



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/22/2016

Agenda Placement: 6N

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Juan Arias, Engineering Manager Public Works - 259-8374

SUBJECT: Approval of Agreement with the City of Napa for Water Service at the Site of the Future Re-entry Facility and Jail

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chairman to sign a "Declaration of Covenants and Agreement Regarding Water Service" with the City of Napa for the term November 22, 2016, with no term end date, for water services to the new jail property.

EXECUTIVE SUMMARY

The County is planning to construct a Staff Secure (also known as the Re-entry) Facility and a new Jail at its property located at 2300 Napa Vallejo Highway (Assessor's Parcel Number (APN): 046-370-021) in Napa County (the Property). On March 4, 2014, the City Council authorized the City's Public Works Director to submit an application to the Local Agency Formation Commission of Napa County (LAFCO) and, upon LAFCO approval, the installation of a new water service line for domestic, irrigation, and fire suppression purposes to protect the facilities on the property. Board of Supervisors approval of a "Declaration of Covenants and Agreement Regarding Water Service" will provide for the City to submit the application with the subject agreement to LAFCO for approval at the December 5th LAFCO meeting.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	88% of agreement required fee costs to come from: CIP Budget - Fund 3000,

Subdivision 30005-05, Program 13025 (Jail Replacement)
12% of agreement required fee costs to come from: CIP Budget - Fund 3000,
Subdivision 30005-05, Program 14021 (Re-entry Facility)

The Re-entry Facility related fee costs are already budgeted. The new Jail related fee costs will be budgeted at construction contract award of the Re-entry Facility project which includes Off-site Utilities for the new Jail.

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of this agreement is necessary for the City to provide water service for the new Re-entry Facility and Future Jail.
Is the general fund affected?	No
Future fiscal impact:	Service connection fees and user fees. Connection fees are shown below under additional information. Service user bi-monthly fees for the Re-entry facility fire service are estimated to be \$189.91. The user fee is estimated at \$8.23 per 1,000 gallons.
Consequences if not approved:	The County will not be able to obtain water service for the new Re-entry and Jail facilities.
Additional Information:	Fees required by this agreement for the construction of the initial off-site water infrastructure that will serve the Re-entry Facility and the new Jail include the following: <ol style="list-style-type: none"> 1. \$9,170 - Contributions for improvements to transmission conveyance and storage projects; 2. \$248,678 - Capacity fees; 3. \$21,000 - Water demand mitigation fees; 4. Meter set fees being calculated as part of current plan review. Staff will report to the Board on these costs at time of construction contract award for the Re-entry Facility and the off-site utilities projects.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The County is planning to construct a Re-entry Facility and a new Jail at its property located at 2300 Napa Vallejo Highway (Assessor's Parcel Number (APN): 046-370-021) in Napa County (the Property).

The Jail property is located outside the City limits and the Rural Urban Limit (RUL), but inside the City's sphere of influence. The County has completed an Outside Water Service Application requesting authorization for commercial and fire services to serve the Jail property. Pursuant to City Charter Section 180, a city water service may be approved outside the RUL if the water is to be used for public service facilities such as jail facilities.

On March 4, 2014, the City Council authorized the City's Public Works Director to submit an application to the Local Agency Formation Commission of Napa County (LAFCO) and, upon LAFCO approval, authority to install new water service line for domestic, irrigation, and fire suppression purposes to serve the property. Board of Supervisors approval of a "Declaration of Covenants and Agreement Regarding Water Service" will provide for the City to submit the application with the subject agreement to LAFCO for approval at the December 5th LAFCO meeting.

The agreement references the County's plan for the construction of the Re-entry Facility and the new Jail in phases. Various installation, contribution for improvements to transmission conveyance and storage and user fees will be due to the City prior to the beginning of construction of each phase. In addition, all costs associated with the installation of water service lines and associated infrastructure will be paid for by the County as part of the projects' construction costs.

To allow the County the most flexibility in building the additional phases of the new jail the agreement does not have a term end date. Approval of the agreement is critical to obtaining City of Napa approvals for the construction of the Re-entry Facility in the Spring of 2017.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula