



## 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)

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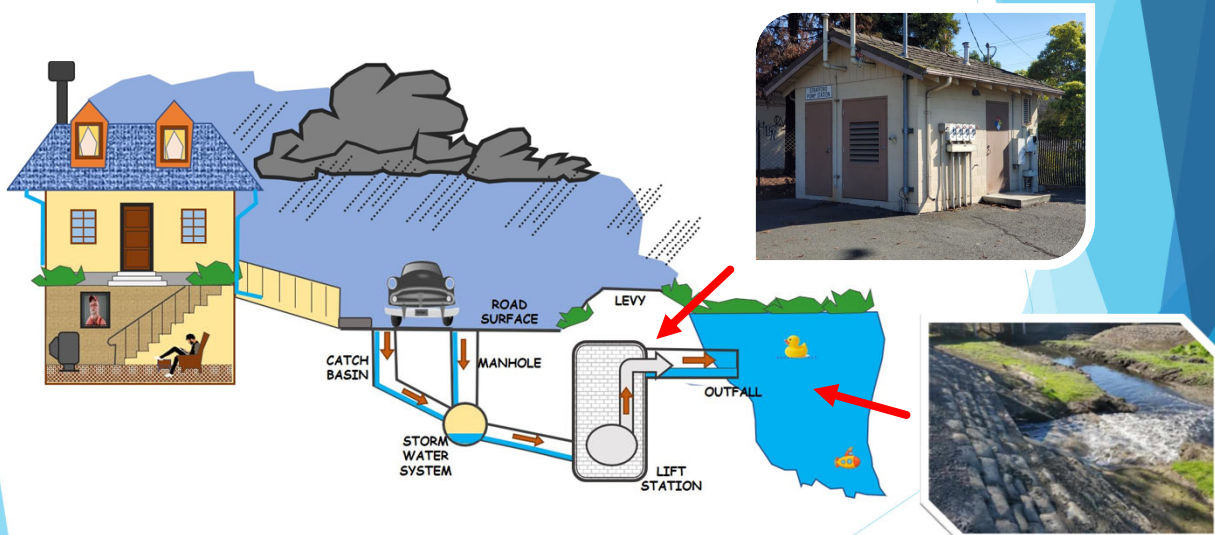
## Background

- ▶ **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

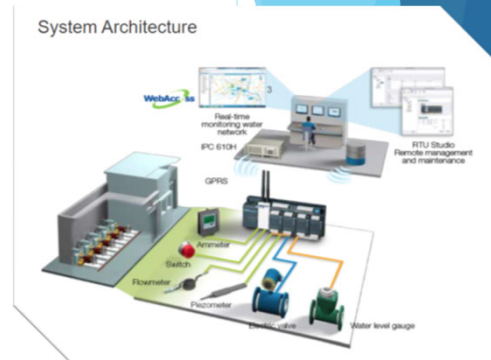


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## Components: What is SCADA?

### ► 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



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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.

**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:

Albi 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 ballot's owner's name and address will be counted. The results of the public hearing will be announced at the July 9, 2018 public hearing.

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

Albi Ana Ogilvie, Secretary of the Board  
Reclamation District No. 150  
37783 County Road 144  
Clarksburg, CA 95612-5009  
recl150@gmail.com  
(916) 282-4028

**ADDITIONAL: Must Be Received by July 9, 2018 To Be Counted**

**Official Notice and Ballot Information Guide  
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 owner based on the estimated special benefit received. The benefit to each owner is determined by an Engineer's Report detailing 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 information guide. The proposed rates for fiscal year 2018-19 are summarized below:

Property Type	Assessment Rate
Agriculture	\$ 40.00 per acre per year
Single Family Home	\$100.00 per home per year
Commercial	\$140.00 per acre per year
Vacant	\$ 10.00 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 contributions to the calculation of the assessment, so your parcel or to appeal the calculation of your assessment.

**Will the Assessment Increase in the Future?**  
If the assessment is approved by property owners, it can only be increased in future years based on the (1) Department of Labor's Consumer Price Index for Northern California (San Francisco Bay Area) and would be indexed and approved each year at a public meeting.

**Existing Assessment Roll and County Property Tax Bills**  
This assessment is a separate assessment from the existing assessment roll and will be implemented and the new assessments will be included on your annual County property tax bills.

**Cost of Flood Control in Needy Areas**  
The cost per acre for flood control varies greatly within the Delta based upon flood risk, flood depth, geography and geology, levee miles, boundary to provide adequate protection. Below is a list of several needy agencies and associated flood control costs.

District	Name	Cost
RD 3	Grand Island	\$ 20.00 per Ag acre per year
RD 561	Proctor District	\$ 20.00 per Ag acre per year
RD 569	Holland-Lewis	\$ 10.00 per Ag acre per year
RD 209	Empire Trust	\$ 10.00 per Ag acre per year
RD 203	Black Trust	\$ 10.00 per Ag acre per year
RD 2044	King Island	\$ 10.00 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-San Joaquin River Delta Reclamation Project (SRJDR) program and hence, is not eligible for funding from this assessment. RD 150 will work to regain the "Active" status. The maintenance standards and the funding need to repair and upgrade the flood control structures in efforts to regain the "Active" status, new exceed RD 150's current revenue sources.

**Official Reprints**  
The DWR has identified areas of our levee system that are in critical need of repairs. RD 150's Engineer, MRB, Inc., estimates that the cost of the critical repairs will be approximately \$12.2 million.

**Reclamation District 150 Boundary**

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

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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**  
Signature of Record Property Owner, or Authorized Representative \_\_\_\_\_

**Date** \_\_\_\_\_

**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.

**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 record 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

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## Questions?

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



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