



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Finance and Administration Committee

Wednesday, December 10, 2025

4:00 PM

Town Hall, 363 N. Main Street
and Via Video Conference

MEETING CALLED TO ORDER

ROLL CALL

COMMITTEE MEMBERS PLEASE TAKE NOTICE

Committee Members are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

You are invited to a Zoom webinar.

When: Dec 10, 2025 04:00 PM Pacific Time (US and Canada)

Topic: Finance and Administration Committee Meeting

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/87577231237>

*And Telephone (*6 mute/unmute, *9 raise hand)*

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Webinar ID: 875 7723 1237

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address. Written public comments may be submitted to [Insert name/email address/address here].

1. APPROVAL OF MINUTES

- 1A. [25-546](#) Approve Minutes From November 12, 2025 Finance & Administration Committee Meeting

Attachments: [FAC MIN 11.12.2025](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

- 3A. [25-545](#) Discuss Preliminary Water and Wastewater Rate Study and Provide Recommendation to City Council

Attachments: [Att 1 - Lechowicz Water and Sewer Rates 2025 Presentation](#)
[Att 2 - Draft Tables 2025](#)

4. MATTERS FROM COMMITTEE / STAFF

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on Friday, December 5, 2025.

Stephanie Remington
Administrative Assistant

NOTICE TO THE PUBLIC

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <http://city.fortbragg.com> subject to staff's ability to post the documents before the meeting*

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Text File

File Number: 25-546

Agenda Date: 12/10/2025

Version: 1

Status: Business

In Control: Finance and Administration Committee

File Type: Committee Minutes

Agenda Number: 1A.

Approve Minutes From November 12, 2025 Finance & Administration Committee Meeting



City of Fort Bragg

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Meeting Minutes Finance and Administration Committee

Wednesday, November 12, 2025

4:00 PM

Town Hall, 363 N. Main Street
and Via Video Conference

MEETING CALLED TO ORDER

Chair Albin-Smith called the meeting to order at 3:58 PM.

ROLL CALL

Staff Present: City Clerk Diana Paoli, Administrative Assistant Stephanie Remington, and City Manager Isaac Whippy (arrived at 4:03 PM).

Present: 2 - Tess Albin-Smith and Marcia Rafanan

COMMITTEE MEMBERS PLEASE TAKE NOTICE

ZOOM WEBINAR INVITATION

1. APPROVAL OF MINUTES

- 1A. [25-465](#) Approve Minutes from August 13, 2025 Finance & Administration Committee Meeting

Attachments: [FAC MIN 2025.08.13](#)

The minutes were approved by the committee as presented.

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

- 3A. [25-478](#) Receive Report and Consider Annual Salary Increase for City Councilmembers and Make Recommendation to the City Council to Introduce Ordinance and Amend Section 2.04.060 (Salary Designated) of Chapter 2.04 (City Council) of Title 2 (Administration and Personnel) of the Fort Bragg Municipal Code

Attachments: [11122025 City Council Salary Increase Staff Report](#)

[Att 1 - ORD Council Salary Update](#)

[Att 2 - Chapter 2.04 CITY COUNCIL, Salary 2.04.060](#)

[Att 3 - CA Gov Code 36516](#)

Diana Paoli presented a report on City Council salary increases.

Discussion: Clarifying questions were asked and discussion was had on the timeline options for

increase of Councilmember payments. Committee members suggested the report be added to City Council for a vote to increase salary payments effective after the next election cycle.

Public Comment: Jacob Patterson, David Gurney

4. MATTERS FROM COMMITTEE / STAFF

Isaac Whippy discussed the water/sewer rate study report that will be given at the January Finance and Administration meeting. This meeting will also include a fee schedule review. MCN and Quarter 1 contract reports will be reviewed by committee in December. Stephanie Remington reviewed the Administration Director job posting that recently closed on October 31, 2025. Application reviews and interviews will be held soon. Diana Paoli reminded the committee and community that Judge overseeing local family law cases has retired and only criminal cases will be heard in Fort Bragg for the foreseeable future.

ADJOURNMENT

Chair Albin-Smith adjourned the meeting at 4:22 PM.



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Text File

File Number: 25-545

Agenda Date: 12/10/2025

Version: 1

Status: Business

In Control: Finance and Administration Committee

File Type: Staff Report

Agenda Number: 3A.

Discuss Preliminary Water and Wastewater Rate Study and Provide Recommendation to City Council



LT MUNICIPAL
CONSULTANTS

Water and Sewer Rate Study

City of Fort Bragg

December 10, 2025





Background

- The City of Fort Bragg currently provides water and sewer service to about 2,700 customers
- The City last raised rates in 2019. Since then, there have been several court rulings against tiered water rates.
- Both utilities are currently doing well financially with reasonable reserves and positive net revenues (i.e. revenues are covering expenses)
- The City has been very successful in securing grants for many infrastructure projects
- However, rate increases are needed to keep up with inflation and fund improvements that likely won't be covered by grants
- This rate study proposes new rates each July 1 from 2026 to 2030



Legal Requirements: Proposition 218

- Governs how water and sewer service charges can be calculated and adopted
 - Rates can be adopted over a maximum 5-year period with a single study
 - Rates must be based on the reasonable cost of providing service
 - Rates must proportionally recover costs based on how customers take service
- Procedural requirements for adopting rate adjustments: mail a notice of hearing and conduct hearing at least 45 days later
- Ratepayers can block the increase with a 50% protest



WATER ENTERPRISE



Current Monthly Water Rates

Fixed meter fees

Meter Size	Monthly Rate
Residential Customers	
5/8 & 3/4"	\$36.86
1"	\$52.42
1.5"	\$62.80
2"	\$109.16
3"	\$157.76
4"	\$206.38
6"	\$498.01
Non-Residential Customers	
5/8 & 3/4" Low-Usage Customers	\$36.86
5/8 & 3/4"	\$74.98
1"	\$115.09
1.5"	\$141.83
2"	\$275.53
3"	\$409.24
4"	\$542.94
6"	\$1,234.61

+ Usage Rates

	Rate per HCF
<u>Single Family Residential</u>	
Tier 1: 0-5 HCF	\$3.49
Tier 2: 6-10 HCF	\$5.23
Tier 3: 11+ HCF	\$7.84
<u>Non-Single Family Residential</u>	
All Use	\$6.01

HCF = hundred cubic feet

1 HCF = 748 gallons



Current Avg Residential Water Bill

	Rate		Count	Charges
Meter Fee 5/8"	\$36.86	X	1	\$36.86
<u>Usage Rates</u>				
Tier 1: 0-5 HCF	\$3.49	X	4	\$13.96
Tier 2: 6-10 HCF	\$5.23	X	0	\$0.00
Tier 3: 11+ HCF	\$7.84	X	0	\$0.00
TOTAL MONTHLY BILL				\$50.82

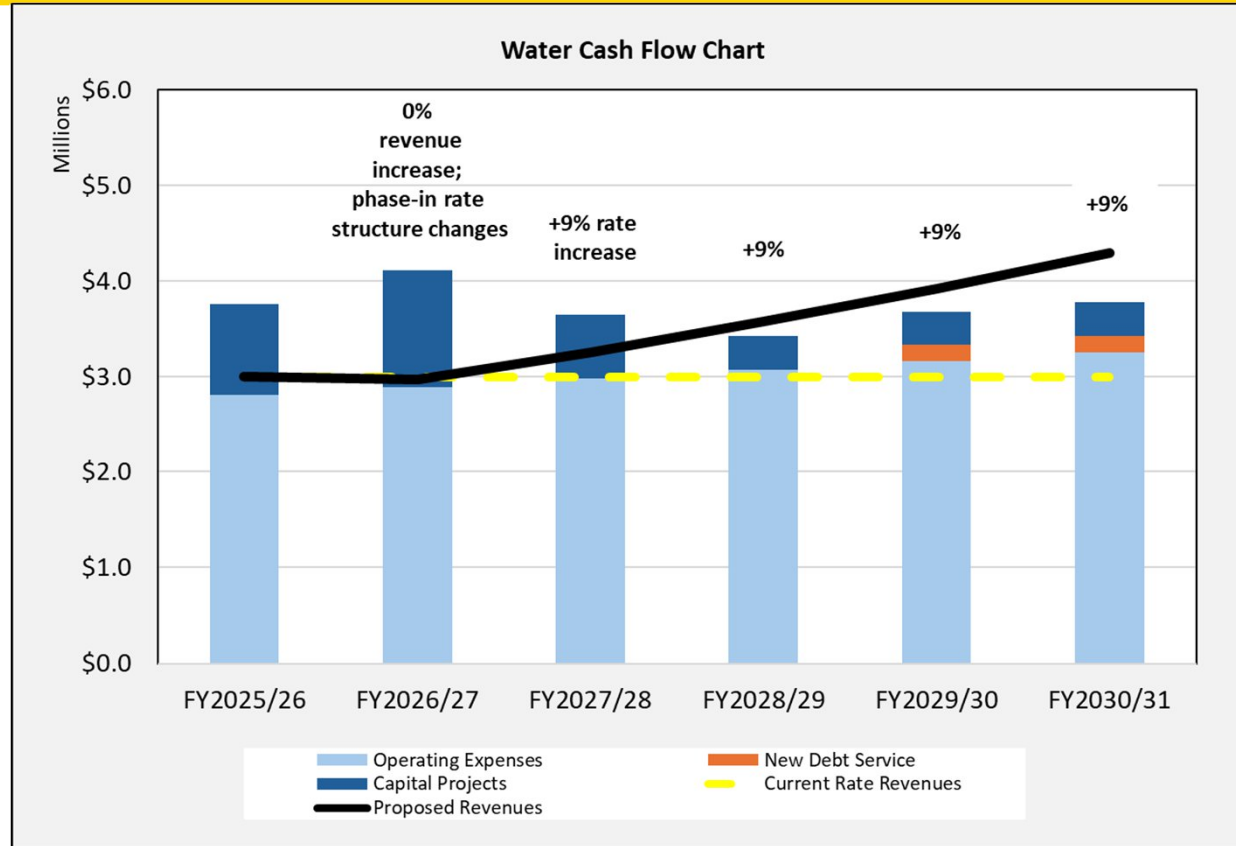


Current Water System Financial Standing

- Current reserves of about \$4.8M
- Current revenues of about \$3M are covering expenses of about \$2.8M resulting in net positive revenues of about \$200,000.
- The City must fund needed infrastructure improvements via rates totaling \$1.55M over the next 5 years
 - Noyo River Crossing (\$1.2M)
 - Cedar Street Water Line Design (\$320,000)
 - Oak Street Valves (\$30,000)
- Plus, the Cedar Street Water Line Construction of \$3.3M is proposed to be debt financed and will result in annual payments of \$168,400 beginning in FY2029/30



Water Financial Projection



Average revenue increases shown above. Not every customer will receive exactly the % increase shown due to rate structure changes.



