



**City of St. Helena
Water Advisory Board
Regular Meeting
Friday, December 17, 2021 @ 10:00 AM**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

This meeting will be conducted pursuant to the provisions of Government Code Section 54953 (as amended by AB 361) which authorizes teleconferenced meetings under the Brown Act during certain proclaimed States of Emergency. The Governor of California proclaimed a State of Emergency related to COVID-19 on March 4, 2020. This teleconferenced meeting is necessary so that the City can conduct essential business and is permitted under Government Code 54953 in order to protect public health and safety of attendees.

Consistent with Government Code Section 54953, this City Council Meeting will be held via teleconference only, and will not be physically open to the public. Water Advisory Board members and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom Webinar. Public comment for Water Advisory Board meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be emailed by 8:00 AM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line Water Advisory Board agenda.

In the event a quorum of the Water Advisory Board loses electrical power or suffers an internet connection outage that is not corrected within 10 minutes, the meeting will automatically be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the Water Advisory Board. Any other items on the agenda that the Board has not taken action on will be placed on a future agenda. Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions. To learn how to use Zoom, please see the instructions below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/82070802157>

Or One tap mobile :

US: +16699006833,,82070802157# or +13462487799,,82070802157#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 929 205 6099 or
+1 301 715 8592 or +1 312 626 6799

Meeting ID: 820 7080 2157

International numbers available: <https://us02web.zoom.us/j/kdIJ8BN89b>

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2. ROLL CALL
Chair: Brent Randol
Vice Chair: Dianna Ortiz
Board Member: George Schisler
City Council Representative: Anna Chouteau
Planning Commission Representative: Daniel Hale
3. PUBLIC FORUM:
An opportunity for the public to directly address the Board on items of interest to the public that are not listed on the agenda. Any person addressing the Board should provide his or her name and address, and limit comments to four minutes. Because of restrictions imposed by **the Brown Act, the Board may not engage in substantive discussion, nor take action on matters not described on the agenda.**
4. REPORTS BY STAFF AND BOARD
Reports by staff and/or Board on items of general interest. Brief questions for clarification may be posed and answered, and Board may request that items be placed on a future agenda. Except under certain circumstances, **the Brown Act prohibits any other discussion or action by the Water Advisory Board.**
5. CONSENT CALENDAR:
Members of the Water Advisory Board or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, on motion may be used to adopt all recommendation actions.
 - 5.1. None
6. OLD BUSINESS:
 - 6.1. None
7. NEW BUSINESS:
 - 7.1. Consideration of Penalty Adjustment – F4 St Helena LLC Philip Mekelburg

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Administrative Services Director
Recommendation:
Discuss and make a determination for Water Penalty adjustment request.
[STAFF REPORT - Water Advisory Penalty Waiver Request - F4 St Helena LLC](#)
8. ADJOURNMENT

The next regular Water Advisory Board meeting is scheduled for January 7, 2022 at 10:00 am.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on December 14, 2021 at 9:15 a.m.



Cindy Tzaferopoulos, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 968-2742. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN VIRTUAL MEETINGS

St. Helena, CA– The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena Water Advisory Board will host a Virtual Meetings on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, and posted on the City's website at the conclusion of the meeting: <https://sthelena.civicweb.net/Portal/>

The ZOOM web link, meeting ID, and phone number will be listed at the top of the Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.

How to Watch or Listen to Meetings:

1. Watch and Listen on Zoom.us by clicking on the link in the Agenda
2. Listen only by calling the Zoom number listed on the Agenda

Watch by Joining the Zoom Meeting:

1. By Computer, Tablet, or Smart Phone:

1. Before joining the virtual Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit zoom.us/signup and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
2. If you are logged into your account, Enter the **Meeting ID** listed on the Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
3. Select if you would like to connect audio and/or video and tap **Join Meeting**.
4. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

1. Listen Only by Telephone:

1. **Dial** the number listed on the Agenda.

2. At the prompt, enter the **Meeting ID** provided on the top of the Meeting Agenda and **Press #. A participate ID is not required.**
3. To disconnect from the meeting, hang up the phone.

Ways to Provide Public Comment:

While attending the virtual Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Chair will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

1. **Send a Public Comment in by 8:00 AM Prior to the Meeting to:**
publiccomment@cityofsthelena.org

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to publiccomment@cityofsthelena.org. Please include in the subject line "COMMENT TO WATER ADVISORY BOARD and the AGENDA ITEM". Any public comment is required to be submitted no later than 2 hours before the scheduled meeting and will be included as an attachment to the agenda. All public comments will be made publicly available and attached to the agenda item and will not be read out loud. All public comments that are received after 8:00 AM will be attached to the agenda the following day.

2. **Provide Comment through Zoom meeting from a computer, tablet, or smart phone**

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the "**raise hand**" feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand.

The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the '**raise hand**' button again.

3. **Call in to the ZOOM meeting from a cell phone or landline phone only**
This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial ***9** on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press ***9** again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.



Report to the City Council
Water Advisory Board – 17 December 2021

Agenda Section: **NEW BUSINESS**

Subject: **Consideration of Penalty Adjustment – F4 St Helena LLC
Philip Mekelburg**

CEQA **Not a CEQA project**
Determination:

Prepared By: April Mitts, Administrative Services Director

Reviewed By: April Mitts, Administrative Services Director

Approved By: April Mitts, Administrative Services Director

BACKGROUND

On October 27, 2020, the City Council established Phase II Water Regulations and, in accordance with the St. Helena Municipal Code (SHMC), established the Water Advisory Board consisting of one City Council member, one Planning Commissioner, one winery customer, and two public members, one of whom shall solely be a residential customer.

The Water Advisory Board shall have access to all records in the possession of the water enterprise necessary in its judgement to perform its duties, including customer records. The Board shall maintain confidentiality of individual customer records unless the Board determines by resolution that release of such information is necessary in the pursuit of its duties.

The Water Advisory Board shall meet at least monthly and may grant permits for uses of water, for exceptions to water conservation measures, or for water connections otherwise prohibited. The Water Advisory Board shall prescribe necessary procedures for application for and use of exception permits pursuant to SHMC Section 13.04.280.

The City of St. Helena is committed to preventing water waste but also understands that, infrequently, a water leak may occur. When a water leak does occur, customers can request a credit to their utility bill for a portion of the excess water in accordance with P-FI-0005 Leak Adjustment Policy. This policy provides relief to St. Helena water customers

who have had a leak that is not due to negligent or willful acts. Under the current Leak Adjustment Policy, leak adjustments are not granted if the City is in a Phase I or higher water emergency or subject to water use limitations by the State of California. However, recognizing the City's conservation efforts as well as the authority granted under P-FI-0005 for Leak Adjustment appeals, any request for a leak adjustment during a Phase II or Phase III emergency are being evaluated by the City Manager.

In addition to the ability to qualify for a leak adjustment, the City recognizes that during a Phase II or Phase III water emergency, penalties may have been incurred as a result of a leak. On July 27, 2021, the City Council adopted a resolution designating that the Water Advisory Board can hear/make a determination for reduction of penalties for those customers who receive a penalty as a result of a water leak.

On August 6, 2021, the Water Advisory Board adopted policy - P-FI-0022 *Leak Adjustment Policy – Phase II and Phase III Water Penalties* and the applicable *Application Form*, to assist those customers who incurred penalties as a result of a water leak.

Per the established policy, the following criteria must be met:

1. The customer must have not received a leak letter for 2 or more consecutive months or can demonstrate there is a good faith effort to actively locate and fix leaks.
2. All leak(s) must be beyond the control of the owner, agents, tenants, contractors, or anyone occupying the property or using the property that could have reasonably foreseen such a possible leak.
3. The leak(s) cannot be the result of negligent, willful nor neglectful behavior.
4. Proof that the repairs were completed must be included with all requests for a penalty leak adjustment. Examples include a copy of the plumber's invoice or hardware store receipts showing items purchased or proof provided by the City that water use had returned to normal levels during subsequent months.

The Water Advisory Board will consider penalty leak adjustment amounts on a case-by-case basis with the following consideration:

- a. Up to 100% - First Leak
- b. Up to 50% - Subsequent Leaks

DISCUSSION

In accordance with P-FI-0022 *Leak Adjustment Policy – Phase II and Phase III Water Penalties* on September 14, 2021, the City received an application for a leak adjustment and a water penalty leak adjustment for consideration (Attachment 1 and Attachment 2).

Attachment 3 provides a summary of water use for this property.

Attachments 4-8 provides Account Statements from March 1, 2021 to present

Tables 1 through 4 provides additional information for the Water Advisory Board.

