

Stratford Village Assessment District

Neighborhood Meeting #2 April 14, 2021



Kyle Tankard
Senior Consultant
John Bliss, P.E.
President SCI



Denise Blohm
Management Analyst
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Director, Maintenance
Services



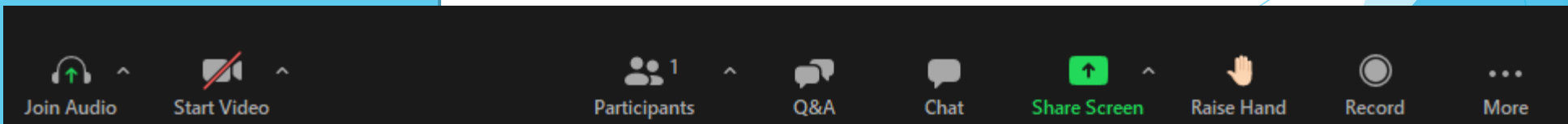
Carl Speaker
Bridges and Pumps Superintendent
John Medlock, Jr., CPWP-M
Deputy Director, Maintenance &
Operations



To make a comment or ask a question

1. Raise Your Hand
2. Use the Chat: For Everyone to see
3. Use Q&A: to type a question directly to the panelists.

Note: If you are calling in, press *9 to raise your hand. When we call on you, we will **announce the last three numbers** of your phone number, then go ahead and press *6 to unmute.



Protecting Stratford Village From Flooding

Agenda

- ▶ Flood Protection Infrastructure built ONLY to protect your neighborhood
- ▶ Shortfall in funding to repair infrastructure
- ▶ Ballot Measure to vote on a fee increase to pay for needed repairs

Pump Station Is Down the Road on Pacheco

Your neighborhood's Flood Protection Infrastructure,
the Stormwater Lift Station,
is located down the road, outside of your neighborhood
on Pacheco Way.



Snapshot - Maintenance District

Stratford Village located below 100-year flood zone

- When area developed, City required Flood Protection Infrastructure be built to provide flood protection

District Created to Fund O&M and Repair

Max fee set in 1995, didn't include annual inflation

Annual fee pays for operation, maintenance, and capital repair, funds stay in a district bank account

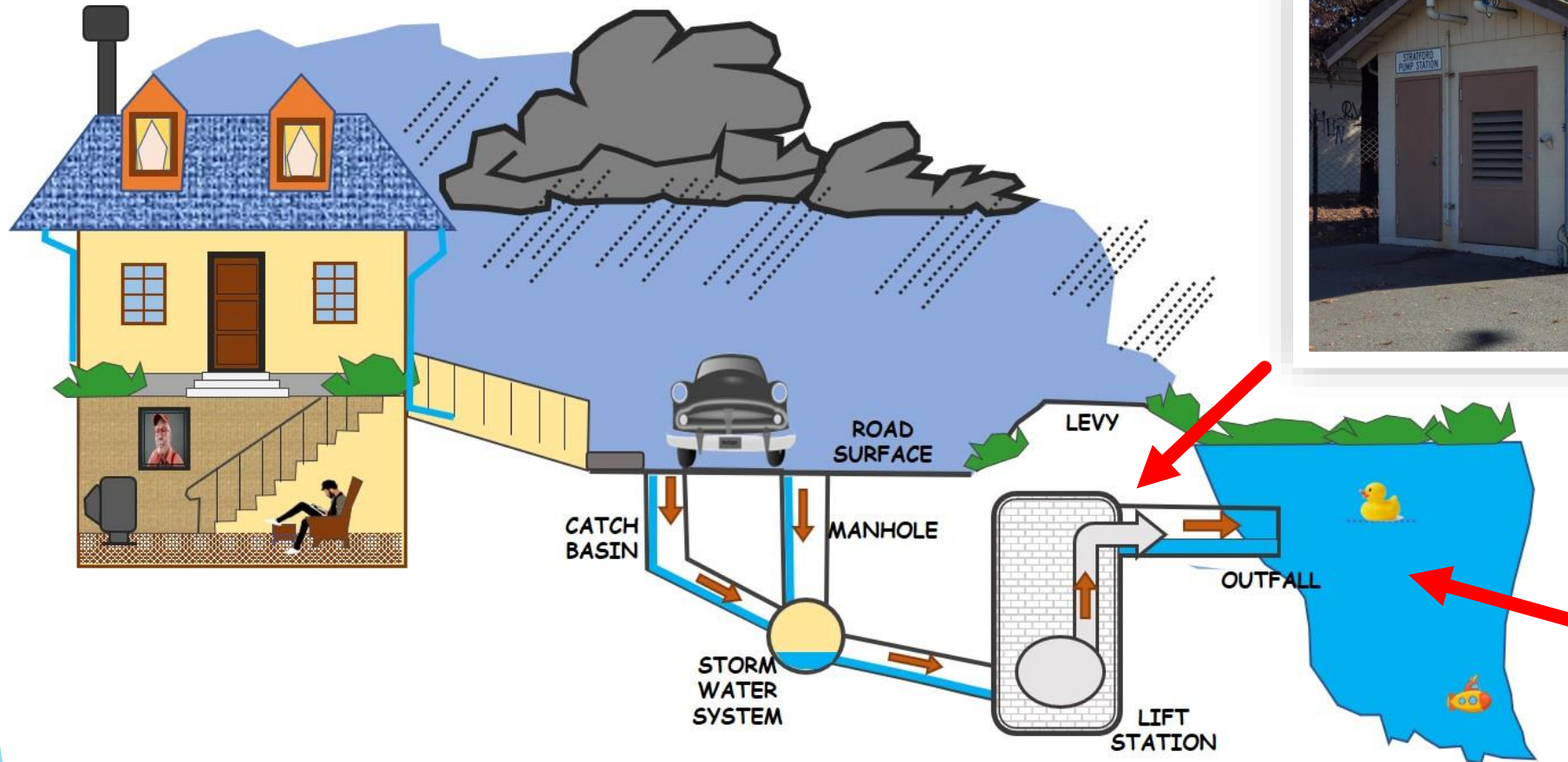
Alameda County Flood Control District operates as part of its 22 Countywide system