Water Rate Design

- Rate design changes are proposed to comply with Proposition 218, industry best practices, and recent court cases
- Proposed changes:
 - Combine the separate residential and commercial meter fees into one rate schedule for all customers by the end of the five-year rate plan. Similar customers must have similar rates.
 - Dedicate a portion of existing cash reserves (\$337,000) to phase the residential meter fees in over 5 years to mitigate impacts on customers
 - Eliminate the single family residential tiered usage rates
 - All customers will pay the same usage rates at all levels of usage



Proposed Water Meter Fees

Meter Size	Current	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Residential Customers						
5/8 & 3/4"	\$36.86	\$35.00	\$40.29	\$45.58	\$50.87	\$56.17
1"	\$52.42	\$60.00	\$67.55	\$75.10	\$82.65	\$90.20
1.5"	\$62.80	\$90.00	\$111.32	\$132.64	\$153.96	\$175.26
2"	\$109.16	\$160.00	\$189.34	\$218.68	\$248.02	\$277.34
3"	\$157.76	\$220.00	\$302.39	\$384.78	\$467.17	\$549.56
4"	\$206.38	\$400.00	\$513.95	\$627.90	\$741.85	\$855.80
6"	\$498.01	\$700.00	\$951.62	\$1,203.24	\$1,454.86	\$1,706.46
Non-Residential						
5/8 & 3/4" Low-Usage	\$36.86	\$35.00	\$40.29	\$45.58	\$51.54	\$56.17
5/8 & 3/4"	\$74.98	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
1"	\$115.09	\$63.91	\$69.64	\$75.92	\$82.76	\$90.20
1.5"	\$141.83	\$124.17	\$135.33	\$147.52	\$160.81	\$175.26
2"	\$275.53	\$196.49	\$214.15	\$233.44	\$254.47	\$277.34
3"	\$409.24	\$389.35	\$424.33	\$462.56	\$504.23	\$549.56
4"	\$542.94	\$606.31	\$660.79	\$720.32	\$785.21	\$855.80
6"	\$1,234.61	\$1,208.97	\$1,317.63	\$1,436.32	\$1,565.71	\$1,706.46

SAME



Proposed Water Usage Rates (\$/HCF)

	Current
<u>Single Family Residential</u>	
Tier 1: 0-5 HCF	\$3.49
Tier 2: 6-10 HCF	\$5.23
Tier 3: 11+ HCF	\$7.84
<u>Non-Single Family Residential</u>	
All Use	\$6.01

All usage (\$/HCF)

FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
\$5.28	\$5.76	\$6.28	\$6.84	\$7.46



Current & Proposed Avg Water Bill

Current

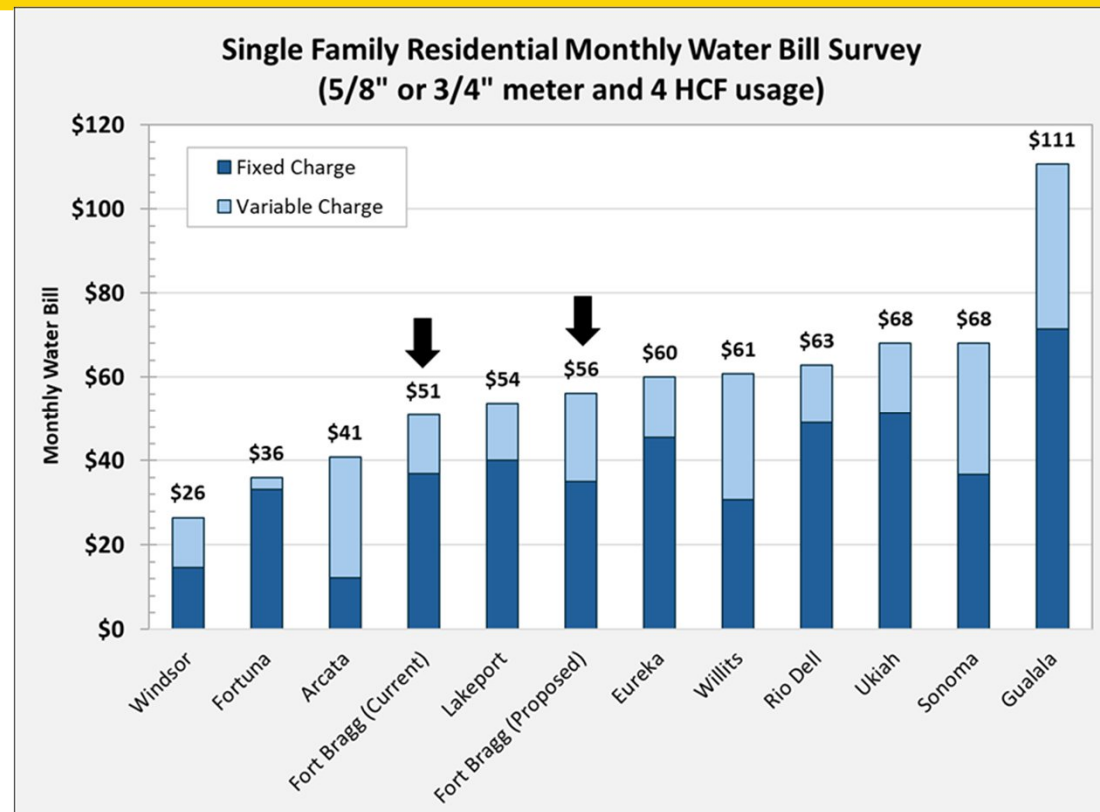
	Rate		Count	Charges
Meter Fee 5/8"	\$36.86	X	1	\$36.86
<u>Usage Rates</u>				
Tier 1: 0-5 HCF	\$3.49	X	4	\$13.96
Tier 2: 6-10 HCF	\$5.23	X	0	\$0.00
Tier 3: 11+ HCF	\$7.84	X	0	\$0.00
TOTAL MONTHLY BILL				\$50.82

Proposed July 1, 2026

	Rate		Count	Charges
Meter Fee 5/8"	\$35.00	X	1	\$35.00
<u>Usage Rates</u>				
All Usage	\$5.28	X	4	\$21.12
TOTAL MONTHLY BILL				\$56.12
				+10.4%



Water Bill Survey





Avg Water Bill Over 5 Years

Single Family Residential Monthly Water Bill

	Current	Proposed				
		Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
Meter Fee 5/8"	\$36.86	\$35.00	\$40.29	\$45.58	\$50.87	\$56.17
Usage Charge (4 HCF)	<u>\$13.96</u>	<u>\$21.12</u>	<u>\$23.04</u>	<u>\$25.12</u>	<u>\$27.36</u>	<u>\$29.84</u>
Total Monthly Water Bill	\$50.82	\$56.12	\$63.33	\$70.70	\$78.23	\$86.01
\$ Change		\$5.30	\$7.21	\$7.37	\$7.53	\$7.78
% Change		10.4%	12.8%	11.6%	10.7%	9.9%



SEWER ENTERPRISE



Current Monthly Sewer Rates

Fixed fees

Customer Type	Monthly Rate
Residential Customers	per dwelling
Single Family Residential	\$28.89
Multi-Family Residential	\$28.89
Mobile Home Parks	\$28.89
Non-Residential Customers	per business
Low Strength	\$28.89
Medium Strength	\$28.89
Breweries	\$29.89
High Strength	\$28.89

+ Flow Rates

Customer Type	\$/HCF
Residential Customers	
Single Family Residential	\$7.31
Multi-Family Residential	\$3.28
Mobile Home Parks	\$0.23
Non-Residential Customers	
Low Strength	\$9.90
Medium Strength	\$10.19
Breweries	\$20.30
High Strength	\$25.38

HCF = hundred cubic feet

1 HCF = 748 gallons

Residential sewer flow is based on winter water usage
subject to a 2HCF minimum



Current Avg Residential Sewer Bill

	Rate		Count	Charges
Fixed Fee	\$28.89	X	1	\$28.89
Flow Rate	\$7.31	X	4	\$29.24
TOTAL MONTHLY BILL				\$58.13

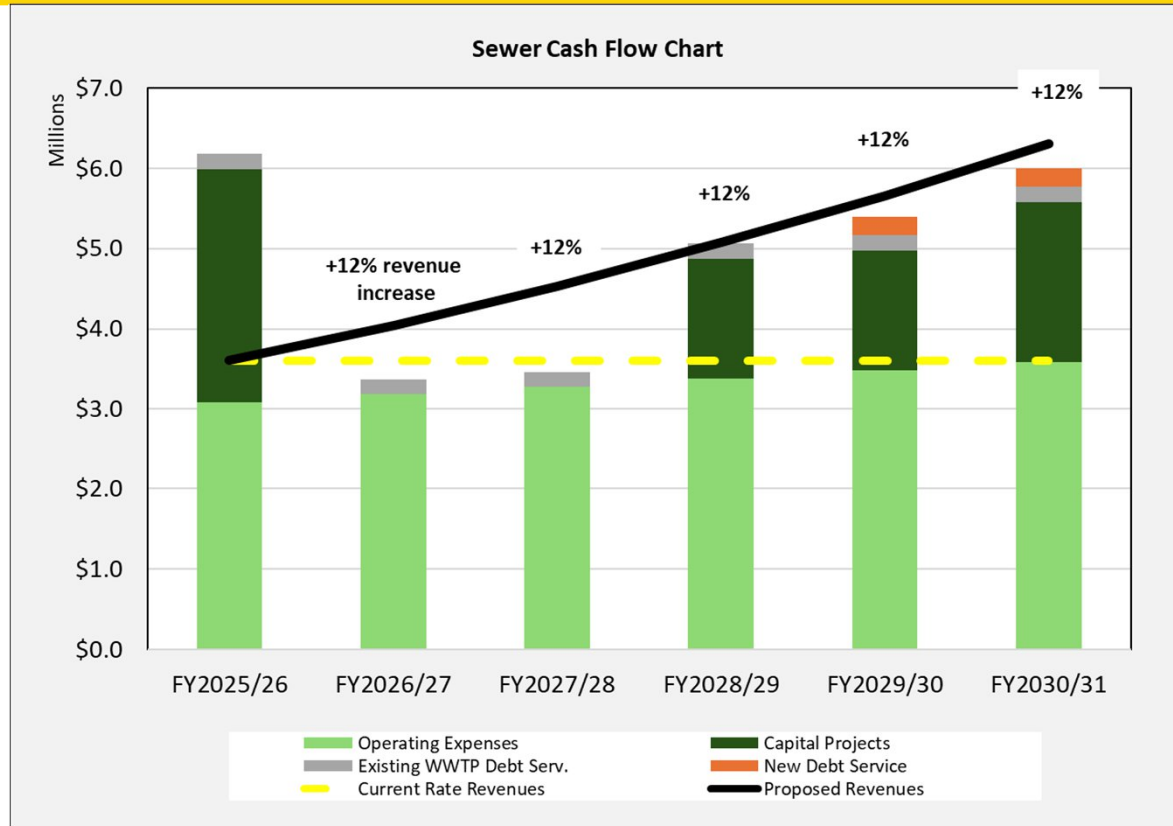


Current Sewer System Financial Standing

- Current reserves of about \$3.6M
- Current revenues of about \$3.6M are covering operating expenses of about \$3.1M + debt service of \$186,000 resulting in positive net revenues of about \$329,000.
- This year, the City will draw down reserves about \$2.6M to fund the biosolid dryer building design, biosolids storage building, and pipeline work
- The City's wastewater master planning team has identified \$12M of sewer pipeline improvements. This rate study will fund the first \$5M via rate revenues.
- Plus, the Wastewater Treatment Plant Main Replacement of \$4.5M is proposed to be debt financed and will result in annual payments of \$230,000 beginning in FY2029/30.



