

SANTA YNEZ COMMUNITY SERVICES DISTRICT

MEMORANDUM

TO: Board of Directors
FROM: Wendy Berry, Secretary/Treasurer
DATE: May 19, 2021
SUBJECT: Adopt Ordinance O-21-01, Ordinance of the Santa Ynez Community Services District Approving an Increase in Sewer Service Charges.

Recommendation

Adopt Ordinance O-21-01, Ordinance of the Santa Ynez Community Services District approving an increase in sewer service charges.

Policy Implications:

Sewer rates are evaluated by a rate study at least every five years or sooner, if needed. If it is determined new rates need to be implemented the new rate structure is required to be adopted by Ordinance.

Background:

The final draft of the Wastewater Rate Study by Tuckfield & Associates was approved at March 17, 2021 regular meeting. Staff then sent out the Proposition 218 notices, notifying the rate payers about the public hearing being held on May 19, 2021 for the proposed rate increase. District staff has been proactive in keeping the rate increase small in preparation for the City of Solvang's wastewater treatment plant upgrade project which is underway. Currently, the City of Solvang is upgrading the aeration system (Phase 1) and then the City of Solvang will bring back the other phases of the upgrade for City Council approval within the next several months.

Discussion

The final rate study, completed by Tuckfield and Associates was presented and approved by the Board at their March 17, 2021 meeting. The proposed study included a 0% increase for FY 2021/22 and 4.25% for the following four fiscal years. With the approval of the rate study the District must allow a public hearing to be conducted, allowing for public input. A public hearing was held at 5:30 p.m. on May 19, 2021 and written protests against the proposed rate increase were not presented by a majority of property owners within the District.

Attached:

Ordinance O-21-01
Rate Schedule

ORDINANCE NO. O-21-01

**AN ORDINANCE OF THE SANTA YNEZ COMMUNITY
SERVICES DISTRICT APPROVING AN INCREASE
IN SEWER SERVICE CHARGES**

WHEREAS, on May 19, 2021, the Board of Directors of the Santa Ynez Community Services District (the "District") held a duly noticed public hearing to hear protests and consider an increase in sewer service charges (the "Rate Increase");

WHEREAS, at the hearing, written protests against the proposed Rate Increase were not presented by a majority of the owners of the parcels subject thereto; and

WHEREAS, commencing with the 2022/2023 fiscal year it is necessary that the monthly sewer service charges be increased in order to ensure that (i) the capital projects outlined in the District's recently completed ten year capital improvement plan are fully funded, (ii) all operation and maintenance costs are recovered, and (iii) reserve accounts are maintained at a reasonable balance to prevent unnecessary rate spikes for the next four years.

NOW, THEREFORE, the Board of Directors of the Santa Ynez Community Services District ordains as follows:

Effective as of July 1, 2021, Ordinance No. O-98-04, as previously amended, is hereby further amended by replacing Exhibit B thereof with the revised Exhibit B attached hereto from the Tuckfield & Associates March 2021 final rate study.

PASSED AND ADOPTED this 19th day of May, 2021, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES:

NOES:

ABSENT:

ABSTAIN:

Karen Jones, President of the
Board of Directors

ATTEST:

Wendy Berry, Secretary of the Board of Directors

Table 10
Proposed Monthly Sewer Service Charges

User Classification	Flow/ (gpd)	Strength Factor	ERU Multiple	Current Charge	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
					0.00%	4.25%	4.25%	4.25%	4.25%
Projected Rate Increase [1]					0.00%	4.25%	4.25%	4.25%	4.25%
Residential Fixed Charges									
Single Family	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Multi-family	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Second Unit/Studios	160	1.00	0.74	\$57.06	\$57.06	\$59.49	\$62.01	\$64.65	\$67.40
Mobile Home/Trailers									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Trailer Space	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Mobile Home Park Laundry	140	1.00	0.65	\$49.92	\$49.92	\$52.04	\$54.25	\$56.56	\$58.96
Retirement Facility									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Rooms w/o Kitchens	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
Rooms w/ Kitchens	150	1.00	0.70	\$53.49	\$53.49	\$55.76	\$58.13	\$60.60	\$63.18
Non-Residential Fixed Charges									
Motel/Hotel									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Rooms w/o Kitchens	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
Rooms w/ Kitchens	150	1.00	0.70	\$53.49	\$53.49	\$55.76	\$58.13	\$60.60	\$63.18
Laundrettes, per machine	160	1.00	0.74	\$57.06	\$57.06	\$59.49	\$62.01	\$64.65	\$67.40
Beauty & Barber Shops	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Each Sink Over 2	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
Gas Station w/Restroom	325	1.00	1.51	\$115.91	\$115.91	\$120.84	\$125.97	\$131.33	\$136.91
Cocktail Lounge	430	1.00	2.00	\$153.35	\$153.35	\$159.87	\$166.66	\$173.74	\$181.13
Additional Seating	8	1.00	0.04	\$2.85	\$2.85	\$2.97	\$3.10	\$3.23	\$3.37
Market, Major	750	1.76	6.14	\$470.74	\$470.74	\$490.75	\$511.60	\$533.35	\$556.01
Convenience Market	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Convenience Market w/Deli	270	1.76	2.21	\$169.47	\$169.47	\$176.67	\$184.18	\$192.01	\$200.17
Deli	260	1.00	1.21	\$92.72	\$92.72	\$96.66	\$100.77	\$105.05	\$109.52
Office & Retail	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Units w/o Toilets	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
Restaurant Full Service	600	1.76	4.91	\$376.59	\$376.59	\$392.60	\$409.28	\$426.67	\$444.81
Additional Seating - Food	12	1.76	0.10	\$7.54	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91
Additional Seating - Bar/Banquet	8	1.00	0.04	\$2.85	\$2.85	\$2.97	\$3.10	\$3.23	\$3.37
Coffee Specialty Retail	270	1.00	1.26	\$96.29	\$96.29	\$100.38	\$104.65	\$109.10	\$113.73
Restaurant - Fast Food	240	1.76	1.96	\$150.64	\$150.64	\$157.04	\$163.72	\$170.67	\$177.93
YMCA [2]				-	-	-	-	-	-
Institutional									
Church	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Pre/Elementary School, Per Student	7	1.00	0.03	\$2.30	\$2.30	\$2.40	\$2.50	\$2.61	\$2.72
High School, per Student	9	1.00	0.04	\$3.21	\$3.21	\$3.35	\$3.49	\$3.64	\$3.79
Museum	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Post Office	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Public Park	500	1.00	2.33	\$178.31	\$178.31	\$185.89	\$193.79	\$202.02	\$210.61
Additional Sewer Service Charges									
Senior Living									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
per Bed	125	1.00	0.58	\$44.58	\$44.58	\$46.47	\$48.45	\$50.50	\$52.65
Food Service	600	1.76	4.91	\$376.57	\$376.59	\$392.60	\$409.28	\$426.67	\$444.81
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91
Recovery Ranch									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
per Bed	70	1.00	0.33	\$24.96	\$24.96	\$26.02	\$27.13	\$28.28	\$29.48
Food Service	600	1.76	4.91	\$376.57	\$376.59	\$392.60	\$409.28	\$426.67	\$444.81
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91

Medical, Dental, Veterinarian									
Clinic or Building (per 1,000 sf)	300	1.15	1.60	\$123.03	\$123.03	\$128.26	\$133.71	\$139.39	\$145.31
Billiard/Café (per 1,000 sf)	150	1.15	0.80	\$61.51	\$61.51	\$64.13	\$66.85	\$69.70	\$72.66
Food Service	600	1.76	4.91	\$376.57	\$376.59	\$392.60	\$409.28	\$426.67	\$444.81
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91
Cocktail Lounge with Food	430	1.76	3.52	\$269.88	\$269.88	\$281.35	\$293.31	\$305.77	\$318.77
Additional Seating	8	1.76	0.07	\$5.02	\$5.02	\$5.23	\$5.46	\$5.69	\$5.93
Car Wash	1,350	1.15	7.22	\$553.63	\$553.63	\$577.16	\$601.69	\$627.26	\$653.92
Winery and Wine Tasting	270	1.00	1.26	\$96.28	\$96.29	\$100.38	\$104.65	\$109.10	\$113.73
Wine Tasting with Food	430	1.76	3.52	\$269.88	\$269.88	\$281.35	\$293.31	\$305.77	\$318.77
Additional Seating	8	1.76	0.07	\$5.02	\$5.02	\$5.23	\$5.46	\$5.69	\$5.93

[1] All sewer service charges are effective July 1.

[2] The YMCA has a payment agreement based on annual flow.