

Gayla Manor Maintenance District Community Meeting

San Joaquin County
Department of Public Works

July 18, 2023



Agenda

- Special District Overview
- Gayla Manor Maintenance District
 - Background
 - Rate Structure
 - Expenses
 - Financial Status
 - Proposed Rates
- Next Steps



What is a Special District?

- Form of local government created to provide a specific service within defined boundary
- Separate fund from rest of the County
- Revenue from charges stays in the district, not spent for other purposes
- Generally self-supporting from customer charges –
GENERAL FUND UNABLE TO SUBSIDIZE COSTS

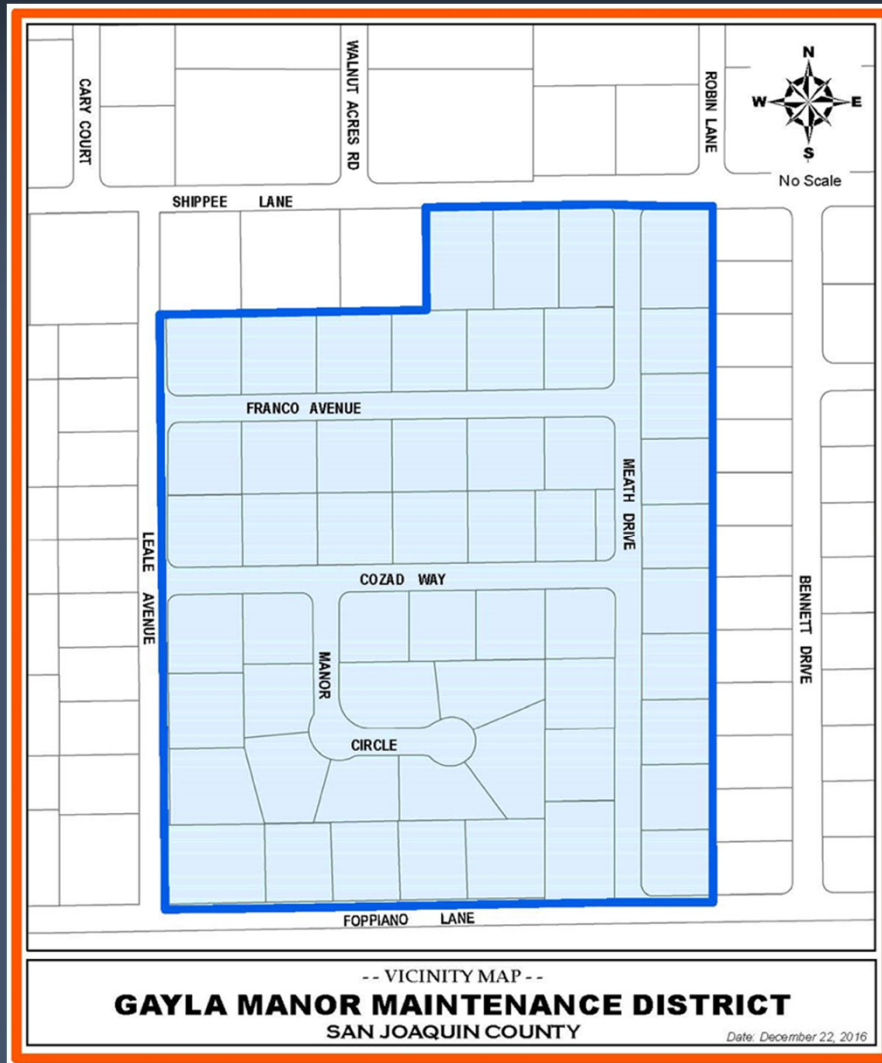


San Joaquin County Public Works Department

- Administers over 100 special districts
- Services provided include water, sewer, storm drainage and street lighting
- Delivers water to 5,600 properties