Table 1 - Current Allocation – based on a 30-day month:

Residential:	Current Allocation - based on a 30-day month, peak period				
				Gallons	HCF
	Number in Household:		8	15,600	
	Phase II Outdoor Summer Allocation:			2,500	
	Additional Exception			7,500	
				25,600	34.22

Table 2 - Penalties imposed:

Penalties Imposed:	Month Imposed	Amount Imposed	Total Penalty Requested for Waiver	Over Allocation (HCF)	Over Allocation (Gallons)
	June	\$ 10,277.10	\$ 41,108.40	193.173	144,503
	July	\$ 21,855.78	\$ 43,711.56	187.025	139,904
	August	\$ 4,065.75	\$ 4,065.75	42.405	31,721
	September				-
	October				-
	November				-
					-
	TOTAL	\$ 36,198.63	\$ 88,885.71	422.603	316,128

Table 3 – Leak Letters Sent

N/A

Table 4 – Previous Water Penalty Leak Adjustment(s)

Water Advisory Board Meeting Date	Adjustment Granted
N/A	

Staff reviewed the application for approval on an administrative level and due to the penalty waiver appeal exceeding \$50,000, administrative determination could not be made. A summary can be found on the Leak Appeal Checklist (Attachment 9).

The customer has not exceeded their allocation in September, October, or November

FISCAL IMPACT

Dependent on Water Advisory Board recommendation.

RECOMMENDED ACTION

Discuss and make a determination for Water Penalty adjustment request.



Residential Leak Appeal Application

DATE SUBMITTED:	9/14/2021
RECEIVED BY:	JW

PROPERTY & BILLING INFORMATION			
Date Applying:	9/14/21		
Account Holders Name	Daytime Phone Number	Other Phone Number	
F4-St. Helena, LLC C/O Philip Mekelburg	(404) 735-9671		
Service Address			
451 Pope Street, St. Helena, CA 94574			
Email			
philip@equityestatesllc.com			
Mailing Address (if different than above)	City	State	Zip Code
750 Hammond Dr, Bldg 6, Ste 300	Atlanta	GA	30328
TYPE OF SERVICE			
☒ Single Family			
☐ Multi-Family			
WATER LEAK DESCRIPTION			
Describe how and where the leak occurred; in addition to how the leak was repaired. (Include any proof of repair, such as receipts, invoices and/or photos)			
We found and are resolving substantial leaks in the irrigation system-- broken valves, manifold, timer and there was no pressure regulator device found upon inspection. We are evaluating eliminating plants from our landscape in order to meet the water usage requirements. We found leaks in the hot water recirculating line and multiple faulty toilet fill valves. The pressure regulator did not work and was also replaced. We have addressed and corrected and continue to make improvements on all found issues and are continuing to pursue changes to help reduce our water usage needs. During our renovation in the spring, after buying the home, we added low flow toilets and shower heads but not all are new. We will inspect preexisting fixtures. Please see attached letter and invoices for full details.			
Billing Period in which leak occurred:	Does Property have Low Flow Fixtures?		Sign up for Developer Water Retrofit Program?
before 6/1/21 - 9/9/21	☒ Yes ☐ No ☐ Unsure		☐ Yes ☒ No

Updated 07/26/2021

Page 1 of 2

PLEASE READ & SIGN THE FOLLOWING STATEMENTS AS ACKNOWLEDGED AND REQUIRED BY THIS AGREEMENT		
I certify that I have read, understand and agree to the terms and conditions of a water leak adjustment policy identified below. - I am aware of and agree to comply with the Water and Waste Water System Rules and Regulations identified in the St. Helena Municipal Code: http://www.codepublishing.com/CA/StHelena - The water meter is property of the City of St. Helena. Turning on or off, tampering with or adjusting the meter is prohibited. - I am aware the excess water usage must be 100% higher than normal usage based on an average of the same billing period for the previous three years or the available account history. - I certify that the leak was not the result of negligent, willful or neglectful behavior. - I am aware leak adjustments will not be granted if water use does not comply with other existing laws. - I am aware that one (1) leak adjustment may be granted no more than once every 60 months per account. - I am aware adjustments are for one month only. - I am aware if any insurance payment, reimbursement from any other entity other than the City, or equivalent is received, I must immediately notify the City and may be required to pay back the adjusted amount. If I have received reimbursement for this leak, I must provide copies of the documentation with this form. - I am aware leak adjustments will not be granted if the City is in a Phase 1 or higher water emergency or subject to water use limitations by the State of California. Also, leak adjustments will not be granted if a local natural disaster has been declared. I am requesting relief under P-FI-0005 Leak Adjustment Policy set by the City of St. Helena. I certify the information provided is accurate and true, and agree to comply with all requirements as set forth in the policy. Failure to comply with Water and Waste Water System Rules and Regulations or falsifying information subjects water/waste water service to termination and possible criminal prosecution. By signing this, I am formally requesting an appeal pursuant to Municipal code 13.04.180.		
 Signature	Philip Mekelburg Print Name	8/14/2021 Date
PLEASE SUBMIT APPLICATIONS TO:		
City of St. Helena: Utility Billing 1480 Main Street St. Helena, CA 95404		QUESTIONS? Email: water@cityofsthelena.org Website: www.cityofsthelena.org/water Phone: 707-968-2745
STAFF USE ONLY		
Billing month the leak occurred:	Prior Leak adjustment on file: ☐ Yes ☐ No Date:	Documentation of Repair attached? ☐ Yes ☐ No
Leak Verified by City Employee & Date of Verification: ☐ Yes ☐ No / / /	Leak Letter Received? ☐ Yes ☒ No	Average Water Usage calculated for adjustment
Total Water Usage adjusted:	Total Dollar Amount Adjusted:	Verified adjusted dollar amount with customer: ☐ Yes ☐ No
Additional Notes:		
Leak adjustment request is hereby: ☐ Approved ☐ Rejected Reason for rejection:		
Signature	Print Name (Authorized Signature)	Date

Jose Arreola
1252 Cayetano Dr
Napa CA 94559

F4 St. Helena LLC
451 Pope St
Saint Helena, CA 94574

INVOICE

Add New Irrigation Valves & Irrigation Timers

Valves, pressure regulator, fittings, wire	\$5,400.00
Irrigation timers	\$1,200.00

LABOR	\$4,500.00
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TOTAL	<u>\$11,100.00</u>
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EXTRA WORK

8-02-21	Jose labor 5hrs @ \$40	\$200.00
	Jesus labor 5hrs @ \$35	\$175.00
	1 other labor 5hrs @ \$30	\$150.00
8-08-21	Rogelio labor 3hrs @ \$35	\$105.00
	2 other labors 6hrs @ \$30	\$180.00
8-12-21	Rogelio labor 3hrs @ \$35	\$105.00
	1 other labor 3hrs @ \$30	\$90.00
8-16-21	Rogelio labor 3hrs @ \$35	\$105.00
	1 other labor 3hrs @ \$30	\$90.00
8-21-21	Rogelio labor 3hrs @ \$35	\$105.00
	1 other labor 3hrs @ \$30	\$90.00
8-24-21	Rogelio labor 3hrs @ \$35	\$105.00
	1 other labor 3hrs @ \$30	\$90.00

TOTAL AMOUNT DUE \$12,690.00

* Extra work was for hand water plants, James, Alina and I went out there to check the property too.

Steve Silva

Plumbing, Inc.

901-A Enterprise Way
Napa, CA 94558
707-252-3941**WORK ORDER REPORT**

ORDER #:

110726

DATE: 08/18/2021

CLIENT LOCATION: BEDNARZ, ALINA
451 POPE ST
ST HELENA, CA 94574BILLED TO:
BEDNARZ, ALINA
451 POPE ST
ST HELENA, CA 94574

DESCRIPTION: SEE NOTES

CALL TYPE: 10 - Normal Service

WORK PERFORMED: Arrived and found 75 gallon water heater that serves master bedroom not to be working due to be leak on the recirculating line from a pinhole on flange for grundfos pump. Along with that there are some suspect looking 90s that had corrosion on them that I will fix. Drywall was soaked along with the plywood under the water heater and the pan was full of water. Will address leak and attempt to get water heater to turn on again.

#1. Repaired leak by adding two ball valves to the recirculation line. The reason I had to do that is because the check valve was also failing and cold water was making its way back to the pump. Repaired return line by using Propress elbows and copper pipe. After repairing return line pressurize the water heater no more leaking. I had to vacuum water out from around water heater base and inside the pan. After that I had to reset the water heater via a particular code because the flammable vapor sensor was wet and causing the heater to go on lockout mode. So unless you know the code you are not getting the water heater back on. After entering code fired up water heater and gave hot water back to the east side of the home. Still need to return to re-install new flanges for the circulation pump.

