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BRADFORD ISLAND NEWS

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Rd 2059 Bradford Island
FedEx or Overnight Deliveries
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Frequently Asked Questions about the Proposition 218

*Cate Kuhne, RD 2059 Board President
Mia Brown, RD 2059 Legal Counsel
Scott Brown, Larsen Wurzel and Associates*

Ballots went out and the District is receiving multiple questions on the same subjects. Rather than wait for the public hearing on August 4, the District is highlighting the most frequently asked questions (FAQs).

FAQ 1: Why doesn't the assessment roll included in the Approved Engineer's Report have the most recent owners of properties?

The law requires that the "owner of record" be notified of the proposed assessment. The owner of record has been defined elsewhere as the owner listed on the last secured tax roll. So the list in Appendix C of the report is the owner of record on file with the County. The Engineer's Report provides the assessment roll by assessor's parcel number (APN) with the associated owner of record. Knowing that there have been changes in ownership, the District is attempting in good faith to send ballots to the new owners, but this does not impact the proposed roll to be included in the Engineer's Report.

FAQ 2: Why did we need to go through another Prop 218 and why is my assessment this time so much higher? (Read More, pg. 2)



Victory II Update

Rob Davies, Delta Ferry Authority (DFA) Representative

Currents that flowed one direction are now running backwards, velocities have increased and a new monitoring station may be able to tell you if the ferry is running.

Fisherman's Cut flow and velocity data from the new monitoring station are now up on CDEC at: <http://cdec.water.ca.gov/cgi-progs/queryF?s=FCT>

Contact Trustee Davies or District Engineer Blake Johnson for the correct ebb and flood tide conventions **while the barrier is in place.**

The DFA has engaged the services of Tri-Coastal Marine to design a package (engine, gear box, and props) to improve the Victory II performance. The DFA is also speaking with the owner of the Real McCoy ferry as well as the Coast Guard to see if it would be a viable alternative for car traffic while the Victory II is undergoing engine replacement. The ferry is expected to be fully repowered and back in operation no later than the end of September.

Flood Fighting Preparations

Blake Johnson, RD 2059 Engineer

Because of the expected high tides, uncertainty of the impact of the installation of the Emergency Drought Barrier in West False River, and the potential of an El Nino event, the District applied to the State Flood Control Office through the Contra Costa County Office of Emergency Services for assistance in placement of a flood fighting solution—Muscle Wall—on the island’s low spots.

The Muscle Wall was placed just in time for a 4.43’ high tide (NOAA estimated for False River) on July 2nd (see photo right)



Muscle Wall placement on North levee

Prop 218 FAQ Continued from Page 1

FAQ 2:

In 2008, the sitting Board of Trustees (Sosnowski, Davis, Lewis, Davies, and Hamman) determined that the District did not have the finances necessary to continue funding District operations and fund the ferry. In addition, the District

needed to replace the pump station.

The Board approved the current assessment structure with a 15-year pay-off on the pump station re-build but with a 5-year sunset clause. In May, 2010 the current assessment was placed before the island’s voters and passed. The 2010 voting record is a public document and can be viewed by making a public records request to the District Manager, Angelia Tant.

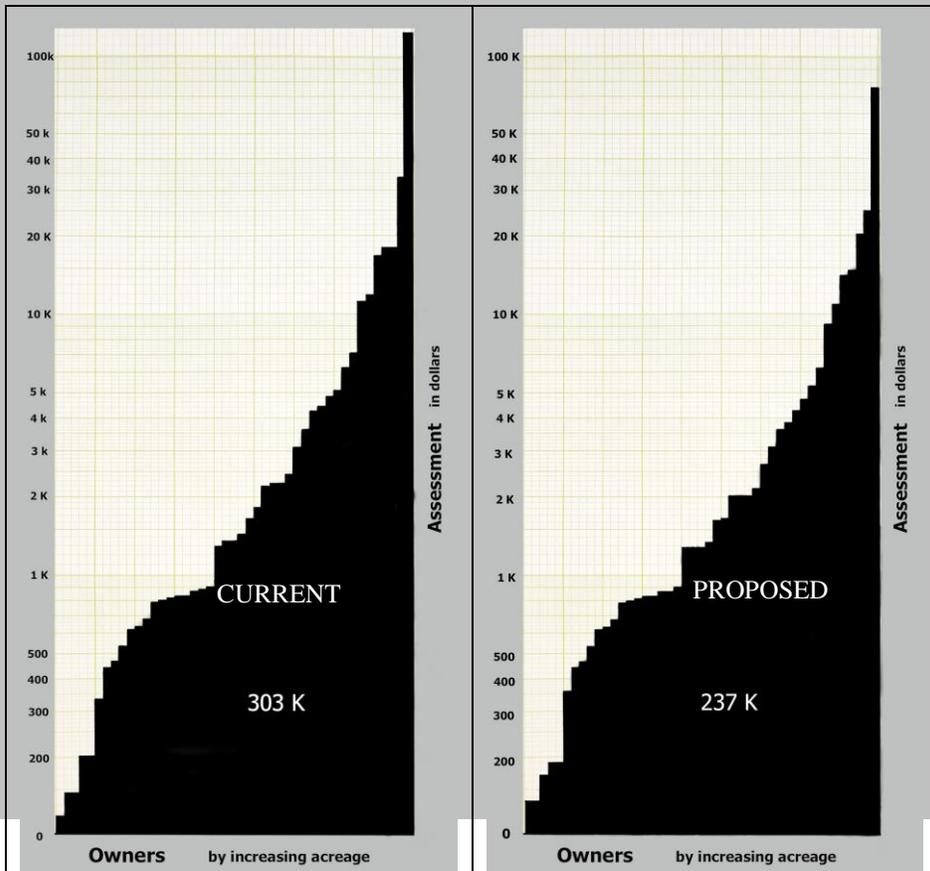
The sunset date of the 2010 assessment has arrived (**the 2015/16 assessment**). At that time, the 2010 assessment is rolled back to the 2009-10 assessed values for a total assessment roll of \$158,000—the same amount the prior Board deemed inadequate to finance District operations.