Gayla Manor Background



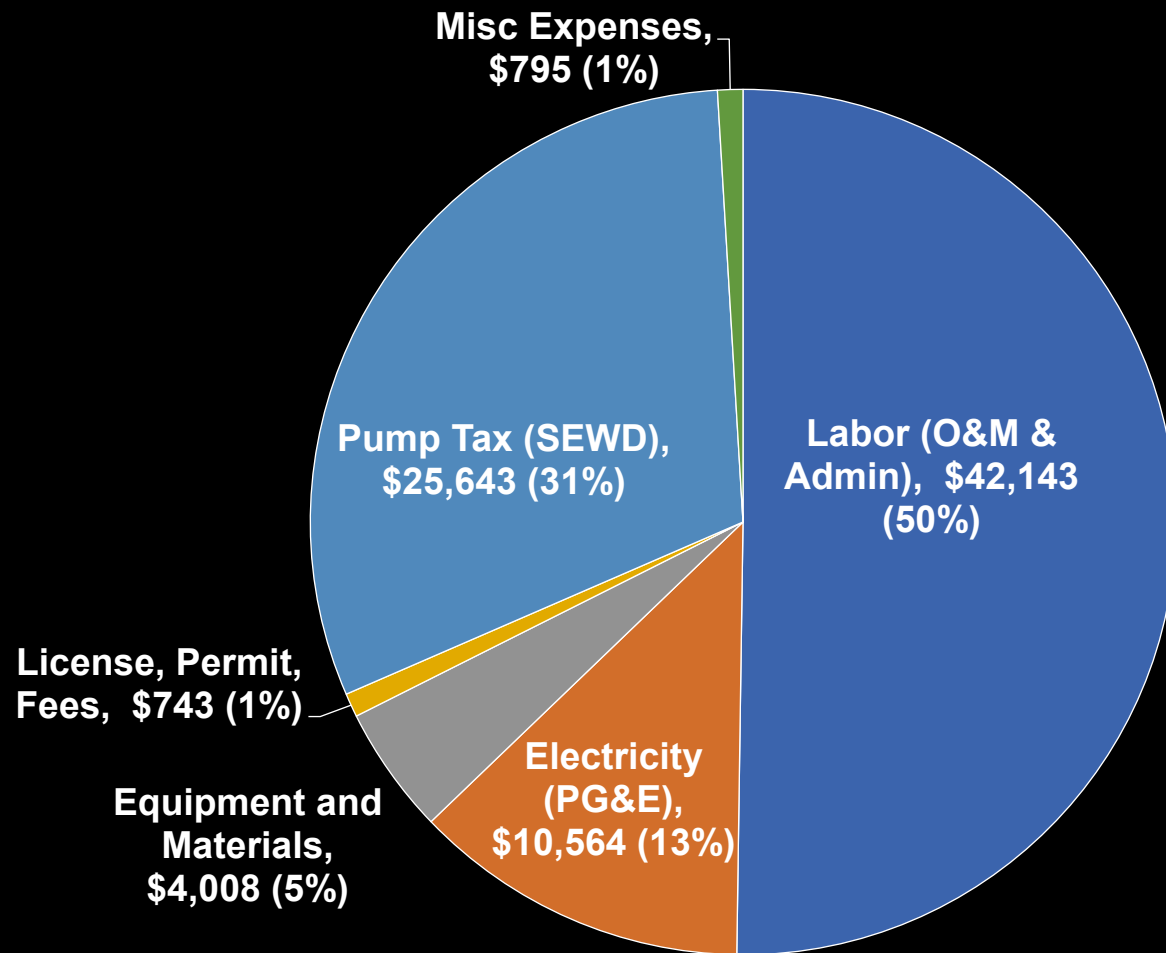
- 54 properties
- 1 pump and well
- Approx. 1.0 mile of water main
- 2 emergency interconnects (Shaded Terrance and Morada Acres)

