

# Capital Improvement Plan

## Town of Yountville, California

'18/'19 *thru* '22/'23

**Project #** WA-0007  
**Project Name** Regulator Pit Relocation Project



**Type** New Construction      **Department** Water Distribution  
**Useful Life**      **Contact**  
**Category** Project      **Priority** 2 Medium  
**GL Account** 60-4500-5500  
**Object Code** 5500-Utility Systems  
**Status** Active

### Description

The Water Pressure Regulator Pit on Yountville Crossroads is outdated, and provides challenging, potentially unsafe access for town staff as it is partially located in a high speed travel way. The vault will be relocated to a safer location, with updated equipment. The current location is in the northbound lane on Yountville Cross Road across from Finnell. This location is a hazard to access because of the location and the design of the pit which has extremely limited access and requires a confined space entry procedure.

The proposed location will be on the south east corner of Finnell at Yountville Cross Road. It will be very similar in design and style to the regulator station located near the parking lot at Town Hall. That regulator pit was replaced in FY 2015/16.

The regulator pit located on Yountville Cross Road adjacent to Finnell Rd, is the first tie in for water service from the water transmission line via Rector Reservoir. This particular regulator pit manages the northern water distribution system pressures and supply for the Town.

### Justification

The following Strategic Plan goals apply:

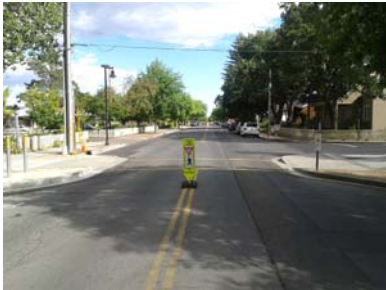
Responsible Fiscal Policy  
The Town maintains its fiscal health through policies designed to maximize economic opportunities, manage expenses, and ensure prudent reserves.

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Water Capital (60)	15,000	150,000				165,000
<b>Total</b>	<b>15,000</b>	<b>150,000</b>				<b>165,000</b>

**Capital Improvement Plan**  
**Town of Yountville, California**

'18/'19 *thru* '22/'23

**Project #** WA-0010  
**Project Name** Main & Lateral Repair at Yount from Finnell-Mount



**Type** Maintenance      **Department** Water Distribution  
**Useful Life**      **Contact**  
**Category** Project      **Priority** 2 Medium  
**GL Account** 60-4500-5500  
**Object Code** 5500-Utility Systems  
**Status** Active

**Description**

The Town has a Main and Service Lateral Replacement Program (WA-3019) that is programmed to repair or replace water mains and laterals on a 40 to 50 year cycle. This is to prevent unplanned service interruptions and avoid catastrophic failure that may cause more damage and expense.

It is Town Council and Public Works Department policy to inspect this infrastructure and repair or replace if needed, before the road is reconstructed as part of the Annual Paving Program. In FY 2018/19 the proposed plan for the Annual Paving Program is on Yount from Washington to Mount Street this project is recommended for work in FY 2018/2019. This project will be done in advance of the Measure T paving program that is scheduled for paving in the spring of 2019.

**Justification**

The following Strategic Plan goals apply:

Responsible Fiscal Policy  
The Town maintains its fiscal health through policies designed to maximize economic opportunities, manage expenses, and ensure prudent reserves.

<b>Funding Sources</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>'21/'22</b>	<b>'22/'23</b>	<b>Total</b>
Water Capital (60)	430,000					430,000
<b>Total</b>	<b>430,000</b>					<b>430,000</b>

**Capital Improvement Plan**  
**Town of Yountville, California**

'18/'19 thru '22/'23

**Project #** WA-0011  
**Project Name** Main & Lateral Repair at Oak Leaf Ct & Oak Cir



**Type** Maintenance      **Department** Water Distribution  
**Useful Life**      **Contact**  
**Category** Project      **Priority** 2 Medium  
**GL Account** 60-4500-5500  
**Object Code** 5500-Utility Systems  
**Status** Active

**Description**

The Town has a Main and Service Lateral Replacement Program (WA-3019) that is programmed to repair or replace water mains and laterals on a 40 to 50 year cycle. This is to prevent unplanned service interruptions and avoid catastrophic failure that may cause more damage and expense.

It is Town Council and Public Works Department policy to inspect this infrastructure and repair or replace if needed, before the road is reconstructed as part of the Annual Measure T Paving Program.

**Justification**

The following Strategic Plan goals apply:

**Responsible Fiscal Policy**  
The Town maintains its fiscal health through policies designed to maximize economic opportunities, manage expenses, and ensure prudent reserves.

**Visionary Leadership**  
The Town’s leadership maintains an open minded, forward-thinking decision-making process. We value engagement and participation from all members of the community as we work together to create policies and plan for the future.

<b>Funding Sources</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>'21/'22</b>	<b>'22/'23</b>	<b>Total</b>
Water Capital (60)		100,000				100,000
<b>Total</b>		100,000				100,000

**Capital Improvement Plan**  
**Town of Yountville, California**

'18/'19 *thru* '22/'23

**Project #** WA-0012  
**Project Name** Main & Lateral Repair at Heritage Way



**Type** Maintenance      **Department** Water Distribution  
**Useful Life**      **Contact**  
**Category** Project      **Priority** 2 Medium  
**GL Account** 60-4500-5500  
**Object Code** 5500-Utility Systems  
**Status** Active

**Description**

The Town has a Main and Service Lateral Replacement Program (WA-3019) that is programmed to repair or replace water mains and laterals on a 40 to 50 year cycle. This is to prevent unplanned service interruptions and avoid catastrophic failure that may cause more damage and expense.

