



Stratford Village Assessment District

February 25, 2021



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Project Goal

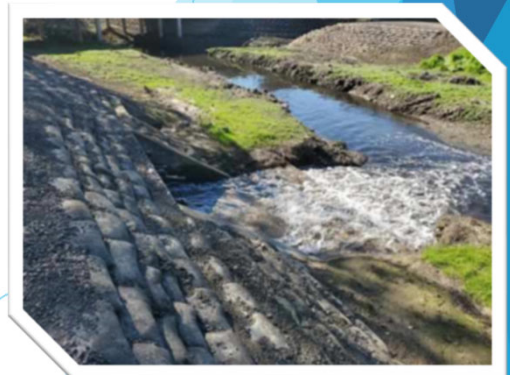
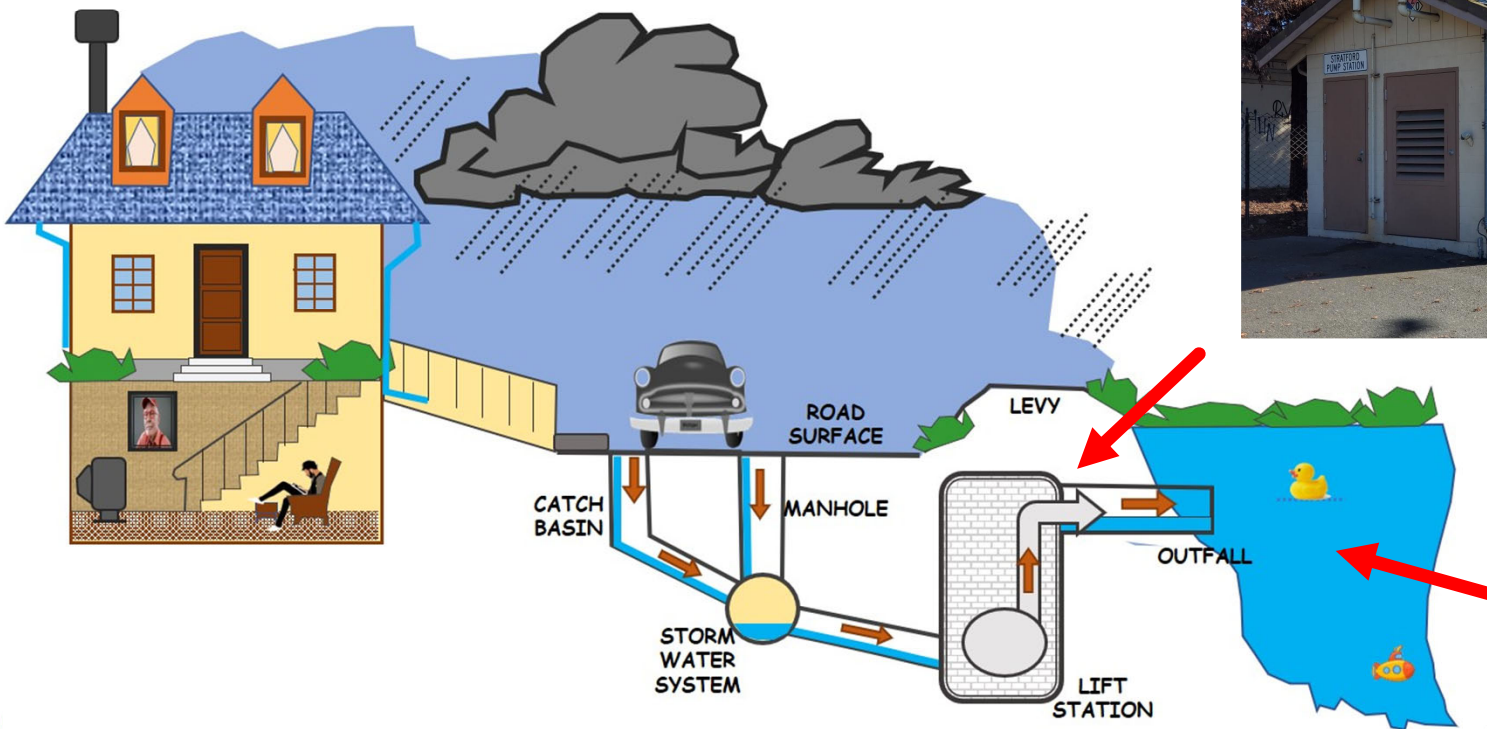
- ▶ **Protect Stratford Village neighborhood from flooding**
 - Provide additional funding for ongoing operation and maintenance and capital repairs
 - Add annual consumer price index escalator (CPI)

Background

- ▶ **Stratford Village located below 100-year flood zone**
 - Required extensive grading
 - Lift Station was a condition of development
- ▶ **Assessment District formed in 1995**
 - Max rate \$243.92 (No CPI)
- ▶ **Pays for operation and maintenance of storm drainage improvements and stormwater lift station**
 - Lift station located southwestern corner at end of Pacheco Way
- ▶ **Alameda County Flood Control District operates and maintains through an agreement with the City**



