

LEGEND

Reclamation District Boundary

RECLAMATION DISTRICT NO. 1608 LINCOLN VILLAGE WEST

PROPOSITION 218 WORKSHOP
MONDAY, AUGUST 16, 2021
2:00 PM



KNOWN FACTS ABOUT RD 1608's OPERATION & MAINTENANCE ASSESSMENT

- ❑ Existing Proposition 218 Assessment (2010-2025)
- ❑ Existing Assessment will sunset in 2025.
- ❑ Existing Assessment revenue is \$289,820.
- ❑ Existing Property Tax revenue is \$210,000.
- ❑ Total Annual revenue is approx. \$600,000.
- ❑ Range of residential parcel's assessment is \$37/yr. to \$200/yr.

To achieve the goal of implementing a successful Assessment District formation for RD 1608, the following 3 actions should to be taken

- 1) A clear, legally defensible allocation of the costs allocated to the assessed properties in proportion to the special benefit received, documented in an Engineer's Report.
- 2) Effective outreach and education campaign combined with communication with key stakeholders and decision makers.
- 3) Administration of an efficient and accurate legislative, hearing, and balloting process.

TIMELINE OF TASKS TO COMPLETE

- August 2021 TASK 1 – District Workshop - commence with development of budget items.
- March 2022 TASK 2 – Select a public outreach consultant and establish clear and concise messaging of District services and what beneficiaries receive in service.
- March 2023 TASK 3 – Prepare Request for Qualifications (RFQ) for Assessment Engineer and select.
- January 2024 TASK 4 – Complete and approve Final Engineers Report.
- February 2024 TASK 5 – Mail out Ballots for Assessment Ballot proceeding.
- March/April 2024 TASK 6 – Conduct Public Workshops with RD 1608 landowners.
- May 2024 TASK 7 – Conduct Ballot Hearing and count the ballots.
- August 2024 TASK 8 – Provide certified copies of resolution and Assessment Roll to San Joaquin County to be put on Property Tax Roll.

TIMELINE OF TASKS TO COMPLETE IF 1ST CAMPAIGN **FAILS**

- June 2024 TASK 1 – District Workshop – re-evaluate budget and messaging and determine cause of voter turn down.
- August 2024 TASK 2 – Provide certified copies of the resolution of existing Assessment Roll to San Joaquin County to be put on Property Tax Roll for Final Year of the 2010-2025 Assessment.
- September 2024 TASK 3 – Prepare Request for Qualifications (RFQ) for Assessment Engineer and select.
- March 2025 TASK 4 – Complete and approve **Revised** Final Engineers Report.
- April 2025 TASK 5 – Mail out Ballots for Assessment Ballot proceeding.
- May/June 2025 TASK 6 – Conduct Public Workshops with RD 1608 landowners.
- July 2025 TASK 7 – Conduct Ballot Hearing, and count the ballots.
- August 2025 TASK 8 – Provide certified copies of the resolution and Assessment Roll to San Joaquin County to be put on Property Tax Roll.

POTENTIAL SCOPE OF SERVICES FOR A SPECIAL BENEFIT OPERATION AND MAINTENANCE ASSESSMENT FOR RECLAMATION DISTRICT 1608

- TASK 1. Research/Data Collection
- TASK 2. Meetings/Coordination
- TASK 3. Prepare Benefit Allocation & Engineer's Report
- TASK 4. Public Outreach and Education
- TASK 5. Property Owner Notice and Ballot
- TASK 6. Phone Bank Staffing (Hotline)
- TASK 7. Ballot Tabulation Certification and Report
- TASK 8. Auditor's Report
- TASK 9. Appeals Processing
- TASK 10. Provide Information to County Auditor