Sewer Financial Projection



Average revenue increases shown above. Not every customer will receive exactly the % increase shown due to rate structure changes.



Sewer Rate Design

- **OPTION A: the fixed fee is different for each customer class based on the customer service cost of each class**
 - For example, each mobile home park is one service connection = one account. The customer service cost equals the cost for that service connection divided between all the mobile homes.
 - Strip malls are typically served by one connection = one account. The customer service cost equals the cost for that service connection divided between all businesses in the strip mall.
 - The advantage of this option is that it has a lower cost for mobile homes, multi-family homes, and mixed-use businesses.
- **OPTION B: the fixed fee is the same for all customers (i.e. the average across the whole service area)**
 - The customer service cost is divided equally across all dwelling units and businesses
 - This option is the same as the current rate design
- **Flow rates are proposed to be the same for each rate option**
 - All residential flow will have the same cost
 - Residential flow and medium strength commercial will have the same flow rate



Proposed Fixed Sewer Charges

OPTION A Fixed Charges

Customer Type	Current	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Residential Customers	Per dwelling		+12%	+12%	+12%	+12%
Single Family Residential	\$28.89	\$34.44	\$38.57	\$43.20	\$48.38	\$54.19
Multi-Family Residential	\$28.89	\$7.41	\$8.30	\$9.30	\$10.42	\$11.67
Mobile Home Parks	\$28.89	\$1.06	\$1.19	\$1.33	\$1.49	\$1.67
Non-Residential Customers	Per business					
All businesses	\$28.89	\$23.22	\$26.01	\$29.13	\$32.63	\$36.55

OPTION B Fixed Charges

Customer Type	Current	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Residential Customers	Per dwelling		+12%	+12%	+12%	+12%
All Residential Customers	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
Non-Residential Customers	Per business					
All businesses	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12



Proposed Sewer Flow Rates (\$/HCF)

Proposed flow rates are the same for both options

Customer Type	Current	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Residential Customers			+12%	+12%	+12%	+12%
Single Family Residential	\$7.31	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Multi-Family Residential	\$3.28	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Mobile Home Parks	\$0.23	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Non-Residential Customers						
Low Strength	\$9.90	\$9.90	\$11.09	\$12.42	\$13.91	\$15.58
Medium Strength	\$10.19	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Breweries	\$20.30	\$16.32	\$18.28	\$20.47	\$22.93	\$25.68
High Strength	\$25.38	\$18.54	\$20.76	\$23.25	\$26.04	\$29.16

HCF = hundred cubic feet

1 HCF = 748 gallons

Residential sewer flow is based on winter water usage subject to a 2HCF minimum



Current & Proposed Multi-Family Sewer Bill

Current

	Rate		Count	Charges
Fixed Fee	\$28.89	X	1	\$28.89
Flow Rate	\$3.28	X	3	\$9.84
TOTAL BILL				\$38.73

The City serves about 1,000 multi-family dwelling units

Proposed July 1, 2026

OPT A	Rate		Count	Charges
Fixed Fee	\$7.41	X	1	\$7.41
Flow Rate	\$11.05	X	3	\$33.15
TOTAL BILL				\$40.56
				+4.7%

OPT B	Rate		Count	Charges
Fixed Fee	\$24.22	X	1	\$24.22
Flow Rate	\$11.05	X	3	\$33.15
TOTAL BILL				\$57.37
				+48.1%

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Current & Proposed Mobile Home Sewer Bill

Current

	Rate		Count	Charges
Fixed Fee	\$28.89	X	1	\$28.89
Flow Rate	\$0.23	X	2	\$0.46
TOTAL BILL				\$29.35

The City serves about 200 mobile home dwelling units

Proposed July 1, 2026

OPT A	Rate		Count	Charges
Fixed Fee	\$1.06	X	1	\$1.06
Flow Rate	\$11.05	X	2	\$22.10
TOTAL BILL				\$23.16
				-21.1%

OPT B	Rate		Count	Charges
Fixed Fee	\$24.22	X	1	\$24.22
Flow Rate	\$11.05	X	2	\$22.10
TOTAL BILL				\$46.32
				+57.8%

24



Current & Proposed Avg Sewer Bill

Current

	Rate		Count	Charges
Fixed Fee	\$28.89	X	1	\$28.89
Flow Rate	\$7.31	X	4	\$29.24
TOTAL BILL				\$58.13

The City serves about 2,200 single family dwelling units

Proposed July 1, 2026

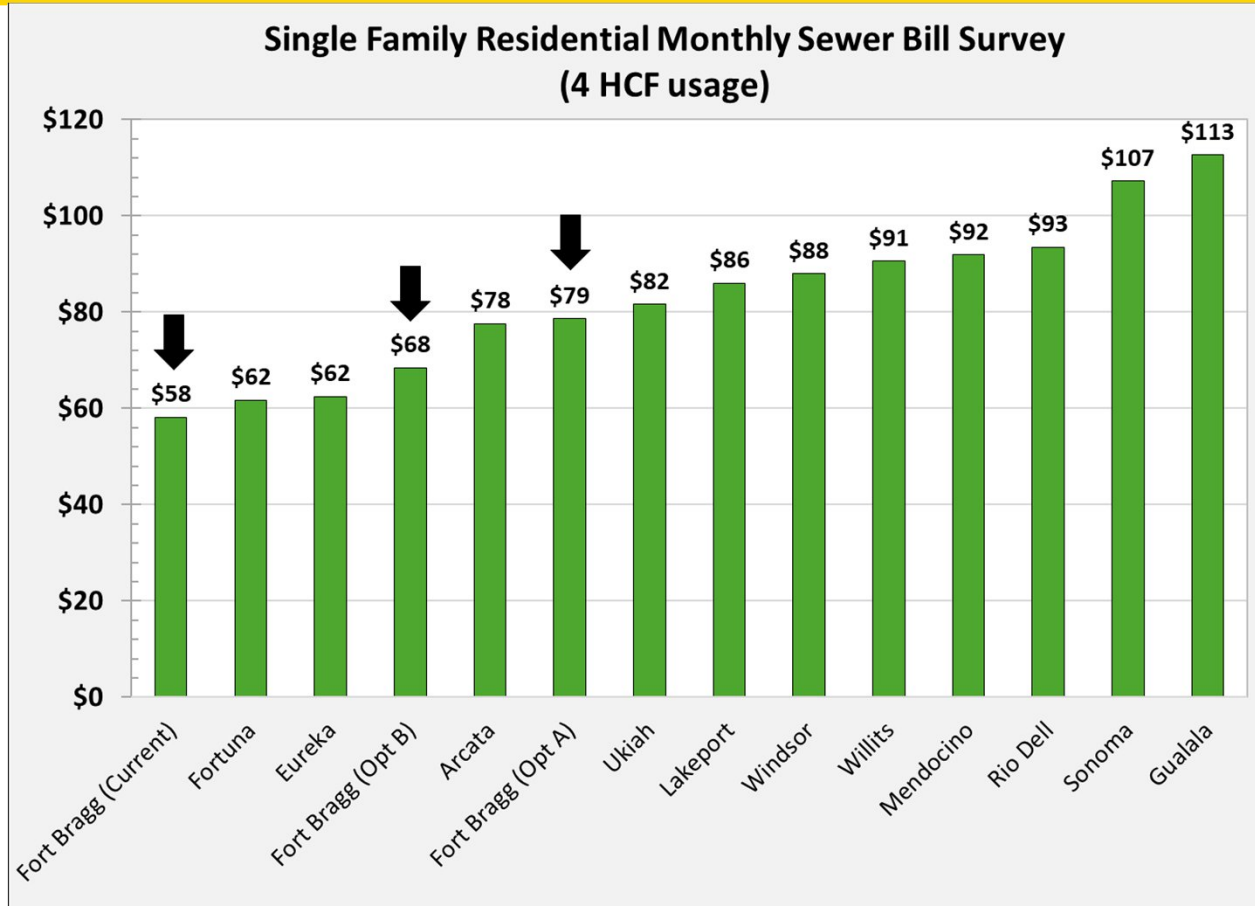
OPT A	Rate		Count	Charges
Fixed Fee	\$34.44	X	1	\$34.44
Flow Rate	\$11.05	X	4	\$44.20
TOTAL BILL				\$78.64
				+35.3%

OPT B	Rate		Count	Charges
Fixed Fee	\$24.22	X	1	\$24.22
Flow Rate	\$11.05	X	4	\$44.20
TOTAL BILL				\$68.42
				+17.7%

