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Water Treatment Plant Ordinances and Resolutions

City Council Meeting – June 14, 2022

City Staff Representatives:
Catrina Asher, Finance Director
Marc Johns, Interim Utilities Director

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STRATEGIC FOCUS AREAS

 Financially Responsible

 Supportive, Sustainable Infrastructure

Purpose

Water Rates Ordinance

- To propose a reset of water rates to 2019 levels, adjusted for inflation.
- To propose the implementation of a Water Treatment Plant Fee to finance the non-growth related costs of the project.
- To propose enhancements to the Water Assistance Program.

Contract Resolutions

- To propose contracts approvals for the Water Treatment Plant Design and Construction

Bonding Resolution

- To propose a bonding resolution allowing for future bond proceeds to be used for current construction costs.

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Proposal #1: Reset of 2019 Water Rates

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History

2018 - 2019

- Staff and Council identified concerns that planned projects were not being completed.
- A forensic audit was conducted, overseen by a resident committee.
 - Resulted in recommendations around budgeting practices, which have been implemented.
- Stantec was hired through competitive procurement process to build a rate model.
- Various options were evaluated including leaving rates flat for several years or reducing rates temporarily to spend down reserves.
- November 2019, City Council approved on Final Reading an Ordinance reducing water rates by 8%, effective 2020.

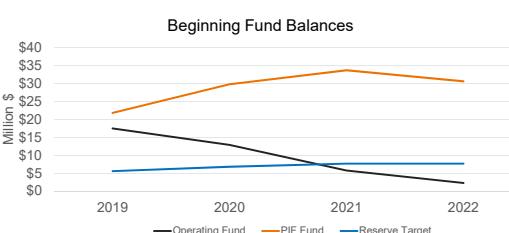
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Fund Financial Results 2019 -2022

Beginning Fund Balances



Year	Operating Fund (Million \$)	PIF Fund (Million \$)	Reserve Target (Million \$)
2019	18	22	6
2020	15	28	5
2021	10	32	4
2022	5	28	4

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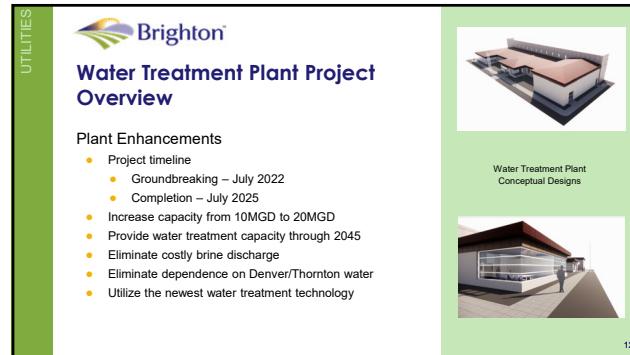
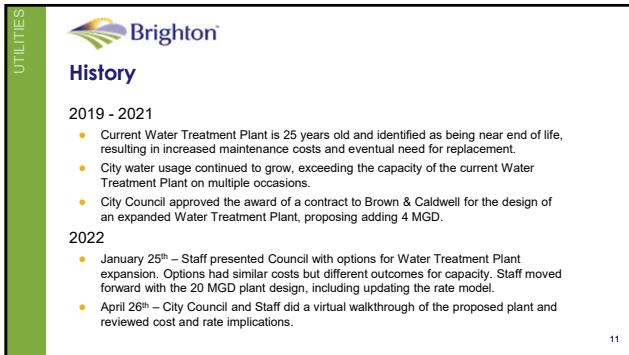
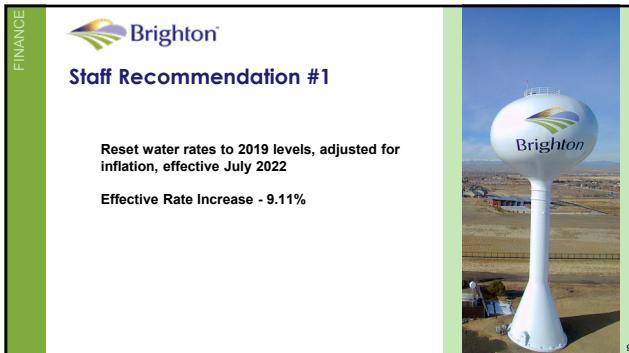
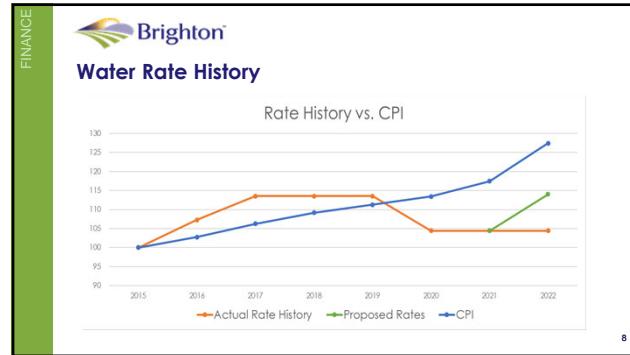
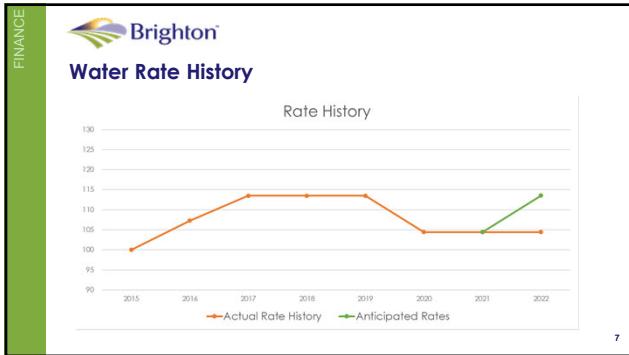
Water Rate History

Rate History



Year	Actual Rate History
2015	100
2016	108
2017	115
2018	114
2019	114
2020	100
2021	100
2022	100

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Water Treatment Plant Project Overview

Financing

- Project cost - \$155 million
- Funded through debt issued in two phases (2022 and 2024)
- Debt paid by a combination of Growth and Operational Revenues

Growth Revenues		Operational Revenues	
Development Fees	User Fees	Water Treatment Plant Fee	Flat fee applied to all users
Fees paid by Developers		Water Treatment Plant Fee	Flat fee applied to all users
Updated effective 2021			Starts at \$6/month in January 2023
Sufficient to fund the growth portion of the project			

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Staff Recommendation #2

Implement a Water Treatment Plant Fee, effective January 1, 2023, starting at \$6/month.