BUDGET DEVELOPMENT

RECLAMATION DISTRICT NO. 1608
LINCOLN VILLAGE WEST
FISCAL YEAR 2016-2026 BUDGET WORKSHEET

	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031	FY 2031-2032	FY 2032-2033	FY 2033-2034	FY 2034-2035	FY 2035-2036
OPERATION AND MAINTENANCE EXPENSE											
Levee Superintendent	\$ 77,947	\$ 80,288	\$ 82,694	\$ 85,175	\$ 87,730	\$ 90,362	\$ 93,073	\$ 95,865	\$ 98,741	\$ 101,703	\$ 104,754
Part Time Employees	\$ 34,942	\$ 36,990	\$ 37,070	\$ 38,192	\$ 39,327	\$ 40,507	\$ 41,722	\$ 42,974	\$ 44,263	\$ 45,591	\$ 46,959
Payroll Taxes and Expenses	\$ 9,328	\$ 9,869	\$ 10,087	\$ 10,490	\$ 10,910	\$ 11,346	\$ 11,800	\$ 12,272	\$ 12,763	\$ 13,273	\$ 13,804
Fences & Gates	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Locks & Signs	\$ 2,980	\$ 3,079	\$ 3,202	\$ 3,330	\$ 3,463	\$ 3,601	\$ 3,746	\$ 3,896	\$ 4,052	\$ 4,214	\$ 4,382
Weed and Rodent Control & Clean Up	\$ 24,433	\$ 25,665	\$ 26,938	\$ 28,255	\$ 29,619	\$ 31,034	\$ 32,493	\$ 34,000	\$ 35,559	\$ 37,174	\$ 38,849
Levee Repair Fund (General Operations & Maintenance) (Note 1)	\$ 138,456	\$ 145,379	\$ 152,648	\$ 160,280	\$ 168,294	\$ 176,709	\$ 185,544	\$ 194,822	\$ 204,563	\$ 214,791	\$ 225,530
Levee Repair Fund (Levee Capital Improvement Projects) (Note 2)	\$ 60,000	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ 75,000	\$ -
Pump System Maintenance	\$ 672	\$ 692	\$ 713	\$ 734	\$ 756	\$ 779	\$ 802	\$ 826	\$ 851	\$ 877	\$ 903
Wireless Services (Cell and Mobile Computer)	\$ 2,285	\$ 2,353	\$ 2,424	\$ 2,497	\$ 2,571	\$ 2,649	\$ 2,728	\$ 2,810	\$ 2,894	\$ 2,981	\$ 3,070
Emergency Equipment & Supplies	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Garbage Service	\$ 3,225	\$ 3,322	\$ 3,422	\$ 3,524	\$ 3,630	\$ 3,741	\$ 3,857	\$ 3,977	\$ 4,098	\$ 4,226	\$ 4,355
District Vehicle (Fuel, Maintenance & Repairs)	\$ 7,664	\$ 7,664	\$ 7,971	\$ 7,971	\$ 8,289	\$ 8,289	\$ 8,611	\$ 8,621	\$ 8,966	\$ 8,966	\$ 9,324
SUBTOTAL	\$ 387,910	\$ 340,119	\$ 353,167	\$ 431,468	\$ 480,671	\$ 395,166	\$ 50,831	\$ 426,433	\$ 443,278	\$ 535,508	\$ 478,882
GENERAL EXPENSE											
Trustee Fees	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Secretary Fees	\$ 12,095	\$ 12,468	\$ 12,832	\$ 13,217	\$ 13,610	\$ 14,022	\$ 14,442	\$ 14,876	\$ 15,322	\$ 15,782	\$ 16,255
Office Expenses (includes storage facility)	\$ 1,008	\$ 1,038	\$ 1,069	\$ 1,101	\$ 1,134	\$ 1,169	\$ 1,204	\$ 1,240	\$ 1,277	\$ 1,315	\$ 1,355
General Legal	\$ 73,915	\$ 76,135	\$ 78,417	\$ 80,759	\$ 83,162	\$ 85,627	\$ 88,156	\$ 90,747	\$ 93,399	\$ 96,113	\$ 98,889
Audit	\$ 3,901	\$ 3,979	\$ 4,058	\$ 4,140	\$ 4,222	\$ 4,307	\$ 4,393	\$ 4,481	\$ 4,570	\$ 4,662	\$ 4,755
County Administration Costs	\$ 10,734	\$ 11,161	\$ 11,607	\$ 12,072	\$ 12,555	\$ 13,057	\$ 13,578	\$ 14,117	\$ 14,674	\$ 15,248	\$ 15,838
