



**DATE:** March 23, 2021

**TO:** Mayor and City Council

**FROM:** Director of Maintenance Services

**SUBJECT:** Stratford Village Assessment District: Review Proposal to Hold a Proposition 218 Election for Maintenance District #1, Stratford Village Stormwater Lift Station

## **RECOMMENDATION**

That the Council reviews and comments on this report.

## **SUMMARY**

After twenty-five years from the original formation of Maintenance District #1, the funds generated from annual property tax special assessments are no longer sufficient to properly operate and maintain the Stratford Village Stormwater Lift Station. Staff is seeking input from the community through community engagement and ultimately, a Proposition 218 ballot election, to be able to collect enough funds to maintain this important flood control system in the condition, efficiency, and effectiveness that it was originally intended.

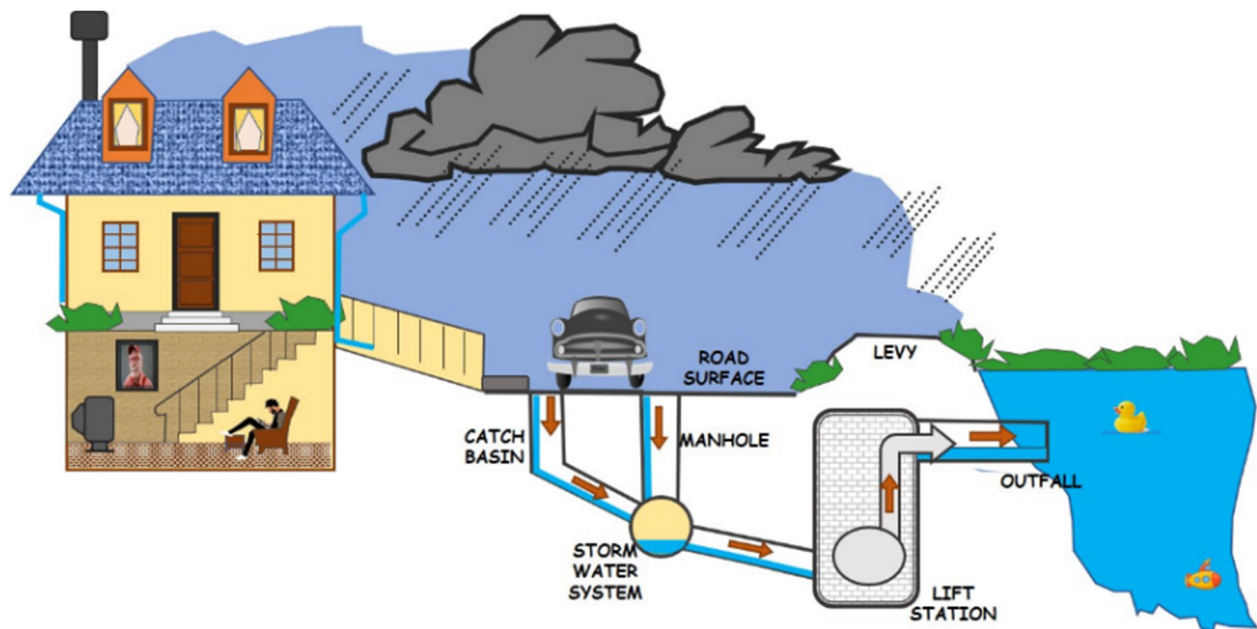
This report is being presented to provide the Council with an update for Maintenance District #1 (Stratford Village Stormwater Lift Station). Tonight, staff is presenting this report to notify the Council that additional funding is required, outline community outreach and input opportunities, layout the timeline and legal requirements for a Proposition 218 election, and receive comments or questions from the Council and members of the public pertaining to the report.

## **BACKGROUND**

In 1992, as part of the Stratford Village neighborhood pre-development analysis, it was determined that the neighborhood was located below the 100-year flood zone. Due to the risk of flooding, the development conditions of approval required extensive grading to raise the elevation of the property to receive approvals from the City. Development of the neighborhood was eventually made possible with the construction of a dedicated stormwater lift station, built in 1995, to service only this specific development. The Maintenance District was put into place as a mechanism for the property owners to fund the station's operation, maintenance, and capital replacement in perpetuity. This lift station is

the only privately built stormwater lift station in the City, initially funded by the developer, and able to be operated and maintained, with capital items being repaired and replaced solely with property tax special assessment revenue collected by the benefited property owners.