How It Works: Stormwater Lift Station



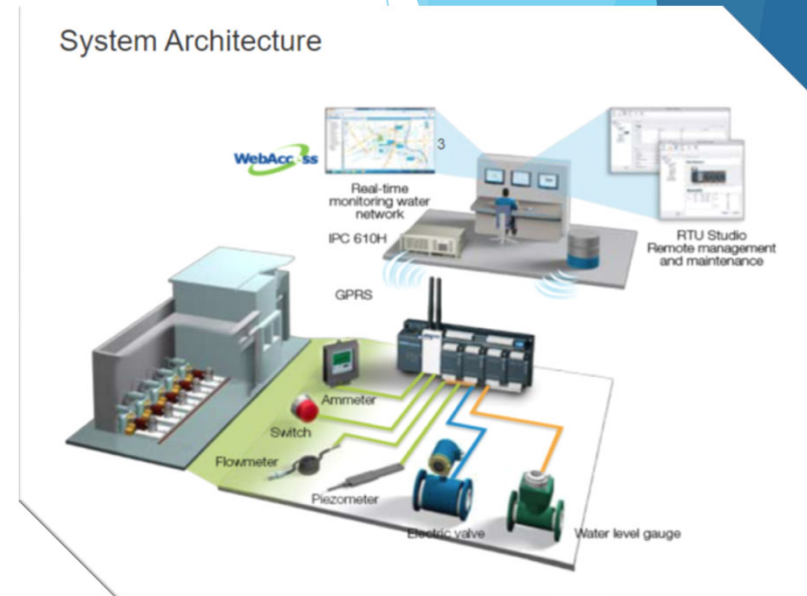
Components



Components: What is 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



Needed Repair and Replacement

Supervisory Control and Data Acquisition (SCADA)

- A system of software and hardware elements; technology is constantly improving, requires replacement to improve system efficiency
 - **Recommended:** SCADA system overhaul and replacement

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

Needed Repair and Replacement

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

Additional Funding Needed

- ▶ Assessment revenue no longer sufficient for operation and maintenance and needed repairs and replacement
 - No annual consumer price index (CPI) escalator
 - Maximum rate established 25 years ago (\$243.92)
 - Annual district revenue: \$42,442

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

Proposed Next Steps

March 23: Council Meeting: Council work session introduce P218 process

April: Community Meeting #2 (Via Zoom)

April 27: Council Meeting: Consider Engineer's Report and mailing of ballots

May 5: Mail assessment ballots (ballots must be out at least 45 days)

May: Community Meeting #3 (Via Zoom)

June 22 Council Meeting: Balloting Period Ends

Community Outreach

▶ City assembled a team of experts to provide financial, engineering, and political advice

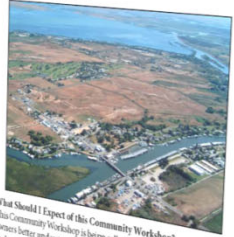
- ▶ Effort to engage and educate community
- ▶ Opportunity for public input and questions
- ▶ Offer suggestions for revisions to certain components of the assessment

**Bethel Island Municipal Improvement District
Levee and Flood Control Facilities Maintenance and Repair**

Please Attend Our Informational Community Workshop

When is the Community Workshop?
The Community Workshop will be held on May 13 from 7:00 p.m. to 9:00 p.m. If you are unable to attend your Community Workshop, please see the District website, www.bimid.com, for alternate meeting dates.

Where will the Community Workshop be Located?
The Community Workshop will be held at Scout Hall, located at 3090 Ranch Lane on Bethel Island.



What Should I Expect of this Community Workshop?
This Community Workshop is being called to help Bethel Island property owners better understand why an Assessment District is being proposed to better enable BIMID to finance needed levee, flood control and drainage system improvements over time. We will have an informative presentation about the proposed assessment, and will answer any and all questions in an interactive workshop setting. The District will also provide an overview of the BIMID Budget, and why such an assessment has become necessary.

Bethel Island Municipal Improvement District, 3085 Stone Rd., Bethel Island, CA 94511 Phone (925) 684-2210

You are Invited to a Community Workshop Regarding a Proposed Assessment Ballot for Improved Flood Protection and Drainage on Bethel Island

May 13, 7:00 p.m. at Scout Hall, 3090 Ranch Lane
(If you are unable to attend your Community Workshop please see the District website, www.bimid.com, for alternate meeting dates.)


Why am I Receiving this Information?
Your property is located within a levee protected Island, which is at risk of flooding in the event of a levee break. BIMID has lost over 30% of its Property Tax revenue, and despite deep operational cost cutting and staff reductions, current funding levels remain inadequate for even regular basic levee, flood control and drainage maintenance operations and repairs. In addition, BIMID's current formal Five Year Plan identifies significant portions of the levee in need of critical rehabilitation and reconstruction, the cost of which is beyond our current means.

What is Bethel Island Municipal Improvement District?
Bethel Island Municipal Improvement District (BIMID) is an independent special district that is responsible for the maintenance, operation and improvement of the levees, drainage and flood protection system on Bethel Island. BIMID is governed by 5 elected trustees and receives funding from a very small portion of property taxes. Since it was created in 1960, BIMID has protected life and property on our Island from potential flooding from the Sacramento and San Joaquin Rivers. BIMID's facilities include 11.5 miles of levees, 2 pumping stations, internal drainage canals and ditches and drainage facilities.