Liability Insurance	\$ 13,322	\$ 13,855	\$ 14,409	\$ 14,988	\$ 15,585	\$ 16,200	\$ 16,837	\$ 17,491	\$ 18,162	\$ 18,852	\$ 19,570
Workers Comp Insurance	\$ 10,886	\$ 10,880	\$ 11,047	\$ 11,219	\$ 11,395	\$ 11,576	\$ 11,761	\$ 11,952	\$ 12,147	\$ 12,347	\$ 12,552
Automobile Insurance	\$ 2,438	\$ 2,487	\$ 2,538	\$ 2,591	\$ 2,646	\$ 2,702	\$ 2,760	\$ 2,820	\$ 2,881	\$ 2,944	\$ 2,972
Election Costs (Note 3)	\$ 31,500	\$ -	\$ 31,500	\$ -	\$ 31,500	\$ -	\$ 31,500	\$ -	\$ 31,500	\$ -	\$ 31,500
Newsletter & Public Communications	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
SUBTOTAL	\$ 174,578	\$ 146,990	\$ 162,527	\$ 155,191	\$ 190,987	\$ 163,919	\$ 199,991	\$ 173,209	\$ 209,576	\$ 183,096	\$ 219,780
ENGINEERING EXPENSE											
General Engineering	\$ 104,939	\$ 105,988	\$ 107,048	\$ 108,119	\$ 109,200	\$ 110,292	\$ 111,395	\$ 112,509	\$ 113,634	\$ 114,770	\$ 115,918
Assessment Engineering (Note 4)	\$ 6,702	\$ 6,836	\$ 6,973	\$ 7,113	\$ 7,254	\$ 7,399	\$ 7,547	\$ 7,698	\$ 7,852	\$ 8,009	\$ 8,170
Sediment Removal Project (Note 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ 111,641	\$ 112,824	\$ 114,021	\$ 115,231	\$ 116,454	\$ 117,691	\$ 118,942	\$ 120,207	\$ 121,488	\$ 122,780	\$ 124,088
WARRANT INTEREST EXPENSE											
Warrant Interest Expense	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750
SUBTOTAL	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750
SHARED DISTRICT EXPENSE											
Rec Dist 2119 - Wright Elmwood	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 792,879	\$ 718,703	\$ 768,465	\$ 820,639	\$ 806,862	\$ 795,526	\$ 918,315	\$ 838,599	\$ 893,090	\$ 960,136	\$ 941,480
INCOME											
Property Taxes	\$ 220,000	\$ 231,314	\$ 225,365	\$ 227,619	\$ 229,695	\$ 232,194	\$ 234,516	\$ 236,661	\$ 239,229	\$ 241,622	\$ 244,038
Interest Income	\$ 5,023	\$ 5,578	\$ 5,834	\$ 5,690	\$ 5,747	\$ 5,805	\$ 5,863	\$ 5,922	\$ 5,981	\$ 6,041	\$ 6,101
Assessments (Note 6)	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000
Subvention Reimbursement (Note 7)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue from Registered Warrants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 524,443	\$ 526,712	\$ 528,999	\$ 531,309	\$ 533,642	\$ 535,999	\$ 538,379	\$ 540,782	\$ 543,210	\$ 545,662	\$ 548,139
NET INCOME	\$ (1,422,648)	\$ (1,614,619)	\$ (1,854,085)	\$ (2,143,415)	\$ (2,416,635)	\$ (2,676,162)	\$ (3,056,098)	\$ (3,353,914)	\$ (3,703,794)	\$ (4,118,268)	\$ (4,511,609)
CASH ON HAND											
Fund Balance as of 7/1/16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues (YTD) as of 7/31/16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses (YTD) as of 7/31/16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