#2. Snake the shower drain in the bathroom next to the laundry room ran lots of water and cleaned up afterwards all OK.

#3. Also they were dealing with a water leak over here when I arrived spoke with the landscaper he explain things to me. Determined that the landscape was Shut off but the house had running water in it. Checked all the toilets. And found there to be two of them with issues. The first toilet what's the one in the master bathroom which was a door flush Toto toilet. The buttons were sticking and while we were clock in a meter we saw the meter spinning like crazy. Whoever use the toilet walked away not checking that it turned off and water kept running due to the buttons sticking. Adjusted the buttons and toilet seem to be OK.

#4. On upstairs west bathroom there is a faulty fill valve that fills slow. That fill valve was replaced.

#5. For 75 gallon water heater. Recommend we replace expansion tank, 1" flex connectors, needs check valves, and new unions for the circulation pump. Expansion tank is six years old and should be replaced. \$850

#6. On the second water heater recommend adding expansion tank to the smaller water that serves kitchen area. \$375.

PARTS		
QUANTITY	DESCRIPTION	EQUIPMENT
1.00	St Helena	--
1.00	Multiple repairs.	--

IS JOB COMPLETE? --

BALANCE**\$1,190.00****Customer:****Employee:** John Mendoza

Date: 08/18/2021 06:11 PM

Date: 08/18/2021 06:11 PM

Email: Alina@etaldesigns.com



Skylark Landscaping, Inc.
P.O. Box 2545
Napa, CA 94558
Lic. #760231

Invoice

DATE	INVOICE #
9/14/2021	9060

BILL TO
F4- St. Helena, LLC Attn: Lisa Prince

		TERMS	PROJECT	
		Due on receipt		
ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Irrigation system check and calculation of water usage and flows at 451 Pope St., St. Helena.		
Labor	4.5	Dan on 9/9/21 and 9/10/21	78.00	351.00
Labor	3.75	Javi on 9/9/21	65.00	243.75
Valve tags	10	Electric Valve identification tags	1.50	15.00
Emitter	3	Netafim pc irrigation drip emitter	0.50	1.50
Extra Materials		Misc irrigation parts needed for system repairs	4.75	4.75
Thank you for your business.			Total	\$616.00
			Payments/Credits	\$0.00
			Balance Due	\$616.00

Finance charges will be assessed and charged on all past-due invoices; finance charges to be computed at the periodic rate of (1.5%) per month (which is at an annual percentage rate of 18%), or a minimum of \$1.00 on balances of under \$66.00 provided, however, that in no event shall the interest rate charged exceed the maximum rate allowed by law. Customer further agrees to pay all; reasonable collection cost, attorney fees and court cost as permitted by law, as such are incurred by Skylark Landscaping in the collection of amounts due.

From the desk of Philip Mekelburg
Mobile 404-735-9671
philip@equityvestatesllc.com

September 14, 2021

City of Helena
1572 Railroad Avenue
St. Helena, CA 94574
September 14, 2021

Re: Leak Appeal - 451 Pope Street, St. Helena, CA 94574

Dear Members of the St. Helena Water Advisory Board,

I am writing to you to make you aware of the actions that have been taken and that we are willing to take to further reduce the high water usage at 451 Pope Street, and to respectfully request forgiveness of the penalties associated with the high water usage. In addition, if the city has ever provided credits to home owners for actual high water consumption caused by faulty equipment, we are respectfully asking for consideration and credit for the actual volume of water consumption

BACKGROUND:

We purchased this 15-20 year old home in November 2020, however the Seller, a long time resident, as part of the sales agreement, stayed in the home until their departure from the community in January 2021. The homeowner was a cooking and gardening enthusiast and invested in large manicured gardens, and a heavily landscaped home. It's part of what attracted us to the home.

After the prior owner left in January, the home was then painted and refurnished between February and April, 2021 and we did not start staying in the home until May 2021.

The first indication of excess water consumption was received via the July 15, 2021 billing statement. My assistant, Lisa Prince contacted the City of Helena Water Division at that time and has been working with Ian Dale to resolve the water usage problem we now know is being caused mostly by faulty equipment.

After analyzing usage from a detailed meter report starting from June 1, 2021 we learned the highest usage was occurring in the middle of the night, which explains why we never noticed the severe leaks. Upon further inspection we found NO PRESSURE REGULATOR on the irrigation system. I don't know how they passed inspection when the prior owners installed the extensive irrigation system without one of those? This prompted us to check the house pressure and found 120psi, which is very strange considering we have a BPG Inspection, LLC Home Inspection report showing 40psi that the Seller provided from February of 2020. (report available upon request.

F4 St Helena, LLC 451 Pope Street St. Helena, CA 94574

From the desk of Philip Mekelburg
 Mobile 404-735-9671
philip@equityvestatesllc.com

ACTION TAKEN:

Irrigation System: Multiple vendors contacted and contracted, including an arborist to determine how much water would be needed to maintain what we have. It's been a challenge finding resources to show up. We have run to the store and tried to repair leaking lines ourselves. We could not get to this until this past week and had to pay someone to hand water at \$200 per visit x three days a week for a month.

We've replaced eleven (11) control valves, the manifold and timer. We installed a pressure regulator as none ever existed. The pressure is now 45psi. We watered by hand for a month. We are awaiting further bids to replace all irrigation water lines with the most efficient emitters we can find to keep the trees and plants alive. We will need to remove more plants and likely our entire vegetable garden, which would be sad but required to stay under the limits imposed.

House System: We replaced the pressure regulator, repaired a leaky hot water tank recirculating line and a few toilet tank inserts. Pressure to the house is now set at 65 psi.

Pool: Repaired minor leaks in some pool equipment and we are evaluating the evaporation to consider as part of our water usage needs.

CURRENT EXPENDITURES:

Since receiving the initial excessive water usage notice, we have spent the following sums in order to locate, isolate, and repair faulty or missing equipment. Receipts attached.

Action	Actual Cost
Test Irrigation system and identify zones with leaks	\$2,500
Install Pressure Regulator, Replace Irrigation System Valves, Manifold, and Sprinkler Control	\$11,100
Plumber to repair toilets and replace home pressure regulator	\$1,120
Arborist Report	\$200
Repair and replace pool equipment	\$2,440.38
Hand watering- \$600 per week for 8/8 to 9/8 until we could	~\$2,400
Landscape Architect- possible removal of trees, plants and related	TBD
Estimated Cost to redesign/reinstall entire irrigation system	\$37,000 est

From the desk of Philip Mekelburg
Mobile 404-735-9671
philip@equityestatesllc.com

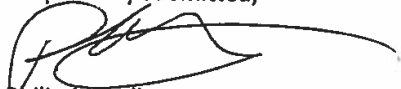
SPECIFIC REQUEST FOR FORGIVENESS:

We took immediate action as soon as we were notified. As a reminder, we are new owners and are working virgously to reduce water consumption. We understand and are sensitive to the matter, regardless of our personal desire to keep our landscaping the same. We know we may not be able to keep what attracted us to this home to buy and that we have grown to love. Before we invest \$40k+ more we are trying to figure out if the new equipment will keep the water usage below requirements while keeping what we have alive. We've already lost some plants.

I am requesting that the water penalty amounts be forgiven for June through September, as we update Ian Dale with our progress and work through the issues caused by faulty and missing equipment. We'd also like consideration on the quanti of water consumed as it was caused by faulty or missing equipment that pre dated our ownerhip. Each modification/correction made thus far has resulted in further reduction in water consumption and I believe there will be further reductions once we are able to implement the final plan from the landscape architect and irrigation specialist, and get on their schedule to perform the work.

On a more personal note, we did all sit down to watch "Water and Power: A California Heist" on our Amazon Prime Video, and our jaws hit the floor. We are earnest in our desire to do our part, as frustrating as it may be to recognize what's contributed to this. My 14 year old won't drink POM pomegrant juice any longer after seeing the movie.