The Stratford Village neighborhood is located within a large drainage basin and the Ward Creek drainage facilities run along the western edge of the neighborhood. The Stratford Village Stormwater Lift Station, located at the end of Pacheco Way in the southwestern corner of Stratford Village, pumps water out of the neighborhood into a drainage facility (Ward Creek). A diagram of how stormwater is collected and pumped out of the flood control drainage facility is below.



Properties located in the Stratford Village neighborhood are at an elevated risk of flooding without properly maintained storm drainage facilities. In fact, many of the local streets, and some properties, are within a “Special Flood Hazard Area,” as identified by Federal Emergency Management Agency (FEMA) engineers. During large storm events, Stratford Village streets are subject to flooding, which can cause property damage, loss of power, effect sewer and water services, impede safe navigation, and prevent access by emergency responders. The City of Hayward is working with the impacted community members to ensure Stratford Village is well protected from local flooding. The lift station building and lift station basin are pictured below.



Each of the 174 property owners currently contributes \$243.92 per year for the maintenance of this critical flood protection infrastructure. Annually, \$42,442 in assessment revenue is collected. These funds are maintained and spent only for the operation, maintenance, repair, and replacement of this neighborhood lift station. The annual maximum charge rate (assessment) was set when the neighborhood was developed in 1995 and cannot be increased without property owner approval. Twenty-five years later, the funds generated from the annual property special assessments are no longer sufficient to properly operate and maintain the Stratford Village Stormwater Lift Station and to provide for repair and replacement of capital assets.

Through a paid contract between the City and the Alameda County Flood Control and Water Conservation District, the District has performed operation, maintenance, and capital replacement services for this lift station since its inception in 1995. In 2017, Alameda County hired a consultant, as part of a 22-station systemwide review, who prepared a report on the condition of this station's infrastructure components and a test of its pumps to measure their current capacity. The purpose of the study was to determine the necessary construction costs and time frames for keeping the pump station operating at its originally designed capacity and efficiency to protect the neighborhood from flooding.

The study results were as follows:

- **Supervisory Control and Data Acquisition (SCADA):** Update the current system which no longer has replacement parts available with a system that will allow the lift station to continue to function properly and alert staff using a fully automated rapid response system that notifies staff of any failure so that staff can respond both during duty hours and after duty hours.
- **Overhaul/Inspect Pump 1:** Pump flow testing indicates that the pump is performing poorly at 69% of original manufacturers flow capacity. A factor inspection/overhaul is recommended to clean/inspect impeller, measure motor resistance, replace submersible cable, replace mechanical seas, change lubricant, and replace cable seals.
- **Overhaul/Inspect Pump 2 & 3:** Pump flow testing indicates that the pump is performing poorly at 57% to 61% of the original manufacturers flow capacity. A factor inspection/overhaul is recommended to clean/inspect impeller, measure

motor resistance, replace submersible cable, replace mechanical seas, change lubricant, and replace cable seals.

- **Recoat building wood facia and soffit:** The coating is starting to fail and is recommended to be recoated to prevent dry rot and other damage to exterior building wood materials.
- **Desilt gravity bypass:** The gravity bypass flap gate has been silted in and not able to open. Consequently, the gravity bypass is currently not functional. It is recommended that the gravity bypass be desilted to restore functionality.
- **Overhaul/Inspect Sump Pump:** A factor inspection/overhaul is recommended to clean/inspect impeller, measure motor resistance, replace submersible cable, replace mechanical seas, change lubricant, and replace cable seals.
- **Replace sacrificial zinc anodes:** The sacrificial zinc anodes at the discharge flap gates are missing or consumed. It is recommended to replace the sacrificial zinc anodes to prevent corrosion and preserve the useful life of the equipment.
- **Replace Roof:** Currently the roof is visually in good condition; however, it is 25 years old and reaching the end of its useful life. It is recommended to be replaced in 5-10 years.
- **Recoat discharge flap gates:** The coating is starting to fade and will likely start to fail in 5-10 years; however, the cast iron is still in good condition. The discharge flap gates are recommended to be recoated to preserve the service life and performance.