====SUNSET

ITEMS TO INCLUDE IN DISTRICT BUDGET

I. OPERATION AND MAINTENANCE EXPENSE

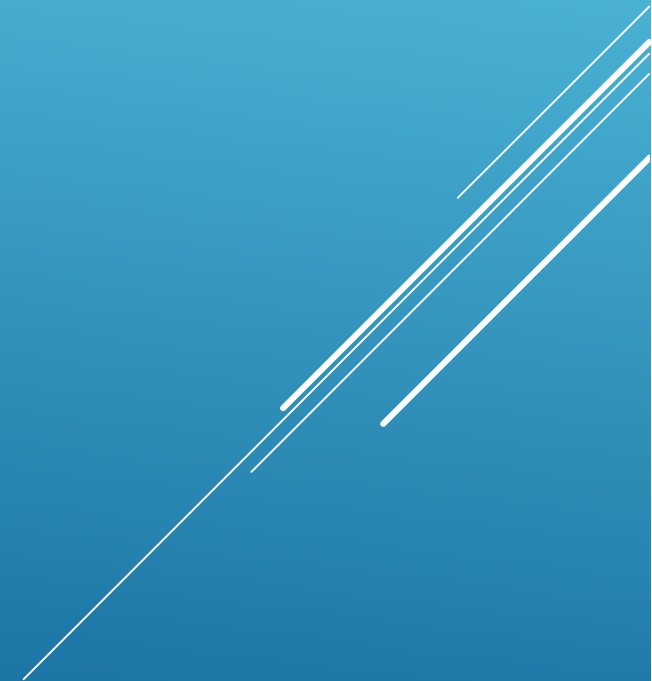
1. Levee Superintendent
2. Part Time Employees
3. Payroll Taxes and Expenses
4. Fences & Gates
5. Locks & Signs
6. Weed and Rodent Control & Clean Up
7. Levee Repair Fund (General Operations & Maintenance)
8. Levee Repair Fund (Levee Capital Improvement Projects)
9. Pump System Maintenance
10. Wireless Services (Cell and Mobile Computer)
11. Emergency Equipment & Supplies
12. Garbage Service
13. District Vehicle (Fuel, Maintenance & Repairs)
14. _____
15. _____
16. _____
17. _____
18. _____



ITEMS TO INCLUDE IN DISTRICT BUDGET (continued)

II. GENERAL EXPENSE

1. Trustee Fees
2. Secretary Fees
3. Office Expenses (includes storage facility)
4. General Legal
5. Audit
6. County Administration Costs
7. Liability Insurance
8. Workers Comp Insurance
9. Automobile Insurance
10. Election Costs
11. Newsletter & Public Communications
12. _____
13. _____
14. _____
15. _____
16. _____



ITEMS TO INCLUDE IN DISTRICT BUDGET (continued)

III. ENGINEERING EXPENSE

1. General Engineering
2. Plan Review Engineering
3. Administration of Delta Levee Subventions Program
4. Periodic Levee Property Inspections & Surveys
5. Routine Levee Maintenance Consultation
6. Engineering, Management & Inspection of Capital Improvement Projects
7. Assessment Engineering
8. _____
9. _____
10. _____
11. _____
12. _____



ITEMS TO INCLUDE IN DISTRICT BUDGET (continued)

IV. CAPITAL IMPROVEMENT PROJECTS

- 1. Phase II – Sediment Removal Project
- 2. New pavement overlay on levee crown roadway Northwest and Northeast Quadrants.
- 3. New all weather road surfacing (Class II - ¾" AB) on Southwest and Southeast Quadrants
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____



PROPOSITION 218 SPECIAL ASSESSMENT PROCEDURES

By

Dan Schroeder

Neumiller & Beardslee



WHAT ARE ASSESSMENTS?

Proposition 218 Allows the District to assess properties within the District based on the *special benefits* received by each parcel.

“Special benefits” means a particular and distinct benefit over and above general benefits conferred on real property.



PROCEDURE FOR ADOPTING ASSESSMETNS

To establish an assessment, the District must do each of the following:

- 1) Hold a public hearing
- 2) Provide written notice to each property owner at least 45 days before the hearing.
- 3) Provide each property owner a ballot to vote for or against the proposed assessment.



NOTICE REQUIREMENTS

The mailed notice **MUST** include the following:

1. Total assessment for the entire District.
2. Assessment amount for each owner's property
3. Duration of the proposed assessment.
4. Reason for the assessment.



MAILED NOTICE REQUIREMENTS

Cont. . . .

5. Basis