25

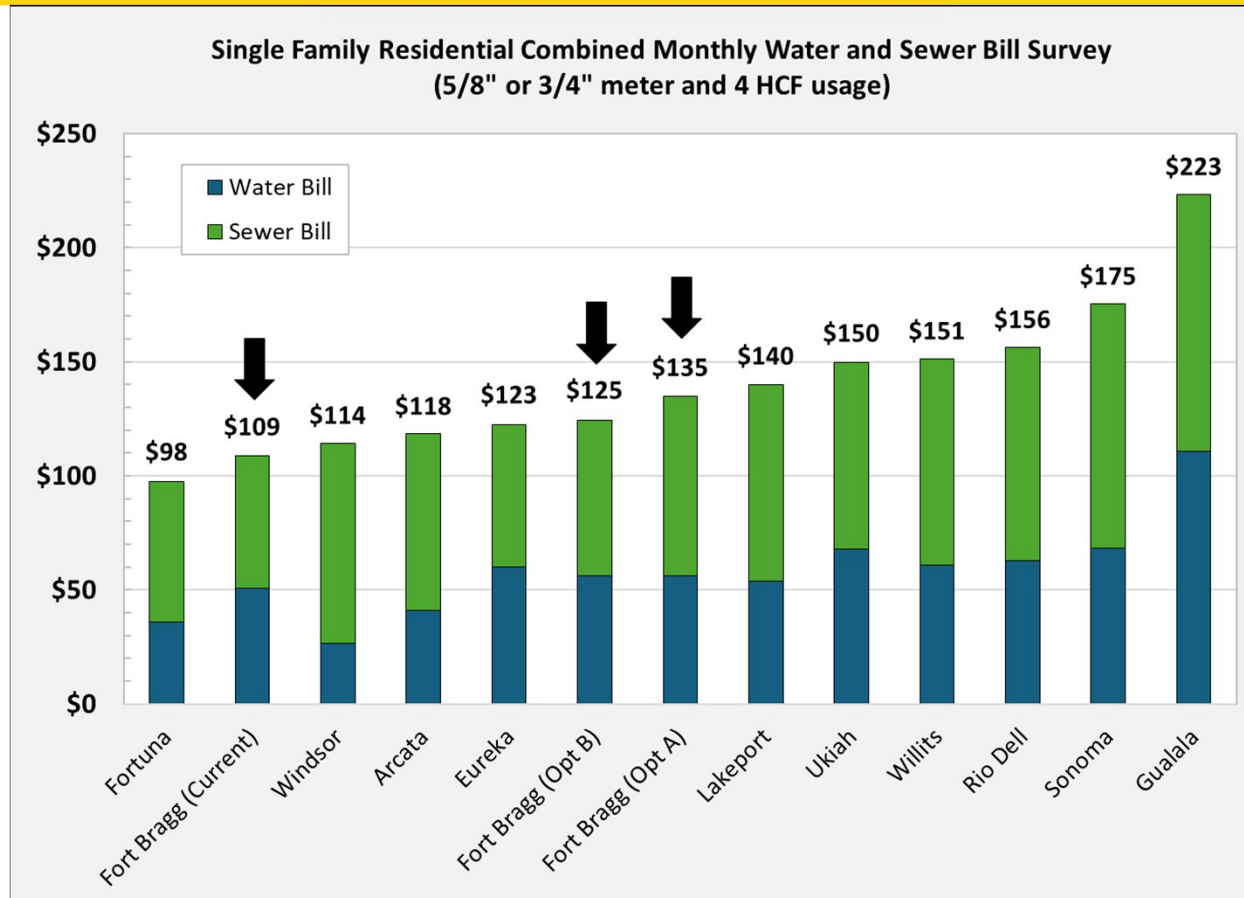


Sewer Survey





Water & Sewer Survey





Single Family Water & Sewer Bill Impacts

Single family residential customer with a 5/8" meter, 4 HCF monthly water use, and 4 HCF sewer flow

Current		Proposed				
		July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030
Water	\$50.82	\$56.12	\$63.33	\$70.70	\$78.23	\$86.01
Sewer OPT A	<u>\$58.13</u>	<u>\$78.64</u>	<u>\$88.09</u>	<u>\$98.68</u>	<u>\$110.50</u>	<u>\$123.75</u>
Total Bill	\$108.95	\$134.76	\$151.42	\$169.38	\$188.73	\$209.76
\$ Increase		\$25.81	\$16.66	\$17.96	\$19.35	\$21.03
% Increase		23.7%	12.4%	11.9%	11.4%	11.1%
Water	\$50.82	\$56.12	\$63.33	\$70.70	\$78.23	\$86.01
Sewer OPT B	<u>\$58.13</u>	<u>\$68.42</u>	<u>\$76.65</u>	<u>\$85.87</u>	<u>\$96.16</u>	<u>\$107.68</u>
Total Bill	\$108.95	\$124.54	\$139.98	\$156.57	\$174.39	\$193.69
\$ Increase		\$15.59	\$15.44	\$16.59	\$17.82	\$19.30
% Increase		14.3%	12.4%	11.9%	11.4%	11.1%



Wrap Up

- Please provide direction regarding the sewer rate option or other proposed changes
- LTMC will finalize the rate recommendation, provide a final report, and request authorization to move forward with public outreach
- All ratepayers and property owners will be provided written notice of the proposed rate change 45 days in advance of a public hearing
- At the public hearing, residents may provide written and verbal comments. We will tally any protests received. Absent a majority protest, the City can adopt the rates.





DRAFT TABLES

City of Fort Bragg

Water and Sewer Rate Study

December 10, 2025

Table 1: Water General Ledger Cash Balances as of 9/4/25

Fund 610	Water Works O&M	Ending Balance
	XP Deposit Acct	125,674
	USBank Checking	702,898
Fund 612	Recession Reserve	Ending Balance
	USBank Checking	267,314
Fund 614	Non-Routine Maintenance	Ending Balance
	USBank Checking	-69,203
Fund 615	Capital Reserve	Ending Balance
	USBank Checking	3,076,229
Fund 640	Waterworks Capacity Fees	Ending Balance
	USBank Checking	0
Fund 651	Water Capital Projects	Ending Balance
	USBank Checking	697,041
Total Reserve Balance		4,799,954

Table 2: Water Capital Improvements, Rate-Funded

Project	Funding Source	FY2026	FY2027	FY2028	FY2029	FY2030	Est. 5 year Total
Rate-Funded Projects							
Madsen Hole Ranney - Design	Water Ent	400,000					400,000
Water Main Extension North FT Bragg [1]	Water Ent	150,000					150,000
Pudding Creek Water Main Paint	Water Ent	100,000					100,000
Brush Creek Culvert Replacement	Water Ent	90,000					90,000
Noyo River Crossing	Water Ent/ U/I	210,000	1,190,000				1,400,000
Cedar Street Water Line Replacement	Water Ent/ U/I			320,000			320,000
Oak Street Valves	Water Ent		30,000				30,000
Total Rate-Funded		\$950,000	\$1,220,000	\$320,000	\$0	\$0	\$2,490,000
Debt-Funded Projects							
Cedar Street Water Line Replacement [2]	Water Ent/ U/I				1,650,000	1,650,000	3,300,000
Total Debt-Funded		\$0	\$0	\$0	\$1,650,000	\$1,650,000	\$3,300,000
Total Rate and Debt-Funded		\$950,000	\$1,220,000	\$320,000	\$1,650,000	\$1,650,000	\$5,790,000

1 - Project costs of \$4,000,000 were removed from the CIP.

2 - Project costs of \$3,300,000 were removed from the rate-funded CIP. The project is proposed to be financed.

Table 3: Current Water Rates and Revenues

FY2024/25				
FIXED CHARGES				
Meter Size	No. of Meters	Monthly Rate	Total Revenues	% of Total
Residential Customers				
5/8 & 3/4"	2,235	\$36.86	\$988,585	59.6%
1"	38	\$52.42	\$23,904	1.4%
1.5"	21	\$62.80	\$15,826	1.0%
2"	7	\$109.16	\$9,169	0.6%
3"	0	\$157.76	\$0	0.0%
4"	1	\$206.38	\$2,477	0.1%
6"	1	\$498.01	\$5,976	0.4%
Total Residential Fixed Revenues	2,303		\$1,045,936	63.1%
Non-Residential Customers				
5/8 & 3/4" Low-Usage Customers	44	\$36.86	\$19,462	1.2%
5/8 & 3/4"	233	\$74.98	\$209,644	12.6%
1"	55	\$115.09	\$75,959	4.6%
1.5"	49	\$141.83	\$83,396	5.0%
2"	51	\$275.53	\$168,624	10.2%
3"	6	\$409.24	\$29,465	1.8%
4"	4	\$542.94	\$26,061	1.6%
6"	0	\$1,234.61	\$0	0.0%
Total Non-Residential Fixed Revenues	442		\$612,612	36.9%
Total Fixed Revenues	2,745		\$1,658,549	100.0%

VARIABLE CHARGES				
	Annual Consumption (HCF)	Rate per HCF	Total Revenues	% of Total
<u>Single Family Residential</u>				
Tier 1: 1-5 HCF	81,662	\$3.49	\$285,000	21.0%
Tier 2: 6-10 HCF	18,487	\$5.23	\$96,685	7.1%
Tier 3: 11+ HCF	11,183	\$7.84	\$87,677	6.5%
Subtotal	111,332		\$469,363	34.7%
<u>Non-Single Family Residential</u>				
Rate per HCF	147,269	\$6.01	\$885,089	65.3%
Total Variable Charges	258,601		\$1,354,452	100.0%

TOTAL WATER SALES REVENUES COMPARISON			
	Total Revenues	% of Total	
Fixed Charges	\$1,658,549	55%	
<u>Variable Charges</u>	<u>\$1,354,452</u>	<u>45%</u>	
Total Water Sales Revenues (LT Calculation)	\$3,013,000	100%	
Total Water Sales - In City Estimated YE (Fort Bragg Budget)	\$2,903,044		
\$ Difference	-\$109,956		
% Difference	-3.8%		

Table 4: Water Operating Expense Projection

	Budget	Escalation	Projected				
	FY2025/26	Factor	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Salaries & Benefits	\$1,268,700	3.0%	\$1,306,800	\$1,346,000	\$1,386,400	\$1,428,000	\$1,470,800
Repairs & Maintenance	\$67,000	3.0%	\$69,000	\$71,100	\$73,200	\$75,400	\$77,700
Capital Assets, Net	\$634,000	3.0%	\$653,000	\$672,600	\$692,800	\$713,600	\$735,000
Administration	\$493,700	3.0%	\$508,500	\$523,800	\$539,500	\$555,700	\$572,400
Contractual Services	\$60,400	3.0%	\$62,200	\$64,100	\$66,000	\$68,000	\$70,000
Insurance	\$72,400	3.0%	\$74,600	\$76,800	\$79,100	\$81,500	\$83,900
Other Operating	\$15,000	3.0%	\$15,500	\$16,000	\$16,500	\$17,000	\$17,500
<u>Utilities</u>	<u>\$200,000</u>	3.0%	<u>\$206,000</u>	<u>\$212,200</u>	<u>\$218,600</u>	<u>\$225,200</u>	<u>\$232,000</u>
Total Operating Expenses	\$2,811,200		\$2,895,600	\$2,982,600	\$3,072,100	\$3,164,400	\$3,259,300

Table 5: Water Cash Flow Projection

	Budget FY2025/26	Projected: Years 1 - 5 (Prop 218 Period)				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Rate Increase %		0%	9%	9%	9%	9%
Rate Increase Effective Date		Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
BEGINNING FUND BALANCE	\$4,800,000	\$4,039,300	\$2,892,400	\$2,493,200	\$2,644,800	\$2,887,700
REVENUES						
Water Services Charges	2,903,000	2,903,000	3,164,300	3,449,100	3,759,500	4,097,900
Loss from Phase-In	0	(156,000)	(101,200)	(56,800)	(22,900)	0
Interest Earned [1]	0	121,200	86,800	74,800	79,300	86,600
Fees	45,500	46,900	48,300	49,700	51,200	52,700
Miscellaneous Revenue	<u>52,000</u>	<u>53,600</u>	<u>55,200</u>	<u>56,900</u>	<u>58,600</u>	<u>60,400</u>
Subtotal Revenue	3,000,500	2,968,700	3,253,400	3,573,700	3,925,700	4,297,600
EXPENSES						
<u>Operating Expenses</u>						
Salaries & Benefits	1,268,700	1,306,800	1,346,000	1,386,400	1,428,000	1,470,800
Repairs & Maintenance	67,000	69,000	71,100	73,200	75,400	77,700
Capital Assets, Net	634,000	653,000	672,600	692,800	713,600	735,000
Administration	493,700	508,500	523,800	539,500	555,700	572,400
Contractual Services	60,400	62,200	64,100	66,000	68,000	70,000
Insurance	72,400	74,600	76,800	79,100	81,500	83,900
Other Operating	15,000	15,500	16,000	16,500	17,000	17,500
Utilities	<u>200,000</u>	<u>206,000</u>	<u>212,200</u>	<u>218,600</u>	<u>225,200</u>	<u>232,000</u>
Subtotal Operating	2,811,200	2,895,600	2,982,600	3,072,100	3,164,400	3,259,300
Net Operating Revenues	189,300	73,100	270,800	501,600	761,300	1,038,300
<u>Non-Operating Expenses</u>						
CIP Projects	950,000	1,220,000	320,000	0	0	0
Repairs and Replacements	0	0	350,000	350,000	350,000	350,000
New Debt Service [2]	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>168,400</u>	<u>168,400</u>
Subtotal Non-Operating	950,000	1,220,000	670,000	350,000	518,400	518,400
Total Expenses	3,761,200	4,115,600	3,652,600	3,422,100	3,682,800	3,777,700
Total Net Revenues	(760,700)	(1,146,900)	(399,200)	151,600	242,900	519,900
ENDING FUND BALANCE	4,039,300	2,892,400	2,493,200	2,644,800	2,887,700	3,407,600
Target Reserve Balance [3]	2,108,400	2,171,700	2,237,000	2,304,100	2,541,700	2,612,900
Target Met? (75% of O&M)	yes	yes	yes	yes	yes	yes
Debt Service Coverage [4]					4.52	6.17