In 2018, the County informed the City of the study, the estimated costs, and the need to repair and replace the infrastructure. The total proposed cost estimate from Alameda County was presented to the City in 2020, totaling \$467,000. To date, \$88,000 of that amount has been paid to the County, depleting the District's capital reserve account. To complete the recommended project scope, an outstanding amount of \$379,000 is required. To fund this outstanding amount, staff is exploring various options and seeking input from the affected property owners. Proposed options include a request that property owners consider an increase to their annual special assessment amount to fund the needed repairs and replacements necessary to preserve their stormwater lift station in its originally designed capability and function.

## DISCUSSION

Special assessment districts created prior to 1996 were often created without the forethought of considering an increase in future costs and did not include annual inflation factors. In 1996, a California Voter Initiative on the November 1996 ballot was approved, with a ballot measure titled "*Voter Approval for Local Government Taxes. Limitations on Fees, Assessments, and Charges. Initiative Constitutional Amendment*" and now known as Proposition 218.

The ballot summary in the voter pamphlet was as follows:

*"Limits authority of local governments to impose taxes and property-related assessments, fees, and charges. Requires majority of voters approve increases in general taxes and reiterates that two-thirds must approve special tax.*

*Assessments, fees, and charges must be submitted to property owners for approval or rejection, after notice and public hearing. Assessments are limited to the special benefit conferred. Fees and charges are limited to the cost of providing the service and may not be imposed for general governmental services available to the public.”*

The voter approved initiative that created the Proposition 218 process allowed for the inclusion of an annual revenue inflator adjustment factor so that the amount of revenue collected could be commensurate with future increases in costs. If a consumer price index had been included in the original formation of Maintenance District #1, then the maximum annual special assessment rate would have increased from \$243.92 in 1995 to \$494.95 in FY 2021.

Twenty-five years later, current funds generated from the annual property special assessments are no longer sufficient to properly operate and maintain the Stratford Village Stormwater Lift Station and provide the needed repair and replacement of capital assets for the station to operate at its original, intended, and needed level of service.

### **Proposition 218 Process<sup>1</sup>**

*Principal requirements.* Section 4 of Article XIII D and the Proposition 218 Omnibus Implementation Act (Gov. Code § 53750 et seq.) sets forth Proposition 218’s procedural requirements. The principal requirements are:

- An agency must provide 45 days’ written notice of a public hearing, and mail ballots, to the owners of the parcels to be assessed;
- The notice must include specified information, including information regarding the special assessments, the public hearing, and owners’ right to cast votes weighted by each owner’s special assessment amount;
- An agency must hold a noticed public hearing and tally the results of the majority protest vote; and
- If a majority of the weighted votes does not oppose the special assessments, the agency may vote to levy the special assessment.

### **Community Outreach and Next Steps**

On February 25, 2021, representatives from the City’s Engineer of Record (SCI Consulting Group), the City’s Maintenance Services Department, and Alameda County Flood Control and Water Conservation District held an initial community meeting. Other than the February 25 initial virtual meeting, there will be five additional opportunities scheduled for property owners to learn, ask questions, and provide input:

1. **March 23:** Council Meeting #1/3: to provide an informational report and provide next steps.
2. **April 14:** Community Meeting #2/3: to provide a virtual forum for community input via Zoom (post card will be mailed out prior).

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<sup>1</sup> [URL](#) – League of California Cities Review of Proposition 218 and 26

3. **April 27:** Council Meeting #2/3: to request formal start to Proposition 218 election proceedings from the Council.
4. **May 18:** Community Meeting #3/3: to provide a virtual forum for community input via Zoom (post card will be mailed out prior).
5. **June 22:** Council #3/3: to close and tabulate the Proposition 218 election ballots, approval the engineer's report, and order levy of the special assessment.

Tonight, staff is presenting this informational item to notify the Council of this issue, outline community outreach and input opportunities, layout the timeline and legal requirements for a Proposition 218 election, and receive questions from the Council pertaining to this report.