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How does BIMID Protect my Property?
BIMID protects properties within the District's boundaries by regularly inspecting levees for signs of structural distress, scouring, erosion, seepage, boils, rodent infestation, sloughing and other conditions that could indicate structural deficiencies of the levee. When potential issues are identified, based on its financial capabilities...

What does BIMID do to Keep Properties within the Island Dry Year Around?
BIMID has a system of internal pumps and drainage ditches and other facilities which move water that has collected locally out of the District to keep the island dry all year round. Routine maintenance of internal drainage ditches and canals to ensure that they are free of clogs and debris is an integral part of keeping the island safe from flooding and minimizing standing water, which draws mosquitoes and encourages their breeding.



Pump House along Taylor Road

State Provide Funds for the Critical Improvements?
FID has become increasingly dependent on State DWR Subventions grant funding for partial reimbursement of levee maintenance costs, I even more so on DWR grant funding for major levee improvement projects. To qualify for these grants, BIMID is normally required to pay local share percentage (as much as 25%) of total project costs. If the District cannot afford the required local share of the cost of such a levee improvement project, the State will not provide the funds and the project must be undertaken. Additional consistent and reliable annual funding in the millions will enable BIMID to once again be better able to keep up with the enhanced maintenance, significant improvements and substantial upgrades of our levee system for the benefit of life and property and our way of life in the years ahead.

on May 13 - See Back for Details

Why A Proposition 218 Engineer's Report

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

Notice and Ballot

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 Oglvie, Secretary of the Board
Reclamation District No. 150
37783 County Road 144
Clarksburg, CA 95812-5009

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 to the assessment exceed the weighted ballots submitted in 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.



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 improvements that benefit properties in the assessment area. The funds cannot be used for other purposes. The revenues and expenditures will be regularly audited by an independent auditor and the results presented annually at a public meeting.

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

Attn: Ana Oglvie, Secretary of the Board
Reclamation District No. 150
37783 County Road 144
Clarksburg CA 95812-5009

recdst150@gmail.com
(916) 282-9038

Official Notice Reclamation District Facility

Why Did You Receive This Ballot?
Properties located within the boundary of Reclamation District No. 150 (RD 150), which are at an elevated risk of flooding, are being asked to vote on a proposal to improve maintenance 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 measure only returned ballots will be counted. Only returned ballots will be counted. Only returned ballots will be counted. Only returned ballots will be counted.

Why Is a Funding Measure Needed?
Costs of levee maintenance and repair have increased significantly since 1957. The District's assessment is the same as in 1957. The District is at the highest level of effectiveness however, this budget is no longer sufficient for regular maintenance and capital improvements.



RD 150 provides emergency repairs to levees and drainage infrastructure.

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 parcel 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, 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.

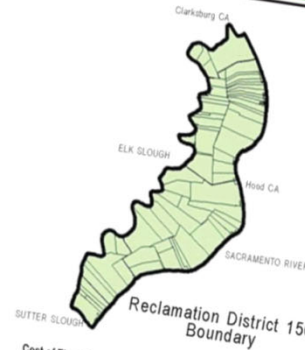
How Much is the Proposed Assessment?
The total proposed assessment for your property for fiscal year 2018-19 is printed on the Official Ballot included with this notice and information guide. The proposed rates for fiscal year 2018-19 are summarized below:

Agriculture	\$ 40.00 per acre per year
Single Family Home	\$120.71 per home per year
Commercial	\$140.94 per acre per year
Vacant	\$ 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.



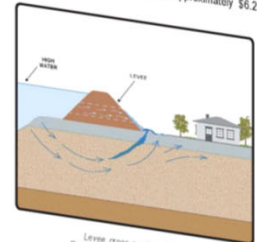
Cost of Flood Control in Nearby Areas
The costs per acre for flood control vary greatly within the Delta based upon flood risk, flood depth, geography and geology, levee miles, boundary shape, etc. However, all local flood control agencies need sufficient funding and associated flood control costs. Below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

District	Name	Costs
RD 3	Grand Island	\$ 33.00 per Ag acre per year
RD 551	Pearson District	\$ 21.00 per Ag acre per year
RD 996	Holland Lands	\$ 51.00 per Ag acre per year
RD 2029	Empire Tract	\$ 72.00 per Ag acre per year
RD 2033	Brack Tract	\$ 52.00 per Ag acre per year
RD 2044	King Island	\$ 53.00 per Ag acre per year

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, M&K, Inc., estimates that the cost of the critical repairs will be approximately \$6.2 million.



Levee cross-section showing through-seepage and underpage

We work to regain the "Active" status.

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

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

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

Notice and Ballot

OFFICIAL ASSESSMENT BALLOT RECLAMATION DISTRICT 150 LEEVE 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

Project Goals

- ▶ **Protect Stratford Village neighborhood from flooding**
 - Provide additional funding for ongoing operation and maintenance and capital repairs
 - Add annual consumer price index escalator (CPI)

Questions?

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