It is Town Council and Public Works Department policy to inspect this infrastructure and repair or replace if needed, before the road is reconstructed as part of the Annual Measure T Paving Program.. In accordance to this program the Heritage Way area was recommended for work in FY 2020/2021. This project will be done in conjunction with any road paving/slurry seal projects.

**Justification**

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<b>Funding Sources</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>'21/'22</b>	<b>'22/'23</b>	<b>Total</b>
Water Capital (60)			100,000			100,000
<b>Total</b>			100,000			100,000



# Capital Improvement Plan

## Town of Yountville, California

'18/'19 thru '22/'23

**Project #** WA-2019  
**Project Name** Water Meter Replacement Program



**Type** Maintenance      **Department** Water Distribution  
**Useful Life** 15 years      **Contact**  
**Category** Program      **Priority** 1 High  
**GL Account** 60-4500-5500  
**Object Code** 5500-Utility Systems  
**Status** Active

### Description

This project will purchase and install new water meters to replace meters that are reaching the end of their service life. Water Meters typically have a 6-9 year lifecycle. As a meter ages it tends to under-read. This results in inaccurate readings that report less water used than actuals. This program will replace those meters that are older and possibly providing inaccurate readings.

### Justification

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**Responsible Fiscal Policy**  
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**Visionary Leadership**  
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Prior	Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total	Future
163,210	Water Capital (60)	25,000	26,250	27,562	28,941	30,388	138,141	65,409
<b>Total</b>	<b>Total</b>	25,000	26,250	27,562	28,941	30,388	138,141	<b>Total</b>

# Capital Improvement Plan

## Town of Yountville, California

'18/'19 thru '22/'23

<b>Project #</b>	<b>WA-3019</b>
<b>Project Name</b>	<b>Main and Service Lateral Replacement Program</b>



<b>Type</b>	Improvement	<b>Department</b>	Water Distribution
<b>Useful Life</b>		<b>Contact</b>	
<b>Category</b>	Program	<b>Priority</b>	1 High
<b>GL Account</b>	60-4500-5500		
<b>Object Code</b>	5500-Utility Systems		
		<b>Status</b>	Active

**Description**

The Town operates a Water Distribution Utility which distributes water purchased from the Veterans Home, and during emergencies, the City of Napa and/or produced and distributed from the Town's emergency municipal well. This is the Town's ongoing program for replacing the older water mains and service laterals that connect to individual homes and businesses throughout Town.

Main and lateral replacement is based on an anticipated 50 year cycle of useful life. The Town has approximately 42,000 linear feet of water main pipelines. The Town presently has 823 service connections (laterals) in place.

Replacing water mains on a 40 to 50 year cycle allows mains to be replaced before leaks become a serious and catastrophic issue. Replacing over 42,000 feet of pipe every 40-50 years results in an average of approximately 850 feet of main needing to be replaced every year. Proactive maintenance and replacement also allows the Town water system to adapt to changing populations and water demands, while at the same time reducing the need for emergency repairs and customer service interruptions due to burst or leaking water mains.

This program does not include upgrading or changing services due to new building construction, changes in building uses, or the need to install fire suppression systems. Such work is paid for by the building owners and/or developers.

Annual selection of which mains and laterals will be replaced is based on the current assessment of pipe and lateral conditions in the field, age of laterals, other concurrent utility projects, local development trends, and coordination with other work such as the Annual Paving programs.

**Justification**

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<b>Prior</b>	<b>Funding Sources</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>'21/'22</b>	<b>'22/'23</b>	<b>Total</b>	<b>Future</b>
345,000	Water Capital (60)	150,000	150,000	150,000	150,000	150,000	750,000	300,000
<b>Total</b>	<b>Total</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>750,000</b>	<b>Total</b>

# Capital Improvement Plan

## Town of Yountville, California

'18/'19 thru '22/'23

**Project #** WA-4019  
**Project Name** Hydrant & Main Flushing



**Type** Improvement      **Department** Water Distribution  
**Useful Life**      **Contact**  
**Category** Program      **Priority** 2 Medium  
**GL Account** 60-4500-5500  
**Object Code** 5500-Utility Systems  
**Status** Active

### Description

The Town operates the water distribution system, which distributes water purchased from the Veterans Home and/or during an emergency from the City of Napa, or produced from the Town's emergency municipal well. It is considered a best management practice to flush water out of water mains to remove silt and other impurities. Best Management Practices call for periodic flushing to remove these impurities from the system.

In 2003, the Veterans Home who own and operate the Water Treatment Plant at Rector Reservoir, back washed filter sand into the water transmission pipe line. This sand in the transmission lines has resulted in re-occurring problems where sand gets into the service lines of our customers resulting in low or no water pressure and damage to plumbing fixtures which have been paid for by the water utility enterprise fund.

The NO-DES flushing process was utilized again in fiscal year FY 2017/18. This process was used in 2015/16 with great results. Several blow-offs have been installed in 2016/17 to allow for greater capability of scouring /flushing the entire water distribution system. This process results in nearly no water loss as opposed to previous methods that required large quantities of water at high pressure to complete the process. The previous No -Des project ( FY 2015/16) did remove a large amount of sand during that process. It appears based on this year's program that little if any sand remains in our system. The town also installed sand traps at both regulator pits to help catch any additional sand that could be outside of our system in the Veterans Home Transmission line.

### Justification

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**Visionary Leadership**  
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Prior	Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total	Future
120,000	Water Capital (60)		25,000		25,000		50,000	75,000
<b>Total</b>	<b>Total</b>		25,000		25,000		50,000	<b>Total</b>