### **FISCAL AND ECONOMIC IMPACT**

Should a proposed ballot election be performed and not pass, the condition of the stormwater lift station would continue to degrade and would not be able to perform its flood control duties as originally designed and intended. In the event of a major storm event in the neighborhood, the lift station might fail, causing flooding and extensive damage to homes throughout the neighborhood.

### **PUBLIC OUTREACH**

Through a series of mailers, virtual community meetings, an informational ballot pamphlet and ballot, and various Council meetings, staff is seeking input from Stratford Village property owners and Council regarding the best path forward to protect Stratford Village from flooding. The property owners were mailed an informative letter on February 12, 2021 (Attachment II) to let them know that the City is considering proposing a new local area ballot measure to adjust the annual assessment rate and to add an annual consumer price index escalator that would provide additional funding for the maintenance, operation, and capital repair and replacement of the Stratford Village Lift Station.

On February 25, 2021, representatives from SCI Consulting Group, the City's Maintenance Services Department, and Alameda County Flood Control and Water Conservation District held an initial community meeting. The meeting provided a formal, informational power point presentation (Attachment III), and staff were available for a question-and-answer session. The purpose of the meeting was to educate and inform Stratford Village property owners of the stormwater lift station, its purpose, and the amount of funding needed to maintain its original capacity and efficiency in providing flood control to the neighborhood. The community forum allowed staff to share information about why additional financing is needed for flood protection and storm drainage system infrastructure within the Stratford Village neighborhood. Staff is making a concerted effort in all general communication to educate community members and emphasize the fact that all funds collected through these special assessments are collected solely for this neighborhood's important flood control infrastructure and cannot legally be used for any other purpose. At the February 25 meeting, 3 of 174 property owners attended the virtual community Zoom meeting. The meeting listed dates of future opportunities for the property owners to learn about the Maintenance District

and ask questions regarding the special assessment and proposed Proposition 218 election. Staff will also be exploring other online engagement opportunities to notify property owners.

Staff is providing a number and variety of options for interested community members to both solicit information and provide feedback regarding the Maintenance District #1 funding issue and the proposed Proposition 218 ballot election scheduled for April. Through a total of six meeting opportunities, four mailings, use of digital message boards placed in the neighborhood, and staff availability via email and phone, the community is being contacted, informed, and staff is available to provide information and answer questions. As described above, there will be five additional opportunities scheduled for property owners to learn and ask questions other than the February 25 initial virtual meeting.

### **NEXT STEPS**

After this evening, SCI Consulting Group will begin their assessment engineering work to prepare the Preliminary Engineer's Report. In conjunction, staff will continue to explore and evaluate available funding options while carefully applying consideration of community and Council feedback. Staff will present the Preliminary Engineer's Report to the Council during the April 27, 2021 Council meeting. At the April 27 meeting, Council will be asked to take formal action to initiate the Proposition 218 election process by preliminarily approving the Engineer's Report, providing notice of public hearing in compliance with Proposition 218, and approving the mailing of ballots and adopting Proposition 218 Assessment Ballot Proceeding Procedures. By law, once the Proposition 218 process is initiated, ballots are mailed out to property owners, who will then have 45 days to return their signed ballot by USPS pre-paid mail. At the conclusion of the 45-day Proposition 218 balloting period, all received ballots will be tabulated with the results presented to the Council for formal acceptance, approval, and action on June 22, 2021. Approval of the increase to the annual assessment requires a total of 50% plus 1 of the weighted ballots returned to the City in favor of the assessment. Should the assessment ballot tabulation result in a lack of approval for an increased assessment, the consequences would be further deterioration of the stormwater lift station and elevated risk of neighborhood flooding.

*Prepared by:* Denise Blohm, Management Analyst

*Recommended by:* Todd Rullman, Director of Maintenance Services

*Approved by:*



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Kelly McAdoo, City Manager



February 12, 2021

Dear [Insert Property Owner],

We are contacting you to invite you to a virtual community meeting (via Zoom) regarding local flood protection for your neighborhood.