Respectfully submitted,



Philip Mekelburg



Water Penalty Leak Adjustment Application

DATE SUBMITTED:	9/14/2021
RECEIVED BY:	<i>[Signature]</i>

PROPERTY & BILLING INFORMATION			
Date Applying 9-14-2021	Customer or Company Name F4 St. Helena LLC		
Account Number 020425-000	Phone Number (404) 735-9671	Email Address philip@equityestatesllc.com	
Mailing Address Bldg 6 750 Hammond Dr, Ste 300	City Atlanta	State GA	Zip Code 94574
WATER LEAK INFORMATION (in addition to Water Leak Application)			
Month Penalties Occurred: 6/21, 7/21, 8/21	Amount of Penalties Assessed: \$41,103.75, \$43,711.56, \$4,065.75		
Please list any additional information for the Water Advisory Board consideration:			
We found and are resolving substantial leaks in the irrigation system— broken valves, manifold, timer and there was no pressure regulator device found upon inspection. We are evaluating eliminating plants from our landscape in order to meet the water usage requirements.			
We found leaks in the hot water recirculating line and multiple faulty toilet fill valves. The pressure regulator did not work and was also replaced.			
We have addressed and corrected and continue to make improvements on all found issues and are continuing to pursue changes to help reduce our water usage needs.			
During our renovation in the spring, after buying the home, we added low flow toilets and shower heads but not all are new. We will inspect preexisting fixtures. <i>please see attached letter for more detail</i>			
PLEASE READ AND SIGN THE FOLLOWING STATEMENTS AS ACKNOWLEDGED AND REQUIRED BY THIS AGREEMENT			
- I have read and will adhere to all specific requirements of P-FI-0022 Leak Adjustment Policy – Phase II and Phase III Water Penalties and to any other specified conditions as determined by the City of St. Helena or Water Advisory Board. - I am aware of and agree to comply with the Water and Wastewater System Rules and Regulations identified in the St. Helena Municipal Code: http://www.codepublishing.com/CA/StHelena. - I certify that the leak was not the result of neglect, willful or neglectful behavior. - By signing below, applicant acknowledges and consents to the Water Advisory Board's review and use of applicant's customer records for the purpose of making a decision related to this application, and understands that such information, including historical water use, leak information, and other water use related information may be discussed and disclosed at a public meeting. - I am requesting relief under P-FI-0022 Leak Adjustment Policy – Phase II and Phase III Water Penalties. - By signing this form, I certify the information provided is accurate and true, and agree to comply with all requirements set forth in the policy. Failure to comply with Water and Wastewater System Rules and Regulations or falsifying information subjects water/waste water service to termination and possible criminal prosecution.			
Name: <i>Philip Mikelburg</i>	Signature: <i>[Signature]</i>	Date: 9/14/2021	
PLEASE SUBMIT APPLICATIONS TO:		QUESTIONS?	
City of St. Helena: Administrative Services Department – Finance Division 1572 Railroad Avenue St. Helena, CA 94574		Email: water@cityofstheleena.org Phone: 707-968-2745	

Updated 08/07/2021

STAFF USE ONLY	
Leak Application attached	☐
Has Customer Received a Leak Notification: ☐ Yes ☒ No	
If yes, list all leak notifications sent and date of leak notification:	
Date item to be heard by Water Advisory Board:	
Date customer notified via email the item will be heard by the Water Advisory Board:	
Water use exception is hereby: ☐ Approved ☐ Denied	
Percentage of Penalty to be Adjusted (up to 100% for first leak and up to 50% for subsequent leaks): _____ % of Penalty to be Adjusted _____ Amount of Penalty to be Adjusted	
If denied, reason for denial:	
Date Approved by Water Advisory Board:	
Date notification of Approval/Denial emailed to customer:	
Date adjustment made to customer account:	

Updated 08/07/2021

April Mitts

From: L & A Prince <laprince1@gmail.com>
Sent: Wednesday, November 24, 2021 4:23 PM
To: April Mitts
Cc: philip@equityestatesllc.com
Subject: [External] 451 Pope Street - Water Penalty Leak Adjustment Application and Leak Appeal Application
Attachments: Action to reduce the irrigation requirements of our property.docx; Lisa Pope St#1.xlsx; Invoice for Lisa- Irrigation.xlsx

Hello April.

It was nice talking to you today. Thank you for the information that you provided regarding the amendment to the approval process of the Leak Appeal and Water Penalty Leak Adjustment Applications. To recap, the City approved that the Applications will be reviewed and can be approved administratively if certain parameters, set forth by the Water Supervisory Board, are met. If the applications do not meet the parameters they will be forwarded to the Water Advisory Board for a hearing date and the owner will be notified.

As we discussed on the phone, we have continued to make changes to the property to further reduce water consumption.

To reiterate the work that we had completed prior to the application deadline and which was included with our application along with the supporting documentation:

1. Several leaks and issues were found in the irrigation system on the property which we inherited from the previous owner when we bought the house at the turn of the year. We were not aware of the issues with the irrigation system until we received the water bill in August with the penalties assessed. In response, we contracted multiple vendors to evaluate and repair the issues. We found issues with and have replaced 11 leaking control valves, two faulty timer controllers, and repaired multiple leaking drip lines. We also added pressure regulators to each valve as there were none before and reduced the pressure to 45 psi.
2. We discovered the pressure regulator to the house was faulty and the water pressure was high which may have caused several other leaking issues in the home. The hot water tank recirculating line developed a leak as well as two toilets in the house and the pool filter. We had all items repaired or replaced.

Since submitting the applications for a Leak Appeal and the Water Penalty Leak Adjustment we have continued to make adjustments to our property to further reduce the total water usage. I have attached the invoices for the work we had completed on the following changes to the landscaping:

1. 124 plants were removed and 72 emitters plugged. The summary report and the invoice are attached.
2. Drip lines were replaced throughout the property and more efficient design and emitters were implemented, which further reduced the total water consumed by the irrigation system. The invoice is attached.

Since becoming aware of the issues with certain systems in the home we have made necessary repairs and replacements to greatly reduce the water usage. In August we accomplished a 62% reduction in our water consumption. Then we reduced it an additional 56% in September (total consumption: 24,600 gallons), and another 48% further reduction in October (total consumption: 12,700 gallons).

To confirm the timeframe of when our applications will be reviewed; you stated that you have reviewed the first 15 applications on your list, and we are #24. So, as of today, we are 9th in line.

I appreciate your time today and look forward to hearing from you.

Thank you.

Lisa Prince



Action to reduce the irrigation requirements of our property

Action taken: Reduce the number of plants we need to irrigate while keeping the property still looking good. Plants removed, emitters plugged up, and drip lines closed off

When: September 27, 2021 and September 28, 2021

Who: Mineros Landscaping

Cost:

Removal of plants:	\$1,344.00
Dump fee:	<u>\$ 180.26</u>
Total Cost:	\$1,524.60

What: Removed approximately 124 plants and plugged up 72 emitters and closed off drip lines that were watering areas of the removed plants

How: Two laborers, by hand

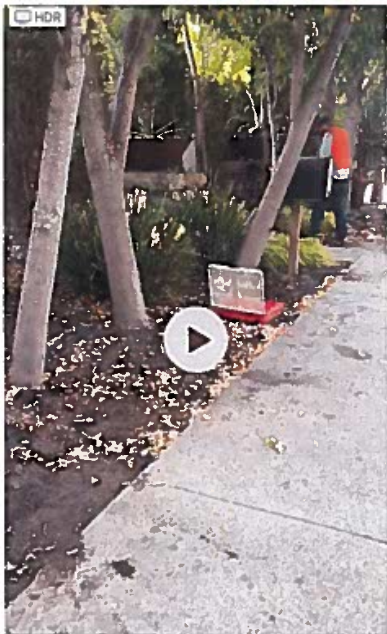
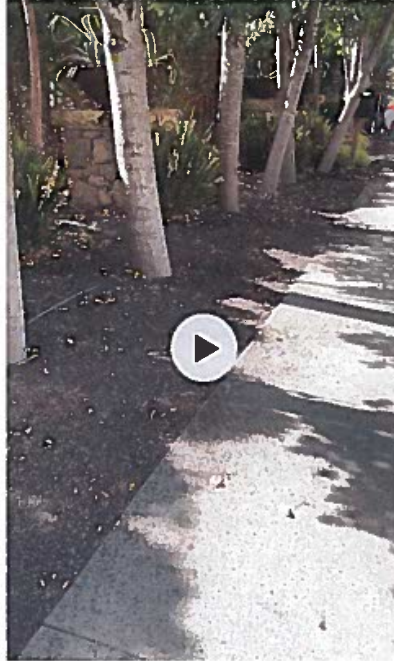
Why: To reduce the number of plants we need to irrigate while keeping the property still looking good.

Next Steps: Replace the drip lines with new lines and emitters, replace the in-line drip lines in where needed, and add valves to close off drip lines to the well-established trees. This will further reduce the irrigation consumption of the property.