If It Floods...

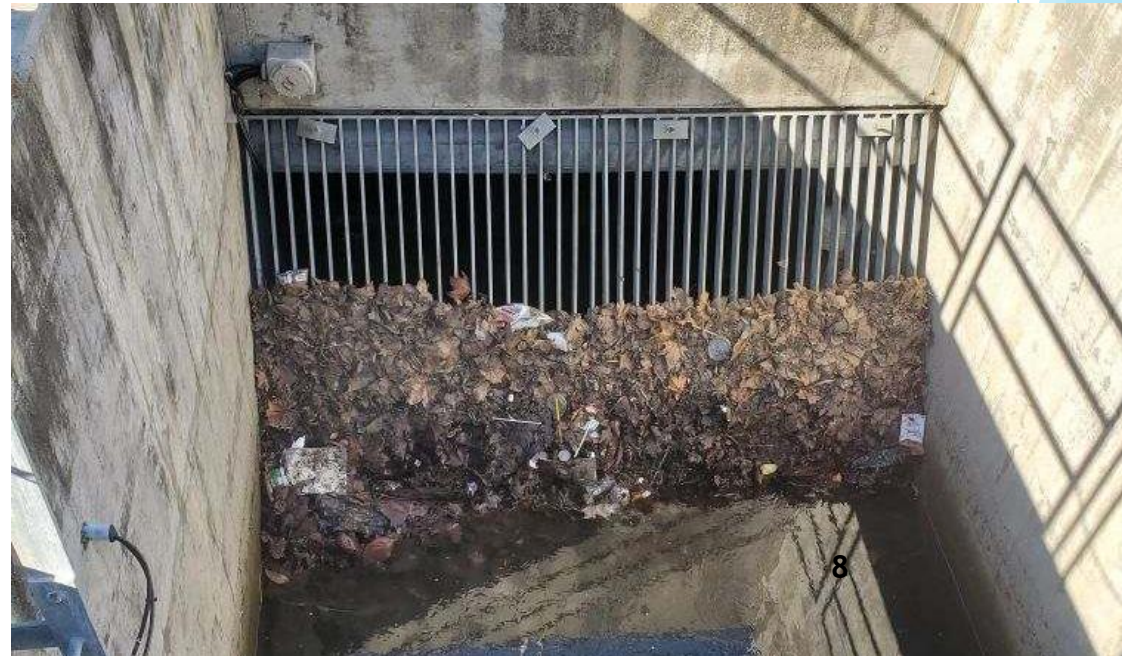
- ▶ Prevent access for emergency responders
- ▶ Impede safe navigation
- ▶ Cause property damage
- ▶ Cause loss of power
- ▶ Damage sewer and water lines
- ▶ Impede access to lift station

