

ORDINANCE NO. O2024-01

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, AMENDING CHAPTER 14 OF THE DISTRICT CODE, RELATING TO WATER SERVICE CHARGES; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER SERVICE CHARGES; AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE SPECIAL TAX; AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY SPECIAL TAX; AND AMENDING CHAPTER 31 OF THE DISTRICT CODE RELATING TO SOLID WASTE COLLECTION AND DISPOSAL SERVICE CHARGES AND LEAF COLLECTION

The Board of Directors of the Rancho Murieta Community Services District ordains as follows:

SECTION 1. Purpose and Authority. The purposes of this ordinance are to (a) increase the District water, sewer and solid waste collection and disposal service charges in order to reflect and provide for operation, maintenance and other cost increases due to inflation, increased regulatory costs, increased costs of supplies, services, labor and benefits, and other factors, and (b) increase the District drainage special tax and security special tax to implement the voter-authorized annual adjustments. This ordinance is adopted pursuant to California Constitution articles XIII C, section 2, and XIII D, section 6, Government Code sections 61115, 61121 and 61123, District Ordinances Nos. 98-1 and 98-2, and other applicable law.

SECTION 2. Findings. The Board of Directors finds and determines as follows:

- (a) As calculated and demonstrated in the FY 2024-25 District budget, the increased service charges implemented by this ordinance have been fixed in amounts sufficient to pay the operating expenses of the District's water, sewer and solid waste operations, provide for and fund repairs and replacement of utility system works and equipment, provide for increased costs of regulatory compliance, fund financial reserves, and pay debt service and other costs.
- (b) The increased service charges are reasonably related to, and do not exceed, the District's cost of providing each of the services.
- (c) The revenues derived from the service charges do not exceed the funds required to provide the services and will not be used for any purpose other than the listed services.
- (d) The amount of the service charges imposed on each customer's parcel does not exceed the proportional cost of the particular service attributable to that parcel.
- (e) The District water, sewer and solid waste services are services that are actually used by and immediately available to the owner of each customer parcel.
- (f) No portion of these service charge increases are imposed for general governmental services.
- (g) As calculated and demonstrated in the FY 2024-25 District budget, the increased drainage and security special taxes implemented by this ordinance have been fixed in amounts as calculated and determined consistent with the annual tax adjustments as set forth in District Code chapters 16A and 21 and as authorized by the voters at the time of the approval of the special taxes.
- (h) The establishment, modification, structuring, restructuring and approval of the service charges and taxes as set forth in this ordinance are necessary and appropriate to continue

to meet the District's costs for operation and maintenance, supplies and equipment, financial reserves, and capital replacement needs, and to maintain a satisfactory level of services within the District service area.

- (i) The District Board of Directors has conducted a duly noticed public hearing on the proposed service charge increases in accordance with California Constitution article XIII D, section 6, and the Board did not receive a majority protest against any of the proposed service charge increases.

SECTION 3. Service Charge and Tax Adjustments; District Code Amendments

- I) The Water Code, Chapter 14, Section 7.00 Rates and Charges is amended as follows:
Section 7.05 Rates for Metered Service.

- (a) General metered service shall be as follows:

MONTHLY CHARGES

Base Charge	\$ 52.26
Reserve Charge	<u>\$ 14.00</u>
Total Basic Service Charge	\$ 66.26/mo

Usage charge per 100 cubic feet:

Basic volumetric rate per 100 cubic feet	\$ 2.71 per 100 cubic feet
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- (b) Metered service to residential lots at Murieta Village and Murieta Gardens II shall be as follows:

MONTHLY CHARGES

Base Charge	\$ 52.26
Reserve Charge	<u>\$ 14.00</u>
Total Basic Service Charge	\$ 66.26/mo

Usage charge per 100 cubic feet:

Basic volumetric rate per 100 cubic feet	\$ 2.71 per 100 cubic feet
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- (c) Non-Residential metered service shall be as follows:

MONTHLY CHARGES

Basic Service Charge for non-residential shall be calculated on an EDU basis

Monthly Charges

Basic Service Charge for non-residential metered service shall be calculated on number of meters and an EDU basis for each customer multiplied by the Basic Service Charge reflected in Section 7.05(a) above.

Usage charge per 100 cubic feet:

Basic volumetric rate per 100 cubic feet	\$ 2.71 per 100 cubic feet
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II) The Sewer Code, Chapter 15, Section 7.00 Rates and Charges is amended as follows:

Section 7.03 Rates and Charges for Service. The monthly service charge for each premise receiving sewer service from the District shall be:

Residential or other premises, each unit		
Base rate		\$ 59.53 per month
Reserve contribution		<u>\$ 14.00 per month</u>
Total monthly service charge		\$ 73.53 per month

Murieta Village and Murieta Gardens II, per unit		
Base rate		\$ 59.53 per month
Reserve contribution		<u>\$ 14.00 per month</u>
Total monthly service charge		\$ 73.53 per month

Non-Residential

Monthly service charge for non-residential sewer service shall be calculated on an EDU basis for each customer multiplied by the residential service charge rate.

III) The Drainage Code, Chapter 16, Section 7.00 Rates and Charges is amended as follows:

Section 7.01 Rates and Charges: Drainage charges for operation and maintenance of the District's system shall be as set forth in Chapter 16A, Section 3.00.