The virtual community meeting will be held:

**When:** February 25, 2021

**Time:** 6:30 pm

**Zoom Link:** [hayward.zoom.us/j/](https://hayward.zoom.us/j/)

**Meeting ID:** 993 7204 6185

**Passcode:** #ra9hDAG

**Dial-In Number:** +1 669 900 6833

**Meeting ID:** 993 7204 6185

**Password:** 99972176



*If you would like the Zoom Meeting information emailed to you, please contact Denise Blohm at: [denise.blohm@hayward-ca.gov](mailto:denise.blohm@hayward-ca.gov)*

### **Protecting Stratford Village from Flooding**

Did you know that your neighborhood has its own pump station that was installed twenty-five years ago to protect your neighborhood? Properties located in the Stratford Village are at an elevated risk of flooding without properly maintained storm drainage facilities. In fact, many of the local streets, and some properties are within a "Special Flood Hazard Area", as identified by FEMA Engineers. During large storm events, Stratford Village streets are subject to flooding, which can cause property damage, loss of power, effect sewer and water services, impede safe navigation, and prevent access by emergency responders. The City of Hayward is working to ensure Stratford Village is well protected from local flooding.


Prior to development, the Stratford Village neighborhood was located below the 100-year flood zone and required extensive grading to raise the elevation of the property in order to receive approval for development. Development of the neighborhood was eventually made possible with the construction of a stormwater lift station that was installed in 1995 to service the community and an agreement for the property owners to maintain it in perpetuity. Each property owner currently contributes \$243.92 per year for the maintenance of this critical flood protection infrastructure. These funds are maintained and spent only for the operation, maintenance, and repair of this lift station. The annual charge rate (assessment) was set when the area was developed in 1995 and cannot be increased without property owner approval. Twenty-five years later, the funds generated from the annual property assessments are no longer sufficient to properly operate and maintain the Stratford Village Stormwater Lift Station.






# Stratford Village Assessment District

February 25, 2021



Public Finance Consulting Services





**Kyle Tankard,**  
Senior Consultant  
**John W. Bliss, P.E.,**  
President

**Denise Blohm,**  
Management Analyst  
**Todd Rullman,**  
Director of Maintenance  
Services

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

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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)

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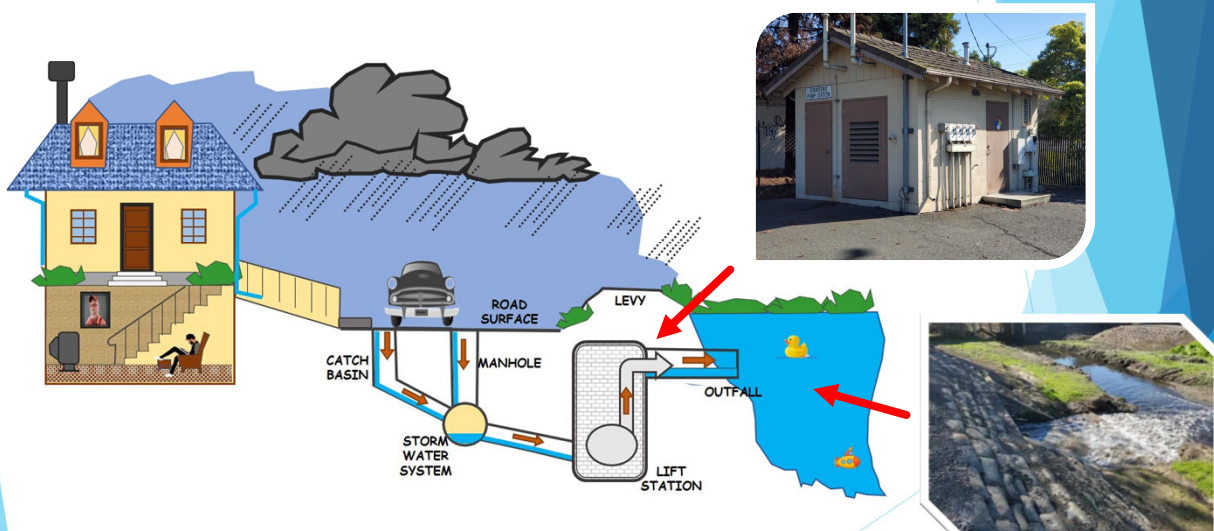
## Background

- ▶ **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**



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## How It Works: Stormwater Lift Station



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## Components



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## 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



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## 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

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## 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>
	<b>Total:</b>	<b>\$379,049</b>

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## 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

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## 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

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# 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

**You are invited to a Community Workshop Regarding a Proposed Assessment and Drainage on Bethel Island**

May 13, 7:00 p.m. at Scout Hall, 3090 Ranch Lane

**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, discharge 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 on the island. Since its creation in 1960, BIMID has protected life and property on the island from potential flooding from the Sacramento and San Joaquin Rivers. BIMID's facilities include 11.5 miles of levees, 2 pumping stations, 10 drainage canals and ditches and 1000+ acres of land.