1 - Estimated interest earnings are 3% of annual beginning fund balance

2 - For loan of \$3,300,000 at 3% interest over 30 years to fund the Cedar Street Water Line Replacement project

3 - Annual target is 75% of operating expenses plus annual debt service

4 - Net operating revenues divided by total debt service

Table 6: Water Cost Allocation

	Projected FY2026/27	FIXED CHARGE		VARIABLE CHARGE	Total
		Meters & Services	Customer Service	Base + Extra	
Operating Expenses					
Salaries & Benefits	\$1,306,800	85.0%	5.0%	10.0%	100%
Repairs & Maintenance	\$69,000	10.0%	0.0%	90.0%	100%
Capital Assets, Net	\$653,000	25.0%	5.0%	70.0%	100%
Administration	\$508,500	90.0%	10.0%	0.0%	100%
Contractual Services	\$62,200	10.0%	0.0%	90.0%	100%
Insurance	\$74,600	100.0%	0.0%	0.0%	100%
Other Operating	\$15,500	100.0%	0.0%	0.0%	100%
<u>Utilities</u>	<u>\$206,000</u>	<u>0.0%</u>	<u>0.0%</u>	<u>100.0%</u>	<u>100%</u>
Subtotal Operating	\$2,895,600	\$1,834,900	\$148,840	\$911,860	\$2,895,600
<i>Allocation %</i>		<i>63.4%</i>	<i>5.1%</i>	<i>31.5%</i>	<i>100.0%</i>
Non-Operating Expenses [1]					
Capital Projects	\$308,000	0.0%	0.0%	100.0%	100%
Repairs and Replacements	\$280,000	0.0%	0.0%	100.0%	100%
New Debt Service	<u>\$67,400</u>	<u>0.0%</u>	<u>0.0%</u>	<u>100.0%</u>	<u>100%</u>
Subtotal Non-Operating	\$655,400	\$0	\$0	\$655,400	\$655,400
<i>Allocation %</i>		<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>	<i>100.0%</i>
TOTAL EXPENSES	\$3,551,000	\$1,834,900	\$148,840	\$1,567,260	\$3,551,000
<i>Total Allocation %</i>		<i>51.7%</i>	<i>4.20%</i>	<i>44.1%</i>	<i>100.0%</i>

1 - Average 5-year costs

Table 7: Allocation of Annual Water Service Charge Revenue Requirement

	Cost Allocation %	PROJECTED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Total Revenue Requirement [1]		\$2,903,000	\$3,164,300	\$3,449,100	\$3,759,500	\$4,097,900
FIXED CHARGES						
Meters & Services	51.7%	\$1,500,851	\$1,635,943	\$1,783,185	\$1,943,662	\$2,118,614
<u>Customer Service</u>	<u>4.2%</u>	<u>\$121,926</u>	<u>\$132,901</u>	<u>\$144,862</u>	<u>\$157,899</u>	<u>\$172,112</u>
Total Fixed Charges	55.9%	\$1,622,777	\$1,768,844	\$1,928,047	\$2,101,561	\$2,290,726
VARIABLE CHARGES						
<u>Base + Extra</u>	<u>44.1%</u>	<u>\$1,280,223</u>	<u>\$1,395,456</u>	<u>\$1,521,053</u>	<u>\$1,657,940</u>	<u>\$1,807,174</u>
Total Variable Charges	44.1%	\$1,280,223	\$1,395,456	\$1,521,053	\$1,657,940	\$1,807,174
TOTAL	100.0%	\$2,903,000	\$3,164,300	\$3,449,100	\$3,759,501	\$4,097,900

1 - From Cash Flow; Water Service Charges revenue requirement for each year.

Table 8: Proposed Water Meter Equivalents

Meter Size	Number of Meters [1]	Safe Operating Capacity (gpm) [2]	Meter Ratio	Proposed Meter Equivalents
5/8 & 3/4"	2,558	30	1.00	2,558
1"	93	50	1.67	155
1.5"	72	100	3.33	240
2"	58	160	5.33	309
3"	6	320	10.67	64
4"	6	500	16.67	100
<u>6"</u>	<u>1</u>	1,000	33.33	<u>33</u>
	2,794			3,459

1 - The number of meters is taken from the City's billing data from June 2025.

2 - AWWA Manual M1, Table B-2. Safe maximum operating capacity by meter type, per current AWWA standards, in gallons per minute (gpm).

Table 9: Water Fixed Charge Derivation

		PROJECTED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
REVENUE REQUIREMENT						
Meters & Services		\$1,500,851	\$1,635,943	\$1,783,185	\$1,943,662	\$2,118,614
Customer Service		\$121,926	\$132,901	\$144,862	\$157,899	\$172,112
Total Fixed Charge Revenue		\$1,622,777	\$1,768,844	\$1,928,047	\$2,101,561	\$2,290,726
METER EQUIVALENT CHARGE						
Meters & Service Rev. Req.		\$1,500,851	\$1,635,943	\$1,783,185	\$1,943,662	\$2,118,614
Number of Meter Equivalents		3,459	3,459	3,459	3,459	3,459
Total Meter Equivalent Charge		\$36.16	\$39.41	\$42.96	\$46.83	\$51.04
Meter Equiv. Charge by Size						
Meter Size	Meter Ratio					
5/8" & 3/4"	1.00	\$36.16	\$39.41	\$42.96	\$46.83	\$51.04
1"	1.67	\$60.27	\$65.68	\$71.60	\$78.05	\$85.07
1.5"	3.33	\$120.53	\$131.37	\$143.20	\$156.10	\$170.13
2"	5.33	\$192.85	\$210.19	\$229.12	\$249.76	\$272.21
3"	10.67	\$385.71	\$420.37	\$458.24	\$499.52	\$544.43
4"	16.67	\$602.67	\$656.83	\$716.00	\$780.50	\$850.67
6"	33.33	\$1,205.33	\$1,313.67	\$1,432.00	\$1,561.00	\$1,701.33
CUSTOMER SERVICE CHARGE						
Customer Service Rev. Req.		\$121,926	\$132,901	\$144,862	\$157,899	\$172,112
Number of Meters		2,794	2,794	2,794	2,794	2,794
Cust. Service Charge per Acct.		\$3.64	\$3.96	\$4.32	\$4.71	\$5.13
TOTAL MONTHLY FIXED CHARGE [1]						
Meter Size						
5/8" & 3/4"		\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
1"		\$63.91	\$69.64	\$75.92	\$82.76	\$90.20
1.5"		\$124.17	\$135.33	\$147.52	\$160.81	\$175.26
2"		\$196.49	\$214.15	\$233.44	\$254.47	\$277.34
3"		\$389.35	\$424.33	\$462.56	\$504.23	\$549.56
4"		\$606.31	\$660.79	\$720.32	\$785.21	\$855.80
6"		\$1,208.97	\$1,317.63	\$1,436.32	\$1,565.71	\$1,706.46

1 - Total Monthly Fixed Charge is the sum of the "Meter Equivalent Charge" by meter size plus the "Customer Service Charge per Account"

Table 10: Water Variable Charge Derivation

	PROJECTED				
	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
REVENUE REQUIREMENT					
Base + Extra	\$1,280,223	\$1,395,456	\$1,521,053	\$1,657,940	\$1,807,174
VARIABLE CHARGE DERIVATION					
Revenue Requirement	\$1,280,223	\$1,395,456	\$1,521,053	\$1,657,940	\$1,807,174
<u>Projected Consumption (HCF) [1]</u>	<u>242,295</u>	<u>242,295</u>	<u>242,295</u>	<u>242,295</u>	<u>242,295</u>
Variable Charge per HCF	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46

1 - Based on average consumption over the past three years, less 3% for estimated conservation and delinquency

Table 11: Proposed Five-Year Schedule of Monthly Water Rates – First Iteration

Customer Class & Meter Size	Current	PROPOSED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Effective Date		Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
FIXED CHARGE						
<u>Residential Customers</u>						
5/8" & 3/4"	\$36.86	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
1"	\$52.42	\$63.91	\$69.64	\$75.92	\$82.76	\$90.20
1.5"	\$62.80	\$124.17	\$135.33	\$147.52	\$160.81	\$175.26
2"	\$109.16	\$196.49	\$214.15	\$233.44	\$254.47	\$277.34
3"	\$157.76	\$389.35	\$424.33	\$462.56	\$504.23	\$549.56
4"	\$206.38	\$606.31	\$660.79	\$720.32	\$785.21	\$855.80
6"	\$498.01	\$1,208.97	\$1,317.63	\$1,436.32	\$1,565.71	\$1,706.46
<u>Non-Residential Customers</u>						
5/8" & 3/4"	\$74.98	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
1"	\$115.09	\$63.91	\$69.64	\$75.92	\$82.76	\$90.20
1.5"	\$141.83	\$124.17	\$135.33	\$147.52	\$160.81	\$175.26
2"	\$275.53	\$196.49	\$214.15	\$233.44	\$254.47	\$277.34
3"	\$409.24	\$389.35	\$424.33	\$462.56	\$504.23	\$549.56
4"	\$542.94	\$606.31	\$660.79	\$720.32	\$785.21	\$855.80
6"	\$1,234.61	\$1,208.97	\$1,317.63	\$1,436.32	\$1,565.71	\$1,706.46
<u>Commercial Low-Usage Customers</u>						
5/8" & 3/4"	\$36.86	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
VARIABLE CHARGE per HCF						
<u>Single Family Residential Customers</u>						
Tier 1: 1-5 HCF	\$3.49	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46
Tier 2: 6-10 HCF	\$5.23	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46
Tier 3: 11+ HCF	\$7.84	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46
<u>Non-Single Family Residential</u>						
Rate per HCF	\$6.01	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46

* 1 HCF = 748 gallons

Blue shaded cells are proposed to be phased-in.