Front – Before:



Front - After:



Raised Garden Beds - Before:



Raised Garden Beds – After:



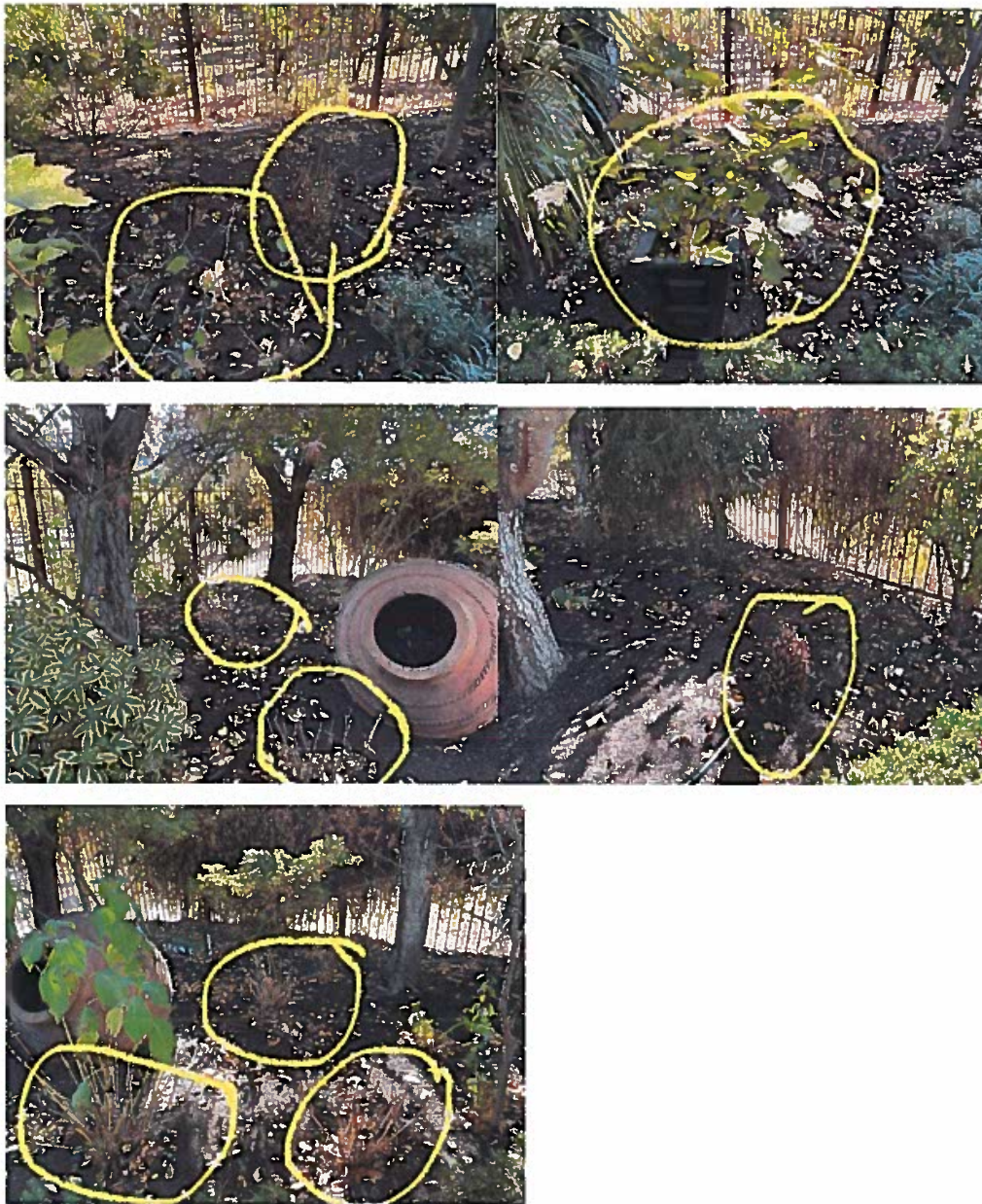
Fruit tree beds - Before



Fruit tree beds - After



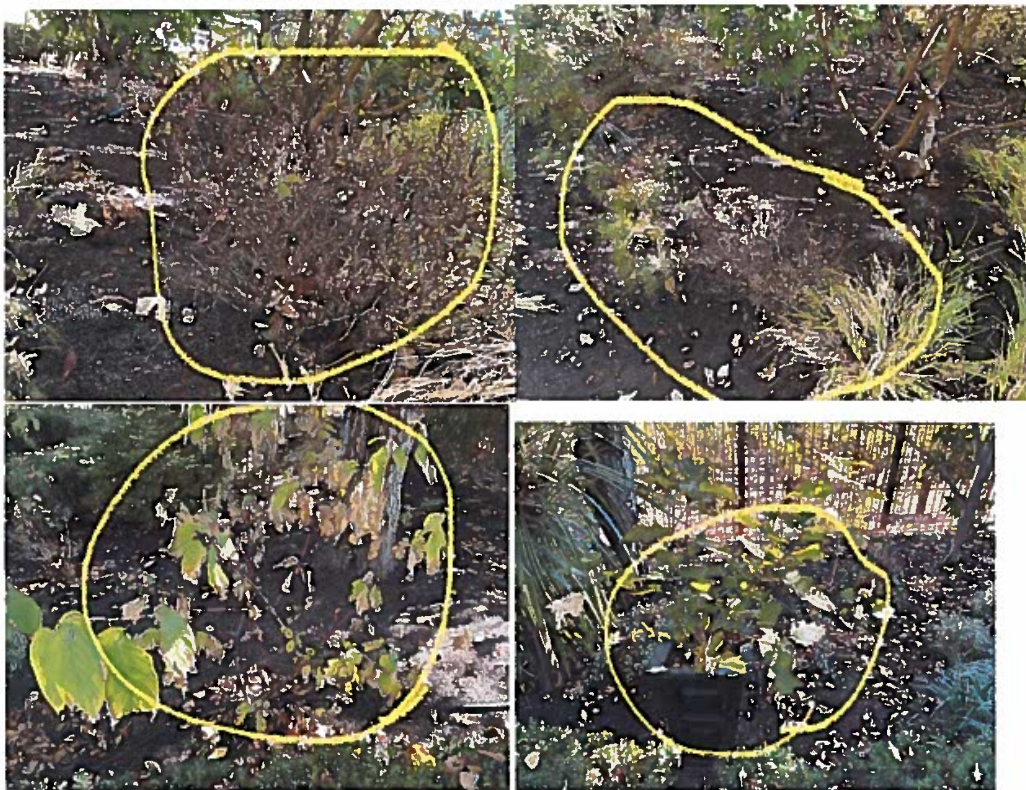
Back – Before:



Back – After:



Back – Before:



Back – After:



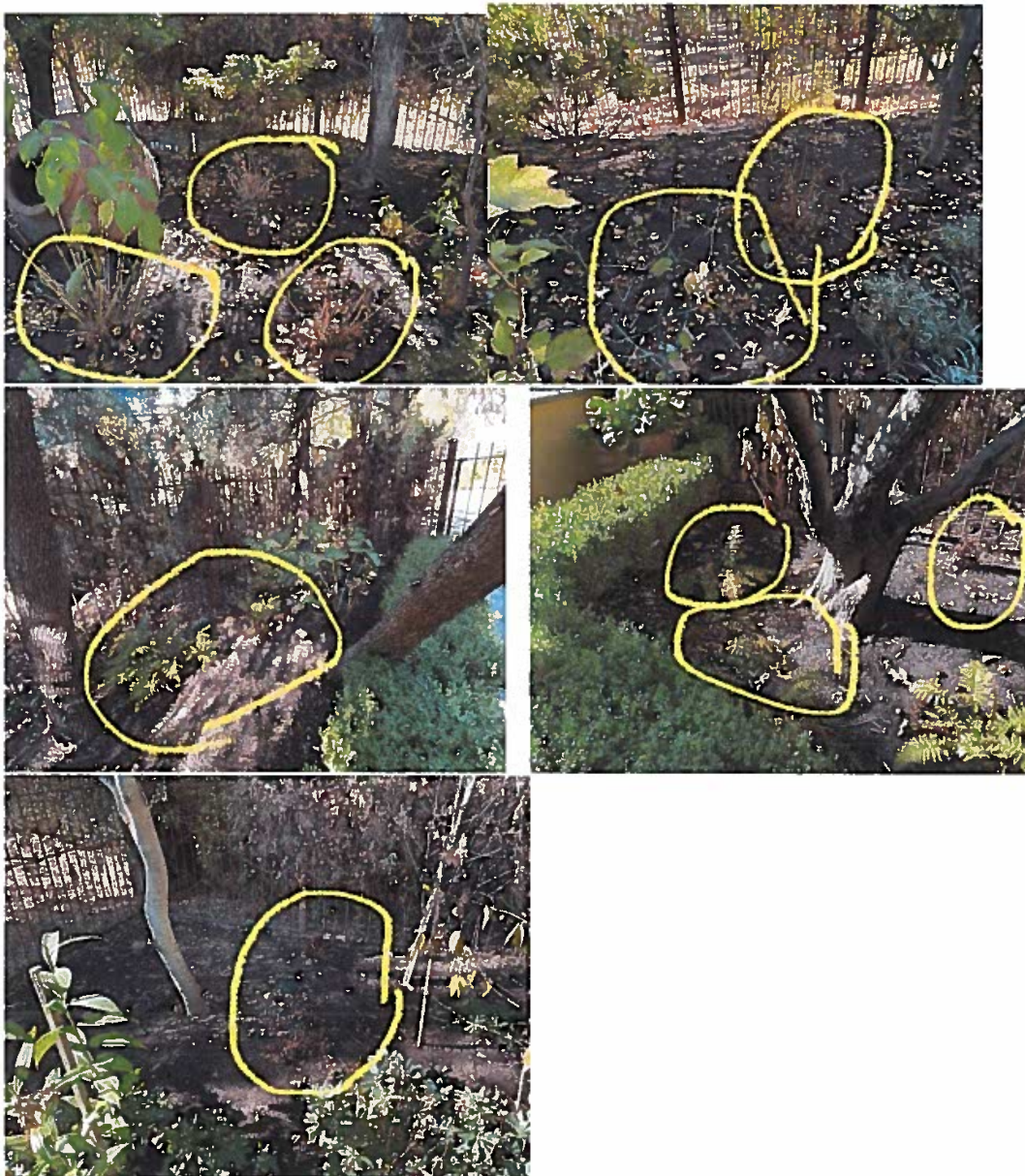
Side Yard – Before:



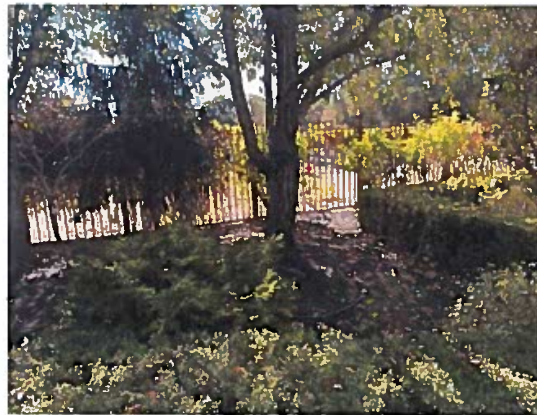
Side Yard – After:



More photos – Before:



More photos – After:



Mineros Landscape

alfredofernandez123184@gmail.com



**18764 PARK TREE LANE APT. B
Sonoma CA 95476**

Phone: 707 694-1439

Invoice #1

Date: 9/19/2021

Estimate #: 1

For: Lisa and
Alina

Bill To:

451 Pope
St
St Helena,
Ca 94574
(303) 919-
2343

DESCRIPTION	Quantity	Size	AMOUNT2
Plant Removal			
2 days 2 workers 8 hours each for each day.			\$1,344.00
Dump Run			\$180.26



SUBTOTAL \$1,524.60

TOTAL \$1,524.60

Make all checks payable to Mineros Landscape. If you have any questions concerning this invoice, contact Name, Phone Number, Email

DESCRIPTION	Quantity	Size	AMOUNT2
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THANK YOU FOR YOUR BUSINESS!

Mineros Landscape

alfredofernandez123184@gmail.com



18764 PARK TREE LANE APT. B

Sonoma CA 95476

Phone: 707 694-1439

Invoice #: 2

Date: 11/22/2021

Invoice #: 2

For:

Bill To:

F4-St.
Helena, LLC

DESCRIPTION	Quantity	Size	AMOUNT2
Removal of old irrigation and installation of new irrigation on the whole property.			

This invoice is including all materials and labor done.

SUBTOTAL \$8,600.27

TOTAL \$8,600.27

Make all checks payable to Mineros Landscape. If you have any questions concerning this invoice, contact Name, Phone Number, Email

DESCRIPTION	Quantity	Size	AMOUNT2
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THANK YOU FOR YOUR BUSINESS!

Utility Billing

F4 St Helena LLC 020425-000 - 451 Pope St



User: AprilM

Printed: 12/4/2021 4:29:15 PM

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
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020425-000	10/27/2021	1137	17	10/2021	False	True	False	0	0.00000
020425-000	9/28/2021	1120	33	09/2021	False	True	False	0	0.00000
020425-000	8/27/2021	1087	76	08/2021	False	True	False	0	0.00000
020425-000	7/28/2021	1011	203	07/2021	False	True	False	0	0.00000
020425-000	6/28/2021	808	231	06/2021	False	True	False	0	0.00000
020425-000	5/26/2021	577	175	05/2021	False	True	False	0	0.00000
020425-000	4/29/2021	402	137	04/2021	False	True	False	0	0.00000
020425-000	4/2/2021	265	26	04/2021	False	True	False	0	0.00000
020425-000	3/9/2021	239	8	03/2021	False	True	False	0	0.00000
020425-000	1/29/2021	231	1	01/2021	False	True	False	0	0.00000
020425-000	1/15/2021	230	0	01/2021	False	True	False	0	0.00000
005608-000	1/15/2021	230	1	02/2021	False	True	False	0	0.00000
005608-000	12/30/2020	229	25	12/2020	False	True	False	0	0.00000
005608-000	12/22/2020	204	0	12/2020	False	True	False	0	0.00000
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005608-000	8/27/2020	7	92	08/2020	False	True	False	0	0.00000
005608-000	7/30/2020	9915	69	07/2020	False	True	False	0	0.00000
005608-000	6/30/2020	9846	223	06/2020	False	True	False	0	0.00000
005608-000	6/1/2020	9623	177	05/2020	False	True	False	0	0.00000
005608-000	4/30/2020	9446	123	04/2020	False	True	False	0	0.00000
005608-000	4/1/2020	9323	68	04/2020	False	True	False	0	0.00000
005608-000	2/28/2020	9255	96	02/2020	False	True	False	0	0.00000
005608-000	1/31/2020	9159	6	01/2020	False	True	False	0	0.00000
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005608-000	12/9/2019	9150	116	12/2019	False	True	False	0	0.00000
005608-000	11/7/2019	9034	149	11/2019	False	True	False	0	0.00000
005608-000	10/8/2019	8885	153	10/2019	False	True	False	0	0.00000
005608-000	9/6/2019	8732	170	09/2019	False	True	False	0	0.00000
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005608-000	6/7/2019	8243	76	06/2019	False	True	False	0	0.00000
005608-000	5/10/2019	8167	113	05/2019	False	True	False	0	0.00000