Rate Structure

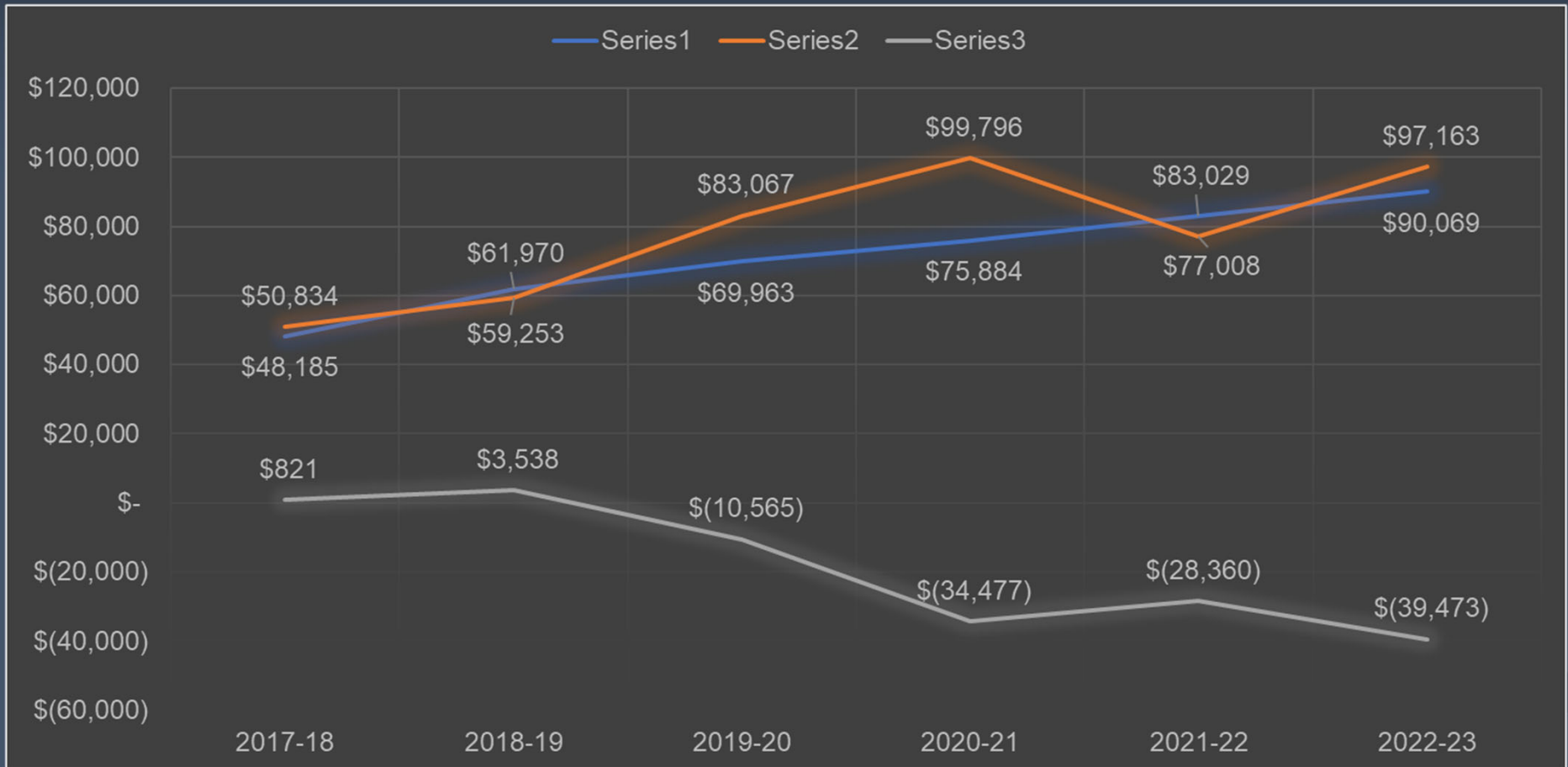
- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual rate: \$1,546 per SFE (\$128.83/month)
- Parcel specific charges are on the notices mailed to the property owners

District Expenses

5-Year Avg Annual Expenses = \$83,748



District's Financial Status: Fund Balance, Revenues & Expenditures



Proposed Rates

- Rate increase covers operational expenses and contributions towards fund balance
- Positive fund balance after 5-year rate schedule

Gayla Manor	Current	Fiscal Year				
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Water SFEs	54.6	54.6	54.6	54.6	54.6	54.6
Water Service Charge / SFE	\$1,546	\$1,700	\$1,853	\$2,020	\$2,182	\$2,357
Percent Increase		10%	9%	9%	8%	8%
Change in Fund Balance	(\$7,094)	\$5,036	\$11,053	\$17,777	\$24,168	\$31,207
Projected Fund Balance	(\$39,673)	(\$34,538)	(\$23,484)	(\$5,707)	\$18,461	\$49,668



Proposed Rates (continued)

GAYLA MANOR WATER RATE COMPARISON	
	FY 2023-24
CAL WATER	\$ 3,827
CITY OF LODI	\$ 2,151
CITY OF STOCKTON	\$ 2,091
GAYLA MANOR	\$ 1,700
CSA 46	\$ 1,614
WILKINSON MANOR	\$ 1,280



If Rates Are Not Approved

Without sufficient revenue, may need to impose extreme water conservation measures and/or implement other cost saving measures

- Reduce after-hours and weekend service calls
- Reduce regular maintenance of the system
- Postpone equipment replacement
- Stage 3 conservation measures. This means no outdoor watering.



Next Steps

- Public Hearing scheduled July 25, 2023
- Notices have been mailed
- Questions? Call or email:

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- Visit your district's website at:

www.sjgov.org/ud

