



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.

### **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 seals, 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 seals, 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 seals, 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](mailto: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