**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 pumps and ditches is essential to keep the island safe from flooding and minimizing standing water, which draws mosquitoes and encourages their breeding.

**What State Funds are Available for the Critical Improvements?**  
Even more so on DWK grant funding for major levee improvement projects. BIMID is normally required to pay for the balance of the project cost. If the State will not provide the funds and the project is not completed, the State will not provide the funds and the project will be abandoned. Additional consistent and reliable annual funding will be needed to maintain and improve the levee system for the benefit of life and property on the island.

**on May 13 - See Back for Details**

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# 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

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# 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 p.m. 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 in the provided postage-paid return envelope and mail or hand deliver it to:

Alta Ana Ogilvie, 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 objection and are received 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 the favor of the assessment, if a majority of weighted ballots returned are in support, the assessment may be used to fund maintenance and repair costs.

If you use your ballot, require a replacement ballot, or want to change your vote, call (925) 273-5151 for further details. See the enclosed letter for additional information.

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

**Official Notice and Ballot Information Guide**  
**Levee and Flood Control Maintenance and Repair Assessment**

**Official Notice and Ballot Information Guide**

**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 tabulated special benefit received. The benefit to each parcel is determined based on the Flood risk, property type and parcel size. An Engineer's Report determines the proposed improvements, method of assessment, budget, 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 Notice included with this notice and administration guide. The proposed rates for fiscal year 2018-19 are summarized below:

Agriculture	\$ 40.00 per acre per year
Single Family Home	\$208.72 per home per year
Commercial	\$48.84 per acre per year
Vacant	\$ 10.39 per vacant lot per year

If the measure is approved, the total estimated amount that would be added for fiscal year 2018-19 is approximately \$205,000. Many parcels with RD 150 have combination assessments.

If the measure is approved, the total estimated amount that would be added for fiscal year 2018-19 is approximately \$205,000. Many parcels with RD 150 have combination assessments.

**Will the Assessment Increase in the Future?**  
If the assessment is approved by property owners, it can only be increased in future years upon Board approval, 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**  
This assessment is approved by property owners, and the flood insurance properties based on the new assessment, then the existing assessment roll will be implemented and the new assessments will be included on your annual County property tax bills.

**Why Did You Receive This Ballot?**  
Properties located within the Ballot District No. 150 (RD 150) are at an elevated risk of flooding being asked to vote on a program to improve maintenance and address repair and maintenance of local levees and flood control systems that improve protection from flooding. If you are a property owner, you are invited to provide input on the proposed improvements and their cost.

**Why is a Funding Measure Needed?**  
Costs of levee maintenance and repair are significant, and the District's assessment is the highest level of effectiveness available. This budget is larger to repair maintenance and capital.

**Cost of Flood Control in Needy Areas**  
The cost per acre for flood control varies greatly within the Delta based on levee age, flood depth, geography and geology. Levee maintenance and repair is essential to provide adequate protection. Below is a list of several nearby agencies:

District	Name	Cost
RD 3	Grand Island	\$ 23.00 per Ag. acre per year
RD 2041	Proton District	\$ 21.00 per Ag. acre per year
RD 569	Holland-Lewis	\$ 11.00 per Ag. acre per year
RD 2029	Empire Trust	\$ 12.00 per Ag. acre per year
RD 2033	Black Trust	\$ 22.00 per Ag. acre per year
RD 2044	King Island	\$ 13.00 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 San Francisco following Hurricane Katrina.

RD 150 is currently not designated as "Active" in the Sacramento River Flood Control Project (SRFC) program and hence, is not eligible for funds from this assessment. RD 150 will work to regain the "Active" status. The maintenance standards with increasing flood protection operations and flood control structures in efforts to regain the "Active" status, the new exceed RD 150's current revenue sources.

