

# Morada Acres Maintenance District Community Meeting

San Joaquin County  
Department of Public Works

May 29, 2025



# Agenda

- Department
- District Overviews
- Financial Situation
  - Income
  - Cost Drivers
  - 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
- Must be generally self-supporting from customer charges – GENERAL FUND UNABLE TO SUBSIDIZE COSTS

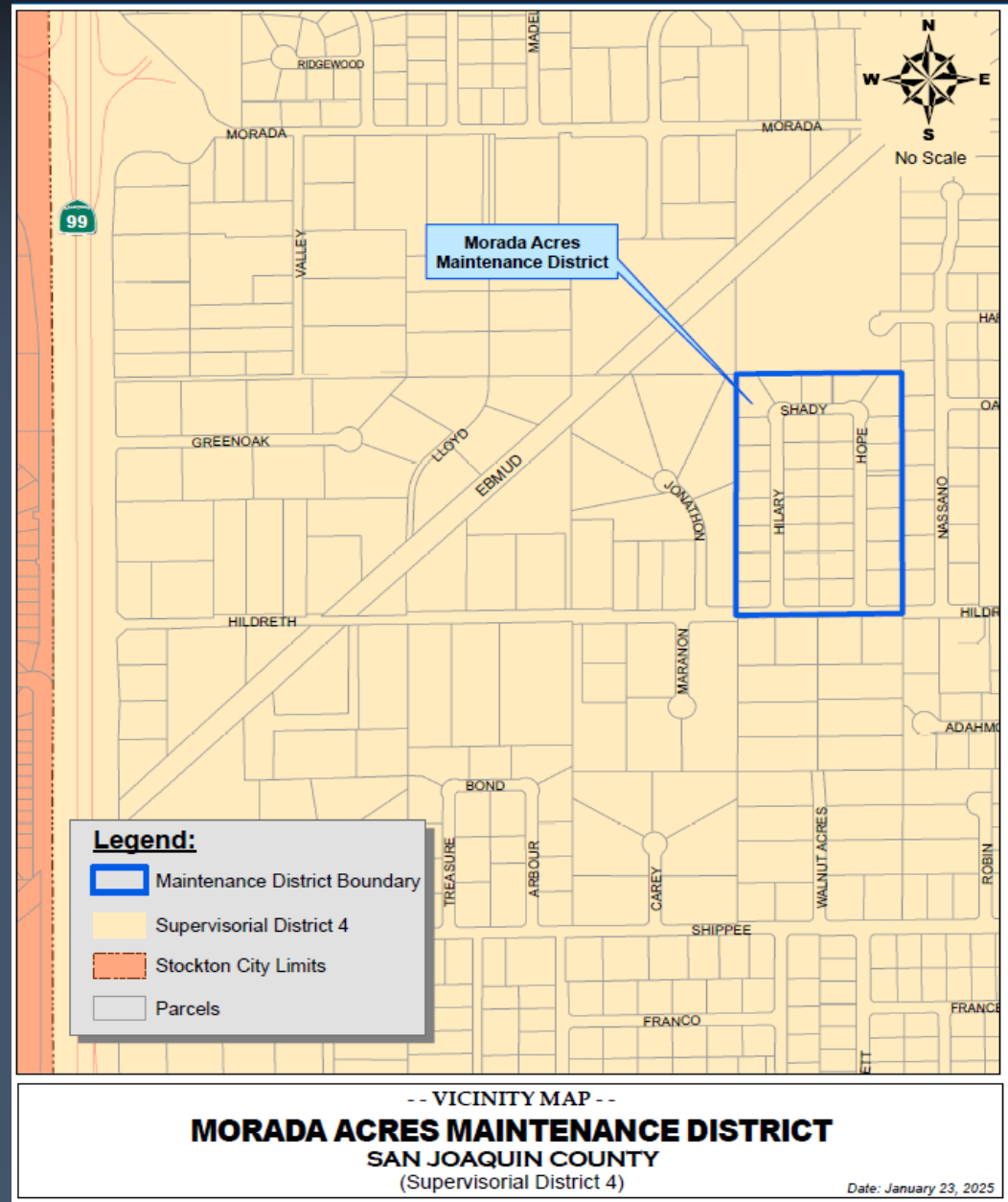
# San Joaquin County Public Works Department

- Administers over 100 special districts
- Services provided include water, sewer, storm drainage and street lighting
- Provide water service to over 5,600 properties in 32 districts



# Morada Acres Boundary

- Established in 1952
- 34 Properties Served
- Key Facilities:
  - 1 Well
  - 1 Pneumatic Tank
  - 5 Fire Hydrants
  - Almost 1 mile of water main



# Current Rates – Morada Acres

- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual water rate per single-family home: \$1,532 (\$127.67 per month)
- Charged on the property tax bill
- Five-year rate increase established in FY 20-21

# What Your Rates Pay For

## Operation and maintenance of the systems

- Labor:
  - Staff for system operation and maintenance
  - Equipment repairs
  - Water Maintenance
  - Billing and administrative costs
- Stockton East Water District (SEWD) Pump Tax
- Electricity for Well Pump



# Reason's for Recommendation

- County staff costs increased with inflation
- Proposed rate keeps up with materials & labor
- Continue to maintain reserves for future capital replacement as inflation increases
- Water service charges cover operating and administrative expenses



# Proposed Rates – Morada Acres

- 2.76% inflationary increase proposed for FY 2025-2026
  - Keeps up with inflationary costs to power & labor
  - No loss to fund balance
- Yearly increase = \$42.28 per home (\$3.52 per month)
- Inflationary Adjustments until FY 2029-2030 may be applied

Current Rate annual per SFE	Proposed Rate annual per SFE
\$1,532	\$1,574.28

# If Rates Are Not Approved

Without sufficient revenue, the County may need to impose cost saving measures. Measures may include:

- Reduce after-hours and weekend service calls
- Reduce regular maintenance of the system
- Postpone equipment replacement



# Next Steps

- Public Hearing scheduled July 29, 2025
- Notices will be mailed by June 5, 2025
- Questions? Call or email:
  - Robert Davalos (209) 468-3697 or [rdavalos@sjgov.org](mailto:rdavalos@sjgov.org)
- Visit your district website at:  
[www.sjgov.org/ud](http://www.sjgov.org/ud)