The current Board engaged Larsen Wurzel and Associates to prepare a new Engineer’s Report under Proposition 218 for a supplemental assessment to augment the \$158,000 roll-back assessment the District will be receiving after the 2015/16 assessment year. As you can see from the graphs to the left, although the underlying methodology may be different, the basic rate of assessment per Owner per acreage is comparable between the 2010 and the 2015 Engineer’s Reports.

FAQ 3: Why does the map included in the Engineer’s Report show some parcel boundaries incorrectly? Does this impact how the owner is assessed?

The map was only provided in the report as a means to identify all parcels that receive special benefit and that will be assessed. The map includes the assessor parcel number (APN) for identification purposes and contains no reference to the names of the owners. The information in the map was not used by the engineering firm to determine characteristics or attributes

Comparison of Assessments 2010 vs 2015



used in the benefit apportionment model.

To confirm that all parcels were included in the assessment, Larsen Wurzel and Associates compared the map to both the County's GIS mapping interface and the maps provided in Parcel Quest. They found that no significant differences existed that would impact the assessment methodology or particular rate for any property.

FAQ 4: Why are we having to pay for landowners that didn't pay their assessments?

62% of the outstanding assessments have been paid through sales of the properties. These payments, plus the royalty payment for use of our native sands, have reduced the pump station loan to the Bank of Stockton by \$277,183. See the enclosed handout for more information.

The Prop 218 ballot before the voters represents a high enough ceiling to cover District liabilities for the next five (5) years without the need for an additional Prop 218. When this proposed assessment is combined with the roll-back assessment, the District will receive an additional \$92,000 per year to cover mandated on-going levee and mitigation site maintenance, pay

down short term debt due to be retired in five (5) years, and provide a contingency fund for unexpected costs such as the unanticipated out-of-pocket \$49,000 the District paid under the recent levee upgrade project.

The budget included in the Approved Engineer's Report represents the best estimate of expenses from District representatives such as the District Manager as well as input from interested landowners at monthly Board meetings and two Prop 218 public meetings.

District Representatives

Board President: Cate Kuhne

District Manager: Angelia Tant

District Legal Counsel: Mia Brown

District Engineer: Blake Johnson

District Superintendent: Smith
Cunningham

Delta Ferry Representative: Trustee
Rob Davies

DWR Representative: Trustee
Michael Craig

Trustees: Bill Hall

Gil Orozco

Upcoming Events

 **Prop 218 Public Hearing**
August 4, 2015
11:00 am – 12:00 pm
Antioch Fairgrounds
1201 West 10th Street, Antioch

Larsen Wurzel and Associates will answer questions. Landowners may cast/change their ballot until close of hearing at 12:00 noon. The Board will close the meeting for lunch for the Ballot Committee to tabulate the votes and then reconvene to announce the result.

 **RD 2059 Monthly Board Meeting**
August 4, 2015
TBD following Public Hearing
Antioch Fairgrounds
1201 West 10th Street, Antioch

 **Board Nominations Due**
September 9, 2015
5:00 pm

Two Trustee positions expire November, 2015—Trustee Michael Craig and Board President Cate Kuhne

CAL. WAT. CODE § 50730-31

(a) Nominations for the office of trustee shall be made by petition filed with the secretary not earlier than 75 days or later than 5 p.m. on the 54th day before the election.

(b) The petition shall be signed as follows:

(1) If there are 15 or more qualified voters in the district, by five or more qualified voters.

Refer to
www.bradfordisland.com/forms
for more information

www.bradfordisland.com



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