Flood Protection - How It Works



Stormwater Lift Station

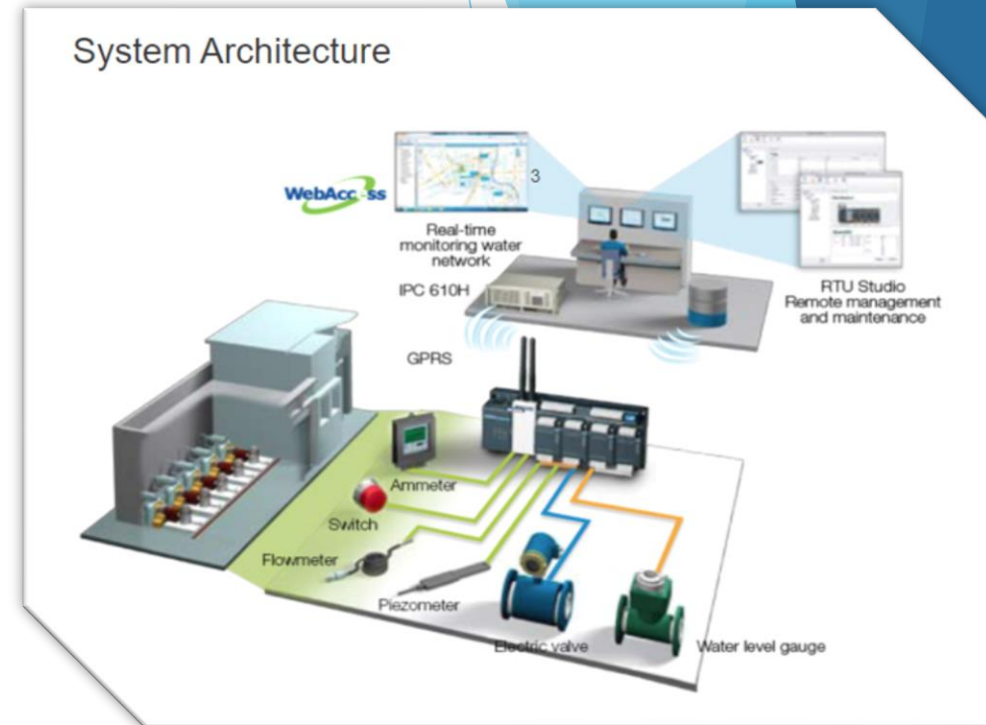
Components



SCADA

▶ Supervisory Control and Data Acquisition (SCADA)

- Rapid response system
- Used to monitor and control lift station remotely
 - Fully automated - 24/7 protection
 - Faster response time
 - Significantly reduces operation and maintenance cost
 - Part of Countywide Flood Monitoring System



Needed Capital Repairs

SCADA - Automated Rapid Response

- A system of software and hardware elements; technology is constantly improving, current replacement parts not available, requires replacement to improve system efficiency
 - Recommended: SCADA system overhaul and replacement

Infrastructure - Stormwater Lift Station

- Lift station components:
 - 2 - 15 HP Pumps
 - 1 - 5 HP Pump
 - 1 - 3 HP Dewatering pump
 - 1 - Generator
 - 1 - Masonry Building to house SCADA system / generator
- Recommended Repairs:
 - Overhaul pumps
 - Desilt gravity bypass
 - Recoat discharge flaps
 - Recoat exterior of building
 - Replace roof

Cost for Needed Repairs

Item	Description	Amount
SCADA/Pump	Design/Evaluation Costs	\$41,560
SCADA	Construction Costs	\$255,000
Pump Rehab (0 – 5 years)	Construction Costs	\$49,248
Pump Rehab (5 – 10 years)	Construction Costs	<u>\$33,241</u>
	Total:	\$379,049

No CPI Since 1995

NOTE: If CPI had been included each year since 1995, the 2021 assessment would be \$494.95.