Adopt now in order to better position the City to borrow funds for the project.



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Summary of Rate Recommendations

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Water Rate Proposal

July 2022 – Rate Reset 9.11%

- Reset rates to 2019 levels, adjusted for inflation

January 2023 – Water Treatment Plant Fee

- Flat monthly fee based on customer group and historical usage ratios
- Rate starts at \$6/month for Single Family Home (3/4 inch meter)

Future Adjustments (to be evaluated annually)

- 2024 – 5%
- 2025 and thereafter – 2.5% - 3.5%



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Customer Impact Analysis

Single Family Home 3/4 inch meter	Current Average Bill	July 2022 9.11%	January 2023 \$6/month	Total Change per month
Winter Usage 4,000 Gallons	\$ 27.19	\$ 29.67	\$ 35.67	\$ 8.48
Summer Usage 14,500 Gallons	\$ 76.86	\$ 83.86	\$ 89.86	\$ 13.00

Average Household Impact – Approximately \$10/month

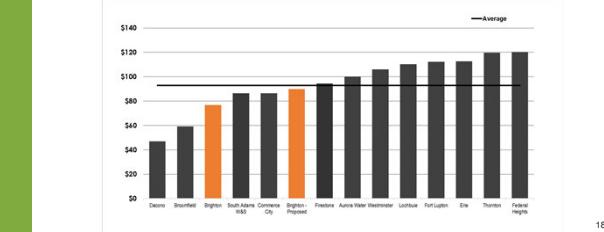
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Regional Rate Comparison

FY 2022 Monthly Residential Water Base and Usage Rate Survey at 14.5 kgal



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Proposal #3: Enhancements to the Customer Assistance Program

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Water Assistance Program

Current Program

- Available to income qualified customers
- One time assistance of \$300/customer
- Funded at \$50K annually

Proposed Enhancements

- Increase support per customer from \$300 to \$500 annually
- Increase total funding from \$50K to \$100K annually
- Program expansion to residents paying via rent or HOA



Priority
Keep essential use affordable

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Staff Recommendation #3

Update City Code to allow for enhancement to the Water Assistance Program.

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Proposal #4: Design and Construction Contract Resolutions

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Water Treatment Plant - Design Contract Amendment

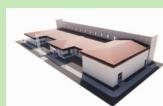
Contractor - Brown & Caldwell, Inc.

The contract is being amended to increase the value by \$3,698,139.

This amendment is due to the change in the scope of work from a 4MGD expansion to a 20MGD new plant design.

Additional support will be required through July 2025. An additional amendment is expected in December 2022.

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Procurement Summary

Water Treatment Plant Design - Brown & Caldwell, Inc.

A Formal Solicitation was conducted in 2019, resulting in two (2) responses. Each proposer was interviewed as part of the solicitation process, and the evaluation committee choose Brown & Caldwell, Inc. to complete the design for the Water Treatment Plant.

The proposed contract amendment reflects additional work requested by the City for the revised Water Treatment Plant capacity and design.

Staff Recommendation:
Accept the proposed amendment to the Brown & Caldwell, Inc. agreement.



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Water Treatment Plant - Construction Contract

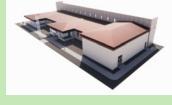
Contractor - Garney Companies, Inc.

The contract being presented today covers the first two phases of construction, totaling \$50,755,402.

Phase I	Phase II
<ul style="list-style-type: none"> • Earthwork • Purchase long lead items • \$24,375,892 	<ul style="list-style-type: none"> • Foundation • \$26,379,510

A contract amendment for Phase III is anticipated in December and will include the remainder of the construction amount and scope of work.

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Procurement Summary

Water Treatment Plant Construction – Garney Companies, Inc.

A Formal Solicitation was conducted the spring of 2020, resulting in four (4) responses. Each proposer was interviewed as part of the solicitation process, and the evaluation committee choose Garney Companies, Inc. for the Construction Manager at Risk for the construction of the Water Treatment Plant.

Staff Recommendation:

Accept the proposed agreement with Garney Companies, Inc.

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Proposal #5: Bonding Resolution

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Bonding Reimbursement Resolution

Project financing includes \$60M Water Revenue Bonds issued in October 2022 and additional financing in 2024.

In order to utilize future bond proceeds on construction costs incurred before the bonds are issued, a resolution is required that states the City's intention to utilize the bonds for construction purposes.

Staff Recommendation:

Approve the Bonding Reimbursement Resolution as presented.

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Summary of Recommendations

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Ordinance and Resolutions

- Final Reading - Ordinance for Water Rates and Water Assistance Program
- Resolution for Water Treatment Plant Design Contract Amendment
- Resolution for Water Treatment Plant Construction Phases I & II
- Resolution for Bond Reimbursement

Next Step

- July 26 – Groundbreaking Ceremony

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Options for Council Consideration

- Approve the ordinance and resolutions as presented.
- Reject the proposed ordinance and resolutions.