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
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005608-000	2/7/2019	8045	2	02/2019	False	True	False	0	0.00000
005608-000	1/8/2019	8043	5	01/2019	False	True	False	0	0.00000
005608-000	12/7/2018	8038	24	12/2018	False	True	False	0	0.00000
005608-000	11/7/2018	8014	1	11/2018	False	True	False	0	0.00000
005608-000	11/5/2018	8013	24	11/2018	False	True	False	0	0.00000
005608-000	10/29/2018	7989	93	10/2018	False	True	False	0	0.00000
005608-000	10/8/2018	7896	127	10/2018	False	True	False	0	0.00000
005608-000	9/7/2018	7769	237	09/2018	False	True	False	0	0.00000
005608-000	8/8/2018	7532	230	08/2018	False	True	False	0	0.00000
005608-000	7/9/2018	7302	181	07/2018	False	True	False	0	0.00000
005608-000	6/7/2018	7121	149	06/2018	False	True	False	0	0.00000
005608-000	5/8/2018	6972	78	05/2018	False	True	False	0	0.00000
005608-000	4/9/2018	6894	26	04/2018	False	True	False	0	0.00000
005608-000	3/8/2018	6868	6	03/2018	False	True	False	0	0.00000
005608-000	2/8/2018	6862	33	02/2018	False	True	False	0	0.00000
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Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
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005608-000	12/7/2012	2136	23	12/2012	False	True	False	0	0.00000
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005608-000	10/8/2012	2063	73	10/2012	False	True	False	0	0.00000
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005608-000	8/8/2012	1922	74	08/2012	False	True	False	0	0.00000
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Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
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005608-000	2/8/2012	1712	17	02/2012	False	True	False	0	0.00000
005608-000	1/9/2012	1695	31	01/2012	False	True	False	0	0.00000
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005608-000	11/8/2011	1654	36	11/2011	False	True	False	0	0.00000
005608-000	10/7/2011	1618	43	10/2011	False	True	False	0	0.00000
005608-000	9/8/2011	1575	42	09/2011	False	True	False	0	0.00000
005608-000	8/8/2011	1533	55	08/2011	False	True	False	0	0.00000
005608-000	7/7/2011	1478	39	07/2011	False	True	False	0	0.00000
005608-000	6/8/2011	1439	57	06/2011	False	True	False	0	0.00000
005608-000	5/6/2011	1382	26	05/2011	False	True	False	0	0.00000
005608-000	4/7/2011	1356	4	04/2011	False	True	False	0	0.00000
005608-000	3/8/2011	1352	8	03/2011	False	True	False	0	0.00000
005608-000	2/8/2011	1344	7	02/2011	False	True	False	0	0.00000
005608-000	1/7/2011	1337	4	01/2011	False	True	False	0	0.00000
005608-000	12/8/2010	1333	14	12/2010	False	True	False	0	0.00000
005608-000	11/8/2010	1319	16	11/2010	False	True	False	0	0.00000
005608-000	10/8/2010	1303	34	10/2010	False	True	False	0	0.00000
005608-000	9/9/2010	1269	65	09/2010	False	True	False	0	0.00000
005608-000	8/9/2010	1204	67	08/2010	False	True	False	0	0.00000
005608-000	7/8/2010	1137	55	07/2010	False	True	False	0	0.00000
005608-000	6/8/2010	1082	15	06/2010	False	True	False	0	0.00000
005608-000	5/10/2010	1067	18	05/2010	False	True	False	0	0.00000
005608-000	4/8/2010	1049	13	04/2010	False	True	False	0	0.00000
005608-000	3/8/2010	1036	3	03/2010	False	True	False	0	0.00000
005608-000	2/5/2010	1033	5	02/2010	False	True	False	0	0.00000
005608-000	1/7/2010	1028	5	01/2010	False	True	False	0	0.00000
005608-000	12/8/2009	1023	10	12/2009	False	True	False	0	0.00000
005608-000	11/9/2009	1013	31	11/2009	False	True	False	0	0.00000
005608-000	10/8/2009	982	51	10/2009	False	True	False	0	0.00000
005608-000	9/10/2009	931	52	09/2009	False	True	False	0	0.00000
005608-000	8/11/2009	879	94	08/2009	False	True	False	0	0.00000
005608-000	6/8/2009	785	45	06/2009	False	True	False	0	0.00000
005608-000	5/7/2009	740	41	05/2009	False	True	False	0	0.00000
005608-000	4/7/2009	699	32	04/2009	False	True	False	0	0.00000
005608-000	3/9/2009	667	4	03/2009	False	True	False	0	0.00000
005608-000	2/9/2009	663	29	02/2009	False	True	False	0	0.00000
005608-000	12/9/2008	634	105	12/2008	False	True	False	0	0.00000
005608-000	10/6/2008	529	218	10/2008	False	True	False	0	0.00000
005608-000	8/8/2008	311	217	08/2008	False	True	False	0	0.00000

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
005608-000	6/10/2008	94	128	06/2008	False	True	False	0	0.00000



1572 Railroad Avenue
St. Helena, CA 94574
water@cityofstheleena.org

(707) 968-2745

F4 ST HELENA LLC
750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 1/16/2021 to 2/28/2021
BILLING DATE: 3/15/2021

DUE DATE: 4/15/2021

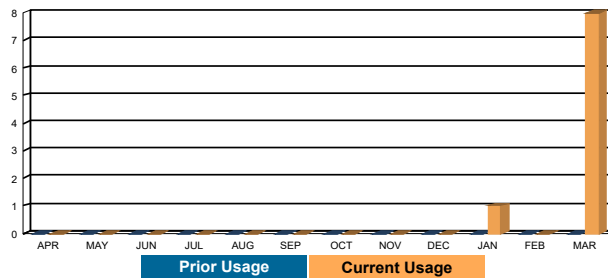
METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
099217583	1/15/2021	230	1/29/2021	231	1
099217583	1/29/2021	231	3/9/2021	239	8
099217583	1/15/2021	230	1/15/2021	230	0

SPECIAL MESSAGE

To sign up for our Online Services or Autopay, please view the back of your statement for instructions. Any payments received after 3:00 pm on March 9th, 2021 may not be reflected on your statement. If you have any questions regarding your water bill please contact us at (707) 968-2745 or email water@cityofstheleena.org.

Water Use in HCF



CURRENT CHARGES

Water Base Fee 1" Residential 96.25
Water Use @ \$6.69 60.21
Sewer Single Family Residential 89.33

TOTAL CURRENT CHARGES 245.79

BILL SUMMARY

Previous Balance 0.00
Payments Received 0.00
Adjustments 0.00
Additional Billing 0.00
Current Charges 245.79
TOTAL AMOUNT DUE 245.79

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 1/16/2021 to 2/28/2021
BILLING DATE: 3/15/2021

DUE DATE: 4/15/2021

F4 ST HELENA LLC
750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

AMOUNT DUE

TOTAL AMOUNT DUE BY 4/15/2021 245.79

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290





1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelella.org

(707) 968-2745

F4 ST HELENA LLC
750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 3/1/2021 to 4/30/2021
BILLING DATE: 5/15/2021

DUE DATE: 6/15/2021

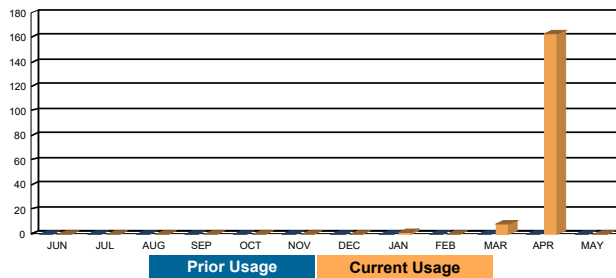
METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
099217583	3/9/2021	239	4/2/2021	265	26
099217583	4/2/2021	265	4/29/2021	402	137

SPECIAL MESSAGE

BI-MONTHLY REMINDER - Your next statement will be issued July 15th, 2021. To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745 or email water@cityofsthelella.org.

Water Use in HCF



CURRENT CHARGES

Water Base Fee 1" Residential	131.26
Water Use @ \$6.69	1,090.47
Sewer Use @ \$5.34	122.82
Sewer Single Family Residential	121.82

TOTAL CURRENT CHARGES 1,466.37

BILL SUMMARY

Previous Balance	245.79
Thank you for your payment.	-245.79
Adjustments	0.00
Additional Billing	0.00
Current Charges	1,466.37
TOTAL AMOUNT DUE	1,466.37

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 3/1/2021 to 4/30/2021
BILLING DATE: 5/15/2021

DUE DATE: 6/15/2021

F4 ST HELENA LLC
750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

AMOUNT DUE

TOTAL AMOUNT DUE BY 6/15/2021 **1,466.37**

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290





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Atlanta, GA 30328

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 5/1/2021 to 6/30/2021
BILLING DATE: 7/15/2021

DUE DATE: 8/20/2021

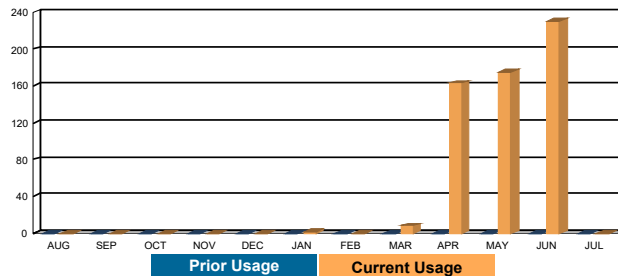
METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
099217583	5/26/2021	577	6/28/2021	808	231
099217583	4/29/2021	402	5/26/2021	577	175

SPECIAL MESSAGE

If your bill includes penalties, please note that the penalty amount on your bill represents 25% of your total June Penalty. The remaining 75% of your penalty has been temporarily suspended and can be forgiven or become payable pursuant to the City Council's Penalty Forgiveness Program. For additional information please contact the St. Helena Finance Division at (707) 968-2745. Information pertaining to the Penalty Forgiveness Program is available at www.cityofstheleena.org/utility-billing.