▶ Assessment revenue no longer sufficient

- No annual consumer price index (CPI) inflation escalator
- Maximum rate established 25 years: \$243.92
- Legally can't increase without a ballot measure

MD1 - CPI Calculation		
Fiscal Year	CPI	Max Rate
1995-96		\$243.92
1996-97	2.6%	\$250.17
1997-98	4.2%	\$260.76
1998-99	3.6%	\$270.17
1999-00	3.5%	\$279.75
2000-01	4.2%	\$291.48
2001-02	6.5%	\$310.30
2002-03	1.8%	\$315.92
2003-04	3.3%	\$326.49
2004-05	0.2%	\$327.15
2005-06	1.6%	\$332.27
2006-07	2.9%	\$342.01
2007-08	3.2%	\$352.89
2008-09	2.8%	\$362.67
2009-10	1.2%	\$366.89
2010-11	1.8%	\$373.46
2011-12	1.7%	\$379.79
2012-13	3.0%	\$391.19
2013-14	2.4%	\$400.76
2014-15	2.4%	\$410.57
2015-16	2.5%	\$420.96
2016-17	3.0%	\$433.66
2017-18	3.4%	\$448.57
2018-19	3.6%	\$464.56
2019-20	3.5%	\$480.96
2020-21	2.9%	\$494.95

Proposition 218 Election



- ▶ **Legally Required**
- ▶ Establishes Special Benefits
- ▶ Considers Special vs General Benefits
- ▶ Method of Apportionment
 - ▶ Flood Risk Factors
 - ▶ Flood Damage Factors
 - ▶ Shared Facilities Factors

Notice

Please Complete Your Ballot and Mail It Back Promptly

Public Hearing
A public hearing will be held Monday, July 9, 2018, at 7:00 pm at the Reclamation District No. 150 Office, Bogle Winery & Tasting Room, 37783 County Road 144, Clarksburg, CA. You are invited to attend the public hearing.

Tabulation of the returned ballots will commence after the close of the public input portion of the hearing. The results of the tabulation are expected to be announced at the July 9, 2018 public hearing.

Method of Voting
To complete the enclosed ballot, mark the oval next to either "Yes" or "No," sign the ballot, place it in the provided postage-paid return envelope and mail or hand deliver it to:

Attn: Ana Oglivie, Secretary of the Board
Reclamation District No. 150
37783 County Road 144
Clarksburg, CA 95612-5009

Only official ballots that are signed and marked with the property owner's support or opposition and are received before the end of the public input portion of the public hearing on Monday, July 9, 2018, will be counted.

Ballots are weighted by the amount of the proposed assessment and will be tabulated accordingly. The public hearing, weighted ballots submitted in opposition of favor of the assessment. If a majority of weighted ballots returned are in support, the assessment may be levied for fiscal year 2018-19 and would be continued in future years to fund maintenance and repair costs.

If you lose your ballot, require a replacement ballot, or want to change your vote, call (800) 273-5167 for another ballot. See the enclosed ballot for additional instructions.

All Ballots Must Be Received by July 9, 2018 To Be Counted



RD 150 operates and maintains extensive internal drainage infrastructure including drainage canals and pump stations

Public Accountability Safeguards
If approved by property owners, the funds from this assessment can only be used for levee and flood control area. The funds cannot be used for other purposes. The independent auditor and the results presented annually at a public meeting.

Additional Information
For additional information concerning the proposed assessment, please contact:

Attn: Ana Oglivie, Secretary of the Board
Reclamation District No. 150
37783 County Road 144
Clarksburg CA 95612-5009

recdist150@gmail.com
(916) 282-9038

Official Notice Reclamation District No. 150 Facilities

Why Did You Receive This Ballot?
Properties located within the boundary of Reclamation District No. 150 ("RD 150"), including but not limited to, are at an elevated risk of flooding being asked to vote on a proposed assessment, budget, and address repairs on the levee system that repair and maintenance of local improve protection from flooding. For information and then complete the ballot.

Your vote on this ballot measures only returned ballots will be counted. Only property owners who should be approved for proposed critical repairs of the levee properties within RD 150.

Why is a Funding Measure Needed?
Costs of levee maintenance and repair have increased significantly, while the District's assessment has remained the same since 1957. The District is at the highest level of effectiveness, however, this budget is no longer sufficient to fund regular maintenance and capital repairs.



RD 150 provides emergency repairs to levees during flood events.

Please Complete Your Ballot and Mail It Back Promptly
All Ballots Must Be Received by July 9, 2018 To Be Counted

Official Notice And Ballot Information Guide Reclamation District No. 150 Levee and Flood Control Maintenance and Repair Assessment

How was the Assessment Determined?
The total annual cost of the improvements to be funded by the assessment is allocated to each property based on the estimated special benefit received. The benefit to each parcel of property was estimated based on the flood risk, property type and parcel size, and other factors. An Engineer's Report describing the proposed improvements, method of assessment, budgets, total assessment duration, and the proposed assessment for each parcel is available for review at the Reclamation District No. 150 Office, 37783 County Road 144, Clarksburg California.