Table 12: Proposed Five-Year Schedule of Monthly Water Rates – With Phase-In

Customer Class & Meter Size	Current	PROPOSED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Effective Date		Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
FIXED CHARGE						
<u>Residential Customers</u>						
5/8" & 3/4"	\$36.86	\$35.00	\$40.29	\$45.58	\$50.87	\$56.17
1"	\$52.42	\$60.00	\$67.55	\$75.10	\$82.65	\$90.20
1.5"	\$62.80	\$90.00	\$111.32	\$132.64	\$153.96	\$175.26
2"	\$109.16	\$160.00	\$189.34	\$218.68	\$248.02	\$277.34
3"	\$157.76	\$220.00	\$302.39	\$384.78	\$467.17	\$549.56
4"	\$206.38	\$400.00	\$513.95	\$627.90	\$741.85	\$855.80
6"	\$498.01	\$700.00	\$951.62	\$1,203.24	\$1,454.86	\$1,706.46
<u>Non-Residential Customers</u>						
5/8" & 3/4"	\$74.98	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
1"	\$115.09	\$63.91	\$69.64	\$75.92	\$82.76	\$90.20
1.5"	\$141.83	\$124.17	\$135.33	\$147.52	\$160.81	\$175.26
2"	\$275.53	\$196.49	\$214.15	\$233.44	\$254.47	\$277.34
3"	\$409.24	\$389.35	\$424.33	\$462.56	\$504.23	\$549.56
4"	\$542.94	\$606.31	\$660.79	\$720.32	\$785.21	\$855.80
6"	\$1,234.61	\$1,208.97	\$1,317.63	\$1,436.32	\$1,565.71	\$1,706.46
<u>Commercial Low-Usage Customers</u>						
5/8" & 3/4"	\$36.86	\$35.00	\$40.29	\$45.58	\$50.87	\$56.17
VARIABLE CHARGE per HCF						
<u>Single Family Residential Customers</u>						
Tier 1: 1-5 HCF	\$3.49	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46
Tier 2: 6-10 HCF	\$5.23	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46
Tier 3: 11+ HCF	\$7.84	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46
<u>Non-Single Family Residential</u>						
Rate per HCF	\$6.01	\$5.28	\$5.76	\$6.28	\$6.84	\$7.46

* 1 HCF = 748 gallons

Blue shaded cells are phased-in to equal the full cost of service rates in FY2030/31.

Table 13: Sample Residential Monthly Water Bill Impacts, 5/8" & 3/4" Meters – First Iteration

	Monthly Use (HCF)	Current Bill	Proposed				
			Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
4 HCF (Average Bill)	4						
Fixed Charge - 5/8" & 3/4"		\$36.86	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
<u>Variable Charge</u>		<u>\$13.96</u>	<u>\$21.12</u>	<u>\$23.04</u>	<u>\$25.12</u>	<u>\$27.36</u>	<u>\$29.84</u>
Total Monthly Water Bill		\$50.82	\$60.92	\$66.41	\$72.40	\$78.90	\$86.01
<i>\$ Change</i>			<i>\$10.10</i>	<i>\$5.49</i>	<i>\$5.99</i>	<i>\$6.50</i>	<i>\$7.11</i>
<i>% Change</i>			<i>19.9%</i>	<i>9.0%</i>	<i>9.0%</i>	<i>9.0%</i>	<i>9.0%</i>
5 HCF (Summer Bill)	5						
Fixed Charge - 5/8" & 3/4"		\$36.86	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
<u>Variable Charge</u>		<u>\$17.45</u>	<u>\$26.40</u>	<u>\$28.80</u>	<u>\$31.40</u>	<u>\$34.20</u>	<u>\$37.30</u>
Total Monthly Water Bill		\$54.31	\$66.20	\$72.17	\$78.68	\$85.74	\$93.47
<i>\$ Change</i>			<i>\$11.89</i>	<i>\$5.97</i>	<i>\$6.51</i>	<i>\$7.06</i>	<i>\$7.73</i>
<i>% Change</i>			<i>21.9%</i>	<i>9.0%</i>	<i>9.0%</i>	<i>9.0%</i>	<i>9.0%</i>

Table 14: Sample Residential Monthly Water Bill Impacts, 5/8" & 3/4" Meters – With Phase-In

	Monthly Use (HCF)	Current Bill	Proposed				
			Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
3 HCF (Winter Bill)	3						
Fixed Charge - 5/8" & 3/4"		\$36.86	\$35.00	\$40.29	\$45.58	\$50.87	\$56.17
<u>Variable Charge</u>		<u>\$10.47</u>	<u>\$15.84</u>	<u>\$17.28</u>	<u>\$18.84</u>	<u>\$20.52</u>	<u>\$22.38</u>
Total Monthly Water Bill		\$47.33	\$50.84	\$57.57	\$64.42	\$71.39	\$78.55
<i>\$ Change</i>			\$3.51	\$6.73	\$6.85	\$6.97	\$7.16
<i>% Change</i>			7.4%	13.2%	11.9%	10.8%	10.0%
4 HCF (Average Bill)	4						
Fixed Charge - 5/8" & 3/4"		\$36.86	\$35.00	\$40.29	\$45.58	\$50.87	\$56.17
<u>Variable Charge</u>		<u>\$13.96</u>	<u>\$21.12</u>	<u>\$23.04</u>	<u>\$25.12</u>	<u>\$27.36</u>	<u>\$29.84</u>
Total Monthly Water Bill		\$50.82	\$56.12	\$63.33	\$70.70	\$78.23	\$86.01
<i>\$ Change</i>			\$5.30	\$7.21	\$7.37	\$7.53	\$7.78
<i>% Change</i>			10.4%	12.8%	11.6%	10.7%	9.9%
5 HCF (Summer Bill)	5						
Fixed Charge - 5/8" & 3/4"		\$36.86	\$35.00	\$40.29	\$45.58	\$50.87	\$56.17
<u>Variable Charge</u>		<u>\$17.45</u>	<u>\$26.40</u>	<u>\$28.80</u>	<u>\$31.40</u>	<u>\$34.20</u>	<u>\$37.30</u>
Total Monthly Water Bill		\$54.31	\$61.40	\$69.09	\$76.98	\$85.07	\$93.47
<i>\$ Change</i>			\$7.09	\$7.69	\$7.89	\$8.09	\$8.40
<i>% Change</i>			13.1%	12.5%	11.4%	10.5%	9.9%

Table 15: Sample Commercial Monthly Water Bill Impacts, 5/8" & 3/4" Meters

	Monthly Use (HCF)	Current Bill	Proposed				
			Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
3 HCF (Low Use)	3						
Fixed Charge - 5/8" & 3/4"		\$74.98	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
<u>Variable Charge</u>		<u>\$18.03</u>	<u>\$15.84</u>	<u>\$17.28</u>	<u>\$18.84</u>	<u>\$20.52</u>	<u>\$22.38</u>
Total Monthly Water Bill		\$93.01	\$55.64	\$60.65	\$66.12	\$72.06	\$78.55
<i>\$ Change</i>			(\$37.37)	\$5.01	\$5.47	\$5.94	\$6.49
<i>% Change</i>			-40.2%	9.0%	9.0%	9.0%	9.0%
8 HCF (Average Bill)	8						
Fixed Charge - 5/8" & 3/4"		\$74.98	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
<u>Variable Charge</u>		<u>\$48.08</u>	<u>\$42.24</u>	<u>\$46.08</u>	<u>\$50.24</u>	<u>\$54.72</u>	<u>\$59.68</u>
Total Monthly Water Bill		\$123.06	\$82.04	\$89.45	\$97.52	\$106.26	\$115.85
<i>\$ Change</i>			(\$41.02)	\$7.41	\$8.07	\$8.74	\$9.59
<i>% Change</i>			-33.3%	9.0%	9.0%	9.0%	9.0%
20 HCF (High Use)	20						
Fixed Charge - 5/8" & 3/4"		\$74.98	\$39.80	\$43.37	\$47.28	\$51.54	\$56.17
<u>Variable Charge</u>		<u>\$120.20</u>	<u>\$105.60</u>	<u>\$115.20</u>	<u>\$125.60</u>	<u>\$136.80</u>	<u>\$149.20</u>
Total Monthly Water Bill		\$195.18	\$145.40	\$158.57	\$172.88	\$188.34	\$205.37
<i>\$ Change</i>			(\$49.78)	\$13.17	\$14.31	\$15.46	\$17.03
<i>% Change</i>			-25.5%	9.1%	9.0%	8.9%	9.0%

