16	\$5.74	\$10.32	\$5.74	\$30.30
Church - over 100 members	\$26.40	\$6.16	\$5.74	\$6.88	\$5.74	\$20.20
Laundromat - each washing machine	\$11.00	\$2.57	\$2.39	\$4.13	\$2.39	\$12.12
General Hospital - each bed	\$29.20	\$6.82	\$6.35	\$5.50	\$6.35	\$16.16
Motel/hotel - each room	\$7.80	\$1.82	\$1.70	\$1.72	\$1.70	\$5.05
Restaurant - each seat	\$2.90	\$0.68	\$0.63	\$0.48	\$0.63	\$1.41
High School/University - each student/faculty	\$0.36	\$0.08	\$0.08	\$0.48	\$0.08	\$1.41
Supermarket - 30 Employees	\$104.60	\$24.42	\$22.75	\$20.64	\$22.75	\$60.60

<sup>1</sup>Rate is 200% of MRWPCA rate

<sup>2</sup>Rate is 46.7% of MRWPCA rate

<sup>3</sup>Rate is 43.5% of MRWPCA rate

<sup>4</sup>Rate is \$6.88 per Equivalent Dwelling Unit is proposed for FY 2006/2007

<sup>5</sup>Rate is 43.5% of MRWPCA rate

<sup>6</sup>Proposed Rate is \$20.20 per Equivalent Dwelling Unit

**As District customer base grows in the next few years, the monthly wastewater collection rate could possibly be reduced.**