The Drainage Code, Chapter 16A, Section 3.00 Drainage Tax, is amended as follows:

Section 3.00 Rates and Charges for Operation and Maintenance of the District's system shall be: Commencing July 1, 2024, property within the District shall be assessed a monthly drainage tax as follows. The maximum monthly tax rates shown reflect annual adjustments, per Section 5.00.

<u>LAND USE</u>		Monthly Special Tax Rates Fiscal Year 2024-25	Monthly Special Tax Rates Maximum Ceiling Rate Year 2024-25
DEVELOPED PROPERTY			
Residential			
Metered Developed	Per Lot	\$ 5.75	5.75
Unmetered Developed	Per Lot	\$ 5.75	5.75
The Villas	Per Lot	\$ 3.85	3.85
Murieta Village	Per Lot	\$ 3.85	3.85
Murieta Gardens	Per Lot	\$ 3.85	3.85
Non-Residential			
Retail	Per Acre	\$ 28.80	28.80
Industrial/Warehouse	Per Acre	\$ 30.64	30.64
Light Industrial	Per Acre	\$ 23.42	23.42
Office	Per Acre	\$ 27.02	27.02
Landscaped Areas (golf course & parks)	Per Acre	\$ 5.40	5.40
Murieta Equestrian Center	Per Acre	\$ 2.09	2.09

RMCC (club house & parking)	Per Acre	\$ 0.00	0.00
Airport	Per Acre	\$ 2.42	2.42
Geyer Property	Per Acre	\$ 18.01	18.01
Hotel/Ext Stay		\$ 28.82	28.82

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$ 3.41	3.41
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IV) The Security Code, Chapter 21, Section 5.00 Security Tax, is amended as follows:

Commencing July 1, 2024, property within the District shall be assessed a monthly security tax as follows. The maximum tax rates shown reflect annual adjustments, per Section 5.00:

LAND USE	Monthly Special Tax Rates Fiscal Year 2024-2025	Monthly Special Tax Rates Maximum Ceiling Rate Year 2024-2025
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DEVELOPED PROPERTY

Residential per lot

Inside Gates

<i>Metered</i>	\$ 32.82	32.82
<i>Unmetered</i>	\$ 25.77	25.77

Outside Gate	\$ 7.92	7.92
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Non-Residential per building square foot

<i>Highway Retail</i>	\$ 0.2959	0.2959
<i>Other Retail/Commercial</i>	\$ 0.0318	0.0318
<i>Industrial/Warehouse/Lt Industrial</i>	\$ 0.0696	0.0696
<i>Office</i>	\$ 0.0167	0.0167
<i>Institutional</i>	\$ 0.0167	0.0167
<i>Public Utility</i>	\$ 0.0530	0.0530
<i>Equine Complex</i>	\$ 0.0049	0.0049
<i>RMCC</i>	\$ 0.0833	0.0833
<i>Airport</i>	\$ 0.0212	0.0212
Hotel/Ext. Stay	\$ 0.0318	0.0318

UNDEVELOPED PROPERTY – Per Acre

Inside Gates	\$ 27.7670	27.7670
Outside Gates	\$ 4.1377	4.1377

V) The Solid Waste Collection and Disposal Code, Chapter 31, Section 4.0 Collection Rates, is amended as follows:

Section 4.03 Collections Rates. The monthly service charge shall be:

(1) Garbage Collection Services

35-gallon cart	\$ 32.25
65-gallon cart	\$ 38.75

95-gallon cart	\$ 62.21
(2) Additional Garbage Carts	
35-gallon cart	\$ 9.92
65-gallon cart	\$ 13.22
95-gallon cart	\$ 30.39
(3) Additional Recycling Cart (in excess of 1 recycled cart)	
35-gallon cart	N/A
65-gallon cart	\$ 8.18
95-gallon cart	\$ 8.18
(4) Additional Green Waste Cart (in excess of 2 green waste carts)	
35-gallon cart	N/A
65-gallon cart	\$ 8.18
95-gallon cart	\$ 8.18
(5) Phased Organic Collection Rate	\$ 3.50
(6) Sacramento County Surcharge	\$ 3.00
(7) District Admin/Franchise Fee	\$ 2.50

SECTION 4. Superseder. This ordinance supersedes prior inconsistent District ordinances, resolutions, policies, rules, and regulations concerning the subject matter of this ordinance.

SECTION 5. Effective Date. This ordinance shall take effect on July 1, 2024.

SECTION 6. Severability. If any section or provision of this ordinance or the application of it to any person, transaction or circumstance is held invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this ordinance that can be given effect without the invalid or unenforceable provision, and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Publication. The District Secretary is directed to publish this ordinance once in a newspaper of general circulation published in the District within 15 days after the adoption of the ordinance.

INTRODUCED by the Board of Directors on the 15th day of May 2024.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting held on the 5th day of June 2024, by the following roll call vote:

AYES: Booth, Butler, Jenco, Maybee, Pohl

NOES: None

ABSENT: None

ABSTAIN: None



Timothy E. Maybee, President of the Board
Rancho Murieta Community Services District

[seal]

ATTEST:



Amelia Wilder, District Secretary