Water Use in HCF



CURRENT CHARGES

Water Base Fee 1" Residential	131.26
Water Use @ \$7.44	3,020.64
Sewer Use @ \$5.34	122.82
Sewer Single Family Residential	121.82
June Excess Penalty	13,707.24
TOTAL CURRENT CHARGES	17,103.78

BILL SUMMARY

Previous Balance	1,466.37
Thank you for your payment.	-1,466.37
Adjustments	0.00
Additional Billing	13,707.24
Current Charges	3,396.54
TOTAL AMOUNT DUE	17,103.78

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 5/1/2021 to 6/30/2021
BILLING DATE: 7/15/2021

DUE DATE: 8/20/2021

F4 ST HELENA LLC
750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

AMOUNT DUE

TOTAL AMOUNT DUE BY 8/20/2021 **17,103.78**

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290





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(707) 968-2745

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750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 7/1/2021 to 8/31/2021
BILLING DATE: 9/24/2021

DUE DATE: 10/25/2021

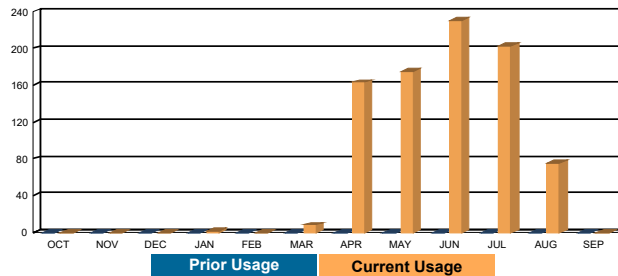
METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
099217583	6/28/2021	808	7/28/2021	1011	203
099217583	7/28/2021	1011	8/27/2021	1087	76

SPECIAL MESSAGE

If your bill includes penalties, please note that the penalty amount on your bill represents 50% of your total July Penalty and 100% of your August Penalty. The remaining 50% of your July penalty has been temporarily suspended and can be forgiven or become payable pursuant to the City Council's Penalty Forgiveness Program. For additional information please contact the St. Helena Finance Division at (707) 968-2745. Information pertaining to the Penalty Forgiveness Program is available at www.cityofstheleena.org/utility-billing.

Water Use in HCF



CURRENT CHARGES

Water Base Fee 1" Residential	131.26
Water Use @ \$7.44	2,075.76
Sewer Use @ \$5.34	122.82
Sewer Single Family Residential	121.82
July 50% Excess Pen	21,855.78
Aug Excess Penalty	4,065.75

TOTAL CURRENT CHARGES 28,373.19

BILL SUMMARY

Previous Balance	17,103.78
Thank you for your payment.	-3,396.54
Adjustments	-7,455.59
Additional Billing	25,921.53
Current Charges	2,451.66

TOTAL AMOUNT DUE 34,624.84

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 7/1/2021 to 8/31/2021
BILLING DATE: 9/24/2021

DUE DATE: 10/25/2021

F4 ST HELENA LLC
750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

AMOUNT DUE

TOTAL AMOUNT DUE BY 10/25/2021 **34,624.84**

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290





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St. Helena, CA 94574
water@cityofstheleena.org

(707) 968-2745

F4 ST HELENA LLC
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Suite 300 Bldg 6
Atlanta, GA 30328

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 9/1/2021 to 10/31/2021
BILLING DATE: 11/19/2021

DUE DATE: 12/20/2021

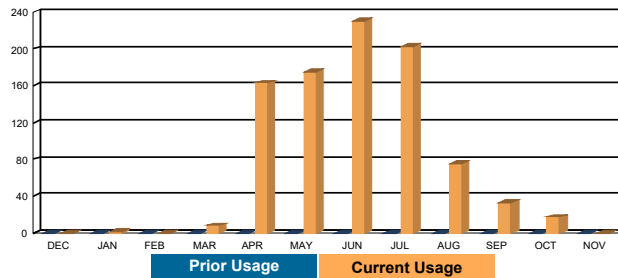
METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
099217583	9/28/2021	1120	10/27/2021	1137	17
099217583	8/27/2021	1087	9/28/2021	1120	33

SPECIAL MESSAGE

If your bill includes penalties, please note that the newly assessed penalty amount on your bill represents September and October penalties related water use over allocated amounts. For additional information please contact the St. Helena Finance Division at (707) 968-2745. For information regarding the water emergency please visit: <https://www.cityofstheleena.org/wateremergency/page/water-emergency>

Water Use in HCF



CURRENT CHARGES

Water Base Fee 1" Residential	131.26
Water Use @ \$7.44	372.00
Sewer Use @ \$5.34	122.82
Sewer Single Family Residential	121.82

TOTAL CURRENT CHARGES 747.90

BILL SUMMARY

Previous Balance	34,624.84
Thank you for your payment.	-2,451.66
Adjustments	0.00
Additional Billing	0.00
Current Charges	747.90
TOTAL AMOUNT DUE	32,921.08

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT: 020425-000
SERVICE ADDRESS: 451 Pope St
SERVICE PERIOD: 9/1/2021 to 10/31/2021
BILLING DATE: 11/19/2021

DUE DATE: 12/20/2021

F4 ST HELENA LLC
750 Hammond Dr
Suite 300 Bldg 6
Atlanta, GA 30328

AMOUNT DUE

TOTAL AMOUNT DUE BY 12/20/2021 32,921.08

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290



Customer Name: F4 St Helena LLC
Customer Account Number: 020425-000

Residential:	Current Allocation - based on a 30-day month, peak period		
		Gallons	HCF
	Number in Household:	8	15,600
	Phase II Outdoor Summer Allocation:	2,500	
	Additional Exception	7,500	
		25,600	34.22

Non-Residential:	Current Allocation:	HCF	Gallons
	June	-	-
	July	-	-
	August	-	-
	September	-	-
	October	-	-
	November	-	-

Leak Letters Sent:	N/A
--------------------	-----

Penalties Imposed:	Month Imposed	Amount Imposed	Total Penalty Requested for Waiver	Over Allocation (HCF)	Over Allocation (Gallons)
	June	\$ 10,277.10	\$ 41,108.40	193.173	144,503
	July	\$ 21,855.78	\$ 43,711.56	187.025	139,904
	August	\$ 4,065.75	\$ 4,065.75	42.405	31,721
	September				-
	October				-
	November				-
	TOTAL	\$ 36,198.63	\$ 88,885.71	422.603	316,128

Administrative approval of penalty waivers is up to \$50,000.

		Yes	No
1	Leak Letters Sent		X
2	Has the customer received a leak letter for 2 or more consecutive months?		X
3	If yes to #2, has the customer demonstrated a good faith effort to actively locate and fix leaks?		
3a	Additional considerations for administrative approval if there were 2 or more consecutive months in which leak letters were received:		
4	Was the leak beyond the control of the owner, agents, tenants, contractors, or anyone occupying the property or using the property that could have reasonably foreseen such a possible leak?	X	
5	Was the leak a result of negligent, willful, or neglectful behavior?		X
6	Is there proof the leak repairs were completed?	X	

7	If yes to #6, what proof has been provided (including, but not limited to receipts, total irrigation shut off, etc...) resulting in a decrease of usage within the prescribed allocation: The customer has taken numerous actions to resolve leaks in the system. The customer is new to the property (refirbished the property starting in January 2021 and moved to the property in May 2021) and have been resolving leaks in the irrigation system, hot water recirculating line, and multiple faulty toilet fill valves.		
8	Has the customer previously filed a penalty leak adjustment?		X
9	If yes to #8 , was the penalty leak adjustment approved?		
10	If yes to #9, what was the amount of the penalty leak adjustment?		
11	If yes to #8, months the penalties were waived/reduced:		
12	Is there verification of dates the leak was fixed as comparied to consumption?	X	
13	If yes to #12, what is the verification: Customer provided copies of invoice for repair of irrigation line		
14	Is there verification that overage was as a result of a leak?		
15	If yes to #14, what is the verification:		
16	Is there demonistration the customer has made an ongoing commitment to water reduction (e.g. Flume device, more active monitoring, etc..)?	X	
17			
18			
19			
20			

Action:

Administrative Approval:	
By:	
Signature:	
Months the Penalties are being reduced:	
Total Penalty reduction:	\$ 88,885.71

Date Customer Notified:
12/4/21 - notified to WAB

Date Adjustment Made to Acct.

Item to be heard by the WAB for determination:	
Date to Water Advisory Board:	12/17/2021

Administrative Denial:	
If denied, reason(s):	
By:	
Signature:	