**Official Repair**  
The DWR has identified areas of our levee system that are in critical need of repair. RD 150's Engineer, MRB, Inc., estimates that the cost of the critical repairs will be approximately \$12 million.

**Please Complete Your Ballot and Mail It Back Promptly**

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

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# Notice and Ballot

**OFFICIAL ASSESSMENT BALLOT**  
**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**

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## 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)

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## Questions?

Kyle Tankard  
[kyle.tankard@sci-cg.com](mailto:kyle.tankard@sci-cg.com)

John Bliss  
[John.bliss@sci-cg.com](mailto:John.bliss@sci-cg.com)

Denise Blohm  
[Denise.blohm@hayward-ca.gov](mailto:Denise.blohm@hayward-ca.gov)



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### About the Stratford Village Lift Station

The Stratford Village neighborhood is located within a large drainage basin and the Ward Creek drainage facilities run along the western edge of the neighborhood. The Stratford Village Lift Station, located at the end of Pacheco Way in the southwestern corner of Stratford Village, pumps water out of the village into this drainage facility.

A consultant was hired in 2017 to report on the condition of the station's infrastructure components and to test the pumps to measure their current capacity. The purpose of the study was to determine costs and time frames for keeping the pump station systems operating at their originally designed capacity. The study results were as follows:

- **Overhaul/Inspect Pump 1:** Pump flow testing indicates that the pump is performing poorly at 69% of original manufacturers flow capacity. A factor inspection/overhaul is recommended to clean/inspect impeller, measure motor resistance, replace submersible cable, replace mechanical seas, change lubricant, and replace cable seals.
- **Overhaul/Inspect Pump 2 & 3:** Pump flow testing indicates that the pump is performing poorly at 57% to 61% of the original manufacturers flow capacity. A factor inspection/overhaul is recommended to clean/inspect impeller, measure motor resistance, replace submersible cable, replace mechanical seas, change lubricant, and replace cable seals.
- **Recoat building wood facia and soffit:** The coating is starting to fail and is recommended to be recoated to prevent dry rot and other damage to exterior building wood materials.
- **Desilt gravity bypass:** The gravity bypass flap gate has been silted in and not able to open. Consequently, the gravity bypass is currently not functional. It is recommended that the gravity bypass be desilted to restore functionality.
- **Overhaul/Inspect Sump Pump:** A factor inspection/overhaul is recommended to clean/inspect impeller, measure motor resistance, replace submersible cable, replace mechanical seas, change lubricant, and replace cable seals.
- **Replace sacrificial zinc anodes:** The sacrificial zinc anodes at the discharge flap gates are missing or consumed. It is recommended to replace the sacrificial zinc anodes to prevent corrosion and preserve the useful life of the equipment.
- **Replace Roof:** Currently the roof is visually in good condition; however, it is 25 years old and reaching the end of its useful life. It is recommended to be replaced in 5-10 years.
- **Recoat discharge flap gates:** The coating is starting to fade and will likely start to fail in 5-10 years; however, the cast iron is still in good condition. The discharge flap gates are recommended to be recoated to preserve the service life and performance.

### Your Input is Needed

The City of Hayward seeks your input regarding the best path forward to protect Stratford Village from flooding. The City is considering proposing a new local ballot measure to adjust the annual assessment rate and add an annual consumer price index escalator that would provide funding for the maintenance and operation of the Stratford Village Lift Station. The funds collected are solely used for this important flood control measure. A community meeting is being held to help Stratford Village property owners better understand why a change to the assessment is being proposed. The meeting will describe why additional financing is needed for flood protection and storm drainage system infrastructure. The meeting will provide an informative formal presentation about the proposed assessment and will answer questions in an interactive, virtual workshop setting using Zoom.

We hope you can attend the community meeting via Zoom and work with us to protect the Stratford Village neighborhood. Please contact Denise Blohm at (510) 583-4343, denise.blohm@hayward-ca.gov if you have any questions regarding this letter.

Best Regards,

*Denise Blohm*

Denise Blohm, Management Analyst  
City of Hayward, Maintenance Services

**Stratford Village Neighborhood Map**