How Much Is the Proposed Assessment?
The total proposed assessment for your property for fiscal year 2018-19 is printed on the Official Ballot included with this notice and information guide. The proposed rates for fiscal year 2018-19 are summarized below:

Agriculture	
Single Family Home	\$ 40.00 per acre per year
Commercial	\$128.71 per home per year
Vacant	\$140.94 per acre per year
	\$ 10.30 per vacant lot per year

If the measure is approved, the total estimated amount that would be raised for fiscal year 2018-19 is approximately \$205,000. Many parcels with RD 150 have combinations of agriculture and residential. Please contact the District for more information regarding the calculation of the assessments on your parcels or to appeal the calculation of your assessments.

Will the Assessment Increase in the Future?
If the assessment is approved by property owners, it can only be increased in future years by the consumer price index, not to exceed 4 percent. The annual adjustment would be based on the US Department of Labor's Consumer Price Index for Northern California (San Francisco Bay Area) and would be reviewed and approved each year at a public meeting.

Existing Assessment Roll and County Property Tax Bills
If the assessment is approved by property owners, and the Board assesses properties based upon this new assessment, then the existing assessment roll will not be implemented and the new assessments will be included on your annual County property tax bills.



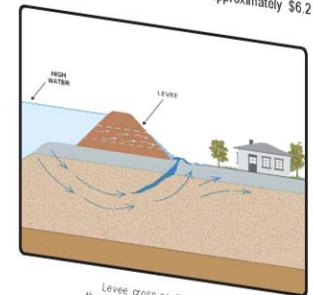
The Need to Improve Operations & Maintenance and Repair our Levees
The US Army Corps of Engineers and Department of Water Resources ("DWR") are responsible for the design and inspection of California's levees. The standards for flood control structures have increased significantly after the disastrous flooding in New Orleans following Hurricane Katrina.

RD 150 is currently not designated as "Active" in the Sacramento River Flood Control Project PL84-99 program and hence, is not eligible for disaster repair funds from the US Army Corp of Engineers. With the revenue costs associated with increasingly strict flood protection operations and maintenance standards and the continuing need to repair and upgrade the flood control infrastructure in efforts to regain the PL84-99 "Active" status, now exceed RD 150's current revenue sources.

Critical Repairs
The DWR has identified areas of our levee system that are in critical need of repairs. RD 150's Engineer, MBK, Inc., estimates that the cost of the critical repairs will be approximately \$6.2 million.

Cost of Flood Control in Nearby Areas
The costs per acre for flood control vary greatly within the Delta based upon flood risk, flood depth, geography and geology, levee miles, boundary shape, etc. However, all local flood control agencies need sufficient funding to provide adequate protection. Below is a list of several nearby agencies and associated flood control costs.

District	Name	Costs
RD 3		
RD 551	Grand Island	\$ 33.00 per Ag acre per year
RD 999	Pearson District	\$ 21.00 per Ag acre per year
RD 2029	Holland Lands	\$ 51.00 per Ag acre per year
RD 2033	Empire Tract	\$ 72.00 per Ag acre per year
RD 2044	Brack Tract	\$ 52.00 per Ag acre per year
	King Island	\$ 53.00 per Ag acre per year



Levee cross-section showing through-seepage and underseepage

we work to regain the "Active" status.

All Ballots Must Be Received On or Before July 9, 2018 To Be Counted

Ballot - Fill Out and Return

OFFICIAL ASSESSMENT BALLOT
RECLAMATION DISTRICT 150
LEVEE AND FLOOD CONTROL FACILITIES IMPROVEMENT ASSESSMENT

YES, I approve the proposed yearly assessment for levee and flood control improvements, maintenance and repairs.*

NO, I do not approve the proposed assessment for levee and flood control improvements, maintenance and repairs.*

Signed _____ Date _____
Signature of Record Property Owner, or Authorized Representative

Print Name _____
I hereby declare, under penalty of perjury, that I am the property owner or owner's authorized representative of the parcel(s) identified on this official assessment ballot.
**(The proposed assessment amount is printed on the back of this ballot)*

INSTRUCTIONS FOR THE COMPLETION AND RETURN OF OFFICIAL ASSESSMENT BALLOTS

This assessment ballot may be completed by the persons or firms owning the property or properties identified by parcel number on this ballot. An explanation of who may complete the assessment ballot on behalf of the recorded property owner and additional instructions are provided on the other side of this Official Assessment Ballot.