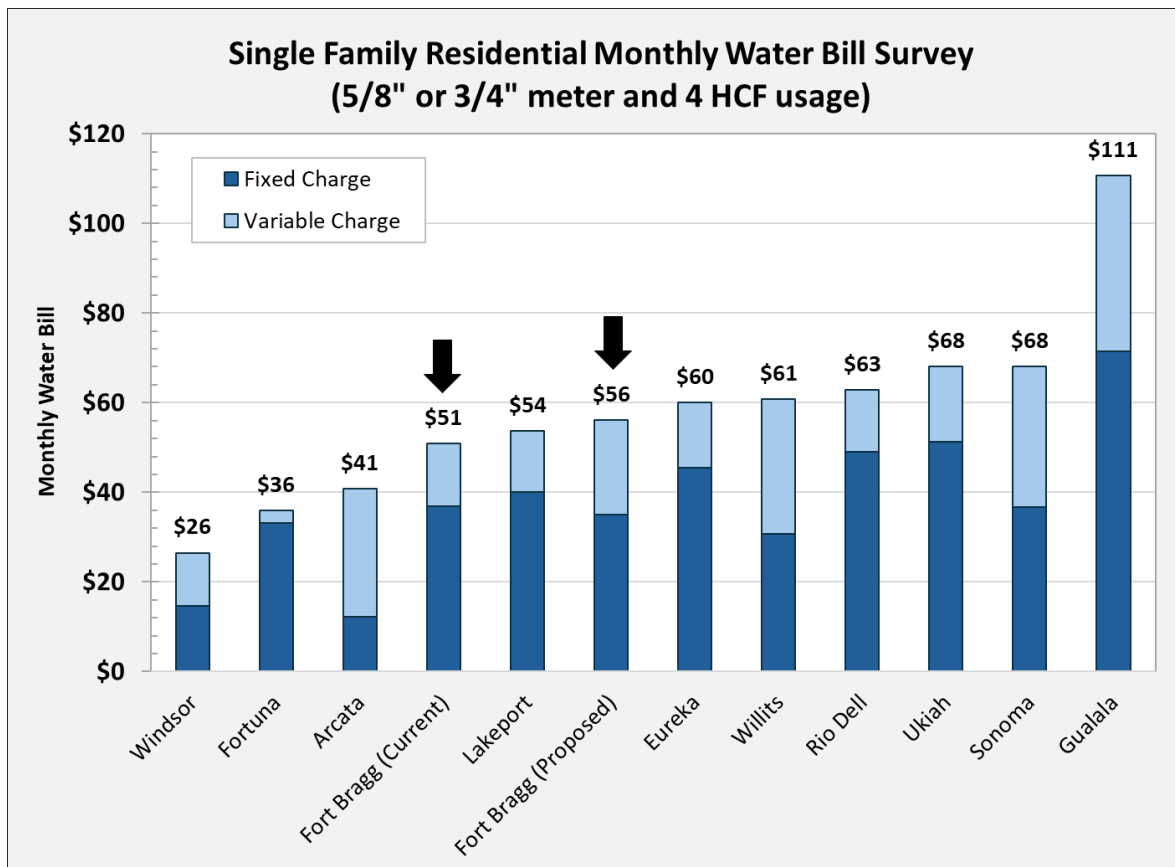


Table 16: Wastewater General Ledger Cash Balances as of 9/4/25

Fund 710	Wastewater O&M	Ending Balance
	XP Deposit Acct	127,384
	USBank Checking	19,444
Fund 712	Recession Reserve	Ending Balance
	USBank Checking	256,373
Fund 714	Non-Routine Maintenance	Ending Balance
	USBank Checking	170,743
Fund 715	Capital Project Fund	Ending Balance
	USBank Checking	2,187,381
Fund 716	WW Capital Projects	Ending Balance
	USBank Checking	863,993
Fund 717	JPFA - WW Plant Bonds	Ending Balance
	USBank Checking	-140,540
Fund 740	Wastewater Capacity Fees	Ending Balance
	USBank Checking	117,738
Total Reserve Balance		3,602,516

Table 17: Current Sewer Rates and Revenues

FY2024/25				
FIXED CHARGES				
Customer Class	No. of Dwelling and Commercial Units	Monthly Rate	Total Revenues	% of Total
Residential Customers				
Single Family Residential	2,190	\$28.89	\$759,229	54.3%
Multi-Family Residential	1,004	\$28.89	\$348,067	24.9%
<u>Mobile Home Parks</u>	<u>200</u>	\$28.89	<u>\$69,336</u>	<u>5.0%</u>
Subtotal Residential	3,394		\$1,176,632	84.2%
Non-Residential Customers				
Low Strength	43	\$28.89	\$14,907	1.1%
Medium Strength	491	\$28.89	\$170,220	12.2%
Breweries	4	\$29.89	\$1,435	0.1%
<u>High Strength</u>	<u>99</u>	\$28.89	<u>\$34,321</u>	<u>2.5%</u>
Subtotal Non-Residential	637		\$220,883	15.8%
Total Fixed Revenues	4,031		\$1,397,515	100.0%

VARIABLE CHARGES				
Customer Class	Billed Flow (HCF)	Rate per HCF	Total Revenues	% of Total
Residential Customers				
Single Family Residential	92,681	\$7.31	\$677,498	33.7%
Multi-Family Residential	34,219	\$3.28	\$112,238	5.6%
<u>Mobile Home Parks</u>	<u>5,842</u>	\$0.23	<u>\$1,344</u>	<u>0.1%</u>
Subtotal Residential	132,742		\$791,080	39.3%
Non-Residential Customers				
Low Strength	8,574	\$9.90	\$84,883	4.2%
Medium Strength	54,926	\$10.19	\$559,696	27.8%
Breweries	7,092	\$20.30	\$143,968	7.2%
<u>High Strength</u>	<u>17,065</u>	\$25.38	<u>\$433,110</u>	<u>21.5%</u>
Subtotal Non-Residential	87,657		\$1,221,656	60.7%
Total Variable Revenues	220,399		\$2,012,736	100.0%

TOTAL SEWER RATE REVENUES COMPARISON		
	Total Revenues	% of Total
Fixed Charges	\$1,397,515	41%
<u>Variable Charges</u>	<u>\$2,012,736</u>	<u>59%</u>
Total Sewer Rate Revenues (LT Calculation)	\$3,410,251	100%
Total Sewer Rate Revenues (from Fort Bragg FY2025/26 Budget)	\$3,346,845	
\$ Difference	-\$63,406	
% Difference	-1.9%	

Table 18: Wastewater Capital Improvements

Project	Funding Source	FY2026	FY2027	FY2028	FY2029	FY2030	Est. 5 year Total
Rate-Funded Projects							
Collection System Rehabilitation [1]	WW Fund/ U/I				1,500,000	1,500,000	3,000,000
Biosolids Dryer Building	WW Fund/ U/I	335,392					335,392
Biosolids Material Storage Building	WW Fund/ WW Cap Fees	1,017,000					1,017,000
CIPP-Force DD Mains Project	WW Fund	1,400,000					1,400,000
Extend Sewer System North Fort Bragg [2]	U/I	150,000					150,000
Total Rate-Funded		2,902,392	0	0	1,500,000	1,500,000	5,902,392
Debt-Funded Projects							
WWTP Main Replacement [3]	U/I			4,500,000			4,500,000
Total Debt-Funded		0	0	4,500,000	0	0	4,500,000
Total Rate and Debt-Funded		\$2,902,392	\$0	\$4,500,000	\$1,500,000	\$1,500,000	\$10,402,392

Table to be further refined with information from the Wastewater Master Plan

1 - Project total of \$12,000,000 spread out over multiple years

2 - Project costs of \$1,750,000 were removed from the rate-funded CIP.

3 - Project costs of \$4,500,000 were removed from the rate-funded CIP. The project is proposed to be financed.

Table 19: Sewer Operating Expense Projection

	Budget FY2025/26	Escalation Factor	Projected				
			FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Salaries & Benefits	\$1,044,100	3.0%	\$1,075,400	\$1,107,700	\$1,140,900	\$1,175,100	\$1,210,400
Repairs & Maintenance	\$229,000	3.0%	\$235,900	\$243,000	\$250,300	\$257,800	\$265,500
Capital Assets, Net	\$416,000	3.0%	\$428,500	\$441,400	\$454,600	\$468,200	\$482,200
Administration	\$542,500	3.0%	\$558,800	\$575,600	\$592,900	\$610,700	\$629,000
Contractual Services	\$381,000	3.0%	\$392,400	\$404,200	\$416,300	\$428,800	\$441,700
Insurance	\$152,800	3.0%	\$157,400	\$162,100	\$167,000	\$172,000	\$177,200
<u>Utilities</u>	<u>\$325,000</u>	3.0%	<u>\$334,800</u>	<u>\$344,800</u>	<u>\$355,100</u>	<u>\$365,800</u>	<u>\$376,800</u>
Total Operating Expenses	\$3,090,400		\$3,183,200	\$3,278,800	\$3,377,100	\$3,478,400	\$3,582,800

Table 20: Sewer Cash Flow Projection

	Budget FY2025/26	Projected: Years 1 - 5 (Prop 218 Period)				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Rate Increase %		12%	12%	12%	12%	12%
Rate Increase Effective Date		Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
BEGINNING FUND BALANCE	\$3,602,500	\$1,029,400	\$1,707,200	\$2,771,600	\$2,786,300	\$3,048,600
REVENUES						
Sewer Service Charges	3,346,800	3,748,400	4,198,200	4,702,000	5,266,200	5,898,100
Mackerricher Sewer Service	40,000	44,800	50,200	56,200	62,900	70,400
Interest Earned [1]	2,500	30,900	51,200	83,100	83,600	91,500
Fees	25,000	25,800	26,600	27,400	28,200	29,000
Miscellaneous Revenue	191,100	196,800	202,700	208,800	215,100	221,600
Subtotal Revenues	3,605,400	4,046,700	4,528,900	5,077,500	5,656,000	6,310,600
EXPENSES						
<u>Operating Expenses</u>						
Salaries & Benefits	1,044,100	1,075,400	1,107,700	1,140,900	1,175,100	1,210,400
Repairs & Maintenance	229,000	235,900	243,000	250,300	257,800	265,500
Capital Assets, Net	416,000	428,500	441,400	454,600	468,200	482,200
Administration	542,500	558,800	575,600	592,900	610,700	629,000
Contractual Services	381,000	392,400	404,200	416,300	428,800	441,700
Insurance	152,800	157,400	162,100	167,000	172,000	177,200
<u>Utilities</u>	325,000	334,800	344,800	355,100	365,800	376,800
Subtotal Operating	3,090,400	3,183,200	3,278,800	3,377,100	3,478,400	3,582,800
Net Operating Revenues	515,000	863,500	1,250,100	1,700,400	2,177,600	2,727,800
<u>Non-Operating Expenses</u>						
CIP Projects [2]	2,902,400	0	0	1,500,000	1,500,000	2,000,000
Existing Debt Service	185,700	185,700	185,700	185,700	185,700	185,700
<u>New Debt Service [3]</u>	0	0	0	0	229,600	229,600
Subtotal Non-Operating	3,088,100	185,700	185,700	1,685,700	1,915,300	2,415,300
Total Expenses	6,178,500	3,368,900	3,464,500	5,062,800	5,393,700	5,998,100
Total Net Revenues	(2,573,100)	677,800	1,064,400	14,700	262,300	312,500
ENDING FUND BALANCE	\$1,029,400	\$1,707,200	\$2,771,600	\$2,786,300	\$3,048,600	\$3,361,100
Target Reserve Balance [4]	2,503,500	2,573,100	2,644,800	2,718,500	3,024,100	3,102,400
Target Met?	no	no	yes	yes	yes	yes
Debt Service Coverage [5]	2.77	4.65	6.73	9.16	5.24	6.57

1 - Estimated interest earnings are 3% of annual beginning fund balance

2 - Includes Wastewater Fund Capital Improvement Plan projects. 2030/31 projects have not been identified - \$2,000,000 in funding is included as a placeholder for future anticipated collection system projects.

3 - For loan of \$4,500,000 at 3% interest over 30 years to fund the WWTP Main Replacement project

4 - Annual target is 75% of operating expenses plus annual debt service

5 - Net operating revenues divided by total debt service

Table 21: Sewer Cost Allocation

	Projected 2026/27	FIXED CHARGE	VARIABLE CHARGE			Total
		Customer Service	Flow	BOD	TSS	
Operating Expenses						
Salaries & Benefits	\$1,075,400	25.0%	50.0%	12.5%	12.5%	100.0%
Repairs & Maintenance	\$235,900	0.0%	50.0%	25.0%	25.0%	100.0%
Capital Assets, Net	\$428,500	0.0%	50.0%	25.0%	25.0%	100.0%
Administration	\$558,800	100.0%	0.0%	0.0%	0.0%	100.0%
Contractual Services	\$392,400	100.0%	0.0%	0.0%	0.0%	100.0%
Insurance	\$157,400	100.0%	0.0%	0.0%	0.0%	100.0%
<u>Utilities</u>	<u>\$334,800</u>	<u>0.0%</u>	<u>80.0%</u>	<u>10.0%</u>	<u>10.0%</u>	<u>100.0%</u>
Subtotal Operating	\$3,183,200	\$1,377,450	\$1,137,740	\$334,005	\$334,005	\$3,183,200
Allocation %		43.3%	35.7%	10.5%	10.5%	100.0%
Non-Operating Expenses [1]						
Capital Projects	\$1,000,000	0.0%	100.0%	0.0%	0.0%	100.0%
Existing Debt Service	\$185,700	0.0%	20.0%	40.0%	40.0%	100.0%
New Debt Service	<u>\$91,800</u>	<u>0.0%</u>	<u>100.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>100.0%</u>
Subtotal Non-Operating	\$1,277,500	\$0	\$1,128,940	\$74,280	\$74,280	\$1,277,500
Allocation %		0.0%	88.4%	5.8%	5.8%	100.0%
TOTAL EXPENSES	\$4,460,700	\$1,377,450	\$2,266,680	\$408,285	\$408,285	\$4,460,700
Proposed Allocation %		30.88%	50.81%	9.15%	9.15%	100.0%

1 - Average 5-year costs

The following rate design tables provide two sewer rate design options.

- **OPTION A:** The customer service (fixed charge) revenue requirement is allocated based on the number of accounts.
- **OPTION B:** The customer service (fixed charge) revenue requirement is allocated based on the number of billing units.

Table 22: Number of Sewer Accounts and Billing Units

Customer Class	No. of Accounts [1]	% of Total	No. of Units [1]	% of Total
Residential Customers				
Single Family Residential	2,091	76.8%	2,150	54.0%
Multi-Family Residential	208	7.6%	994	25.0%
Mobile Home Parks	<u>6</u>	<u>0.2%</u>	<u>200</u>	<u>5.0%</u>
Subtotal Residential	2,305	84.6%	3,344	84.0%
Non-Residential Customers				
Low Strength	31	1.1%	41	1.0%
Medium Strength	312	11.5%	494	12.4%
Breweries	4	0.1%	4	0.1%
High Strength	<u>72</u>	<u>2.6%</u>	<u>100</u>	<u>2.5%</u>
Subtotal Non-Residential	419	15.4%	639	16.0%
Total	2,724	100.0%	3,983	100.0%

1 - The number of accounts and units is taken from the City's billing data from June 2025.

Table 23: Estimated Sewer Flow and Loadings

Customer Class	Flow (HCF) [1]	Wastewater Strength		Wastewater Loadings		
		BOD (mg/L)	TSS (mg/L)	Flow (gal/yr)	BOD (lbs/yr)	TSS (lbs/yr)
Residential Customers						
Single Family Residential	92,681	200	200	69,325,388	115,635	115,635
Multi-Family Residential	34,219	200	200	25,595,812	42,694	42,694
Mobile Home Parks	5,842	200	200	4,369,816	7,289	7,289
Non-Residential Customers						
Low Strength	8,574	110	100	6,413,352	5,884	5,349
Medium Strength	54,926	200	200	41,084,648	68,529	68,529
Breweries	7,092	700	580	5,304,816	30,970	25,660
High Strength	17,065	910	740	12,764,620	96,876	78,778
Total	220,399			164,858,452	367,876	343,934

1 - Total estimated flow is taken from the City's billing data for FY 2024/25.

Table 24: Option A Unit Cost Calculation

Cost Allocation	Total	Cust. Serv.	Flow	BOD	TSS
Cost Allocation %	100.0%	30.88%	50.81%	9.15%	9.15%
FY2026/27 Revenue Requirement [1]	\$3,748,400	\$1,157,500	\$1,904,600	\$343,000	\$343,000
Billing Units		2,724	220,399	367,876	343,934
		# of accounts	HCF/year	lbs/year	lbs/year
Rate		\$35.41	\$8.64	\$0.93	\$1.00
		\$/account	\$/HCF	\$/lb	\$/lb

1 - From Cash Flow; Sewer Service Charges revenue requirement for FY2026/27

Table 25: Option A Customer Service Charge Allocation

	Single Family Residential	Multi-Family Residential	Mobile Home Parks	Non-Residential
# of Accounts	2,091	208	6	419
Allocated Annual Customer Service Cost	\$888,508	\$88,383	\$2,550	\$178,041
# of Dwelling Units	2,150	994	200	639
Cust. Serv. \$/Dwelling Unit	\$34.44	\$7.41	\$1.06	\$23.22

Table 26: Option A Sewer Rate Calculation

Customer Class	FIXED CHARGE	VARIABLE CHARGES (FLOW RATES)			
	Customer Service (\$/unit)	Flow (\$/HCF)	BOD (\$/HCF)	TSS (\$/HCF)	Total Flow Rate (\$/HCF)
Residential Customers					
Single Family Residential	\$34.44	\$8.64	\$1.16	\$1.25	\$11.05
Multi-Family Residential	\$7.41	\$8.64	\$1.16	\$1.25	\$11.05
Mobile Home Parks	\$1.06	\$8.64	\$1.16	\$1.25	\$11.05
Non-Residential Customers					
Low Strength	\$23.22	\$8.64	\$0.64	\$0.62	\$9.90
Medium Strength	\$23.22	\$8.64	\$1.16	\$1.25	\$11.05
Breweries	\$23.22	\$8.64	\$4.06	\$3.62	\$16.32
High Strength	\$23.22	\$8.64	\$5.28	\$4.62	\$18.54

Table 27: Option A Proposed Monthly Sewer Rates

Fiscal Year	Current Rates	PROPOSED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Effective Date	July 1, 2019	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030
Fixed Charges:						
Residential (per unit)						
Single Family Residential	\$28.89	\$34.44	\$38.57	\$43.20	\$48.38	\$54.19
Multi-Family Residential	\$28.89	\$7.41	\$8.30	\$9.30	\$10.42	\$11.67
Mobile Home Parks	\$28.89	\$1.06	\$1.19	\$1.33	\$1.49	\$1.67
Commercial (per unit)						
Low Strength	\$28.89	\$23.22	\$26.01	\$29.13	\$32.63	\$36.55
Medium Strength	\$28.89	\$23.22	\$26.01	\$29.13	\$32.63	\$36.55
Breweries	\$28.89	\$23.22	\$26.01	\$29.13	\$32.63	\$36.55
High Strength	\$28.89	\$23.22	\$26.01	\$29.13	\$32.63	\$36.55
Variable Charges:						
Residential (per HCF)						
Single Family Residential	\$7.31	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Multi-Family Residential	\$3.28	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Mobile Home Parks	\$0.23	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Commercial (per HCF)						
Low Strength	\$9.90	\$9.90	\$11.09	\$12.42	\$13.91	\$15.58
Medium Strength	\$10.19	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Brewery Rate	\$20.30	\$16.32	\$18.28	\$20.47	\$22.93	\$25.68
High Strength	\$25.38	\$18.54	\$20.76	\$23.25	\$26.04	\$29.16

Table 28: Option A Sample Residential Monthly Bill Impacts

Customer Class	Typical Monthly Flow (HCF)	Current Bill	PROPOSED				
			FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Single Family Residential	4	\$58.13	\$78.64	\$88.09	\$98.68	\$110.50	\$123.75
			35.3%	12.0%	12.0%	12.0%	12.0%
Multi-Family Residential	3	\$38.73	\$40.56	\$45.44	\$50.91	\$57.01	\$63.84
			4.7%	12.0%	12.0%	12.0%	12.0%
Mobile Home Parks	2	\$29.35	\$23.16	\$25.95	\$29.07	\$32.55	\$36.45
			-21.1%	12.0%	12.0%	12.0%	12.0%

Table 29: Option B Unit Cost Calculation

Cost Allocation	Total	Cust. Serv.	Flow	BOD	TSS
Cost Allocation %	100.0%	30.88%	50.81%	9.15%	9.15%
FY2026/27 Revenue Requirement [1]	\$3,748,400	\$1,157,500	\$1,904,600	\$343,000	\$343,000
Billing Units		3,983	220,399	367,876	343,934
		# of units	HCF/year	lbs/year	lbs/year
Rate		\$24.22	\$8.64	\$0.93	\$1.00
		\$/unit	\$/HCF	\$/lb	\$/lb

1 - From Cash Flow; Sewer Service Charges revenue requirement for FY2026/27

Table 30: Option B Sewer Rate Calculation

Customer Class	FIXED CHARGE	VARIABLE CHARGES (FLOW RATES)			
	Customer Service (\$/unit)	Flow (\$/HCF)	BOD (\$/HCF)	TSS (\$/HCF)	Total Flow Rate (\$/HCF)
Residential Customers					
Single Family Residential	\$24.22	\$8.64	\$1.16	\$1.25	\$11.05
Multi-Family Residential	\$24.22	\$8.64	\$1.16	\$1.25	\$11.05
Mobile Home Parks	\$24.22	\$8.64	\$1.16	\$1.25	\$11.05
Non-Residential Customers					
Low Strength	\$24.22	\$8.64	\$0.64	\$0.62	\$9.90
Medium Strength	\$24.22	\$8.64	\$1.16	\$1.25	\$11.05
Breweries	\$24.22	\$8.64	\$4.06	\$3.62	\$16.32
High Strength	\$24.22	\$8.64	\$5.28	\$4.62	\$18.54

Table 31: Option B Proposed Monthly Sewer Rates

Fiscal Year	Current Rates	PROPOSED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Effective Date	July 1, 2019	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030
Fixed Charges:						
Residential (per unit)						
Single Family Residential	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
Multi-Family Residential	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
Mobile Home Parks	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
Commercial (per unit)						
Low Strength	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
Medium Strength	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
Brewery	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
High Strength	\$28.89	\$24.22	\$27.13	\$30.39	\$34.04	\$38.12
Variable Charges:						
Residential (per HCF)						
Single Family Residential	\$7.31	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Multi-Family Residential	\$3.28	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Mobile Home Parks	\$0.23	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Commercial (per HCF)						
Low Strength	\$9.90	\$9.90	\$11.09	\$12.42	\$13.91	\$15.58
Medium Strength	\$10.19	\$11.05	\$12.38	\$13.87	\$15.53	\$17.39
Brewery Rate	\$20.30	\$16.32	\$18.28	\$20.47	\$22.93	\$25.68
High Strength	\$25.38	\$18.54	\$20.76	\$23.25	\$26.04	\$29.16

Table 32: Option B Sample Residential Monthly Bill Impacts

Customer Class	Typical Monthly Flow (HCF)	Current Bill	PROPOSED				
			FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Single Family Residential	4	\$58.13	\$68.42	\$76.65	\$85.87	\$96.16	\$107.68
			17.7%	12.0%	12.0%	12.0%	12.0%
Multi-Family Residential	3	\$38.73	\$57.37	\$64.27	\$72.00	\$80.63	\$90.29
			48.1%	12.0%	12.0%	12.0%	12.0%
Mobile Home Parks	2	\$29.35	\$46.32	\$51.89	\$58.13	\$65.10	\$72.90
			57.8%	12.0%	12.0%	12.0%	12.0%