To be tabulated, assessment ballots MUST be received before the end of the public input portion of the public hearing scheduled for **Monday, July 9, 2018, at 7:00 p.m. at the Reclamation District No. 150's Office, Bogle Winery & Tasting Room, 37783 County Road 144, Clarksburg CA.** You are invited to attend the public hearing. You may return your assessment ballot in the following ways:

- 1) Mail your assessment ballot to the address shown on the enclosed return envelope so that it is **received** on or before July 9, 2018.
- 2) Deliver it in person at the July 9, 2018 public hearing.

FOLD SO THAT THIS SIDE IS ON THE INSIDE OF THE FOLD BEFORE PLACING THIS ASSESSMENT BALLOT IN THE RETURN ENVELOPE

How Much Is Needed Now

- ▶ **\$379,000 needed now to repair station**
- ▶ **If 100% pay today....**
 - ▶ Fee goes up **\$2,236** for one year
 - ▶ 100% of repairs would be made
 - ▶ Lift station repaired to full efficiency, capacity, and reliability
 - ▶ *Is there a better funding alternative?*

Relief From The City

The City is offering to help with the \$379,000 repair cost

- ▶ Provide the district with a “temporary transfer of funds,” to be repaid over several years at a low interest rate

YES - Fund Repair

A YES vote:

Increase annual fee to fund pump station repair

- ▶ Increase annual charge in 2022 by \$5 per week, \$254 per year
- ▶ Add annual CPI starting in 2023
- ▶ Lift station repaired
- ▶ Flood protection returned to full efficiency, capacity, and reliability

NO - Do Not Fund Repair

A NO vote:

No change to current fee, no annual CPI included, no District funds available to repair the pump station

- ▶ Costs continue to go up over time
- ▶ Fee revenue does not keep up with expenses and repair costs
- ▶ District cannot fund the needed repairs

Next Steps

- ▶ **April 27:** Council Meeting: Order Balloting
- ▶ **April 30:** Mail: Notice and Ballot
- ▶ **May 18:** Community Meeting #3: Q&A
- ▶ **June 22:** Council Meeting: Tabulate Ballots

Prepare Now For Next Rainy Day

- ▶ Aged Stormwater Lift Station is not operating at intended performance; pumps currently operating at **62%** of capacity and less than **40%** efficiency
- ▶ Ballot will be mailed to ask to approve paying \$5 more per week to fund repair of your flood protection infrastructure
- ▶ A “Yes” vote will provide the funds to repair the Lift Station to its intended capacity, efficiency, and reliability

An aerial photograph showing a residential street completely inundated with floodwater. Several cars are partially submerged in the water. On the right side, there are large, multi-story houses with tiled roofs and green lawns. In the background, a bridge spans across a river or valley, and hills are visible under a hazy sky. The word "Questions" is overlaid in a yellow box on the left side of the image.

Questions



Thank you for joining us tonight!

Email:

Denise.blohm@hayward-ca.gov

Visit:

<https://www.hayward-ca.gov/stratford-village-flood-prevention-project>




Download the
Phone App
to report an issue,
Ask a question,
Or make a comment

A screenshot of the Hayward website homepage. The top navigation bar is dark with icons and labels for POLICE, FIRE, AIRPORT, LIBRARY, MAKE A PAYMENT, ACCESS HAYWARD, and TRANSLATE. Below this is a large banner image of a city street at night with light trails. The Hayward logo is on the left. A horizontal menu with categories like DISCOVER, RESIDENTS, BUSINESS, SERVICES, YOUR GOVERNMENT, and YOUR ENVIRONMENT is positioned above the main text. The main text reads 'YOU ARE HERE.' followed by a colorful map icon and 'SO IS EVERYTHING ELSE.'

POLICE FIRE AIRPORT LIBRARY MAKE A PAYMENT ACCESS HAYWARD TRANSLATE

H HAYWARD

DISCOVER RESIDENTS BUSINESS SERVICES YOUR GOVERNMENT YOUR ENVIRONMENT

YOU ARE HERE.  **SO IS EVERYTHING ELSE.**



Please take the short after meeting survey.

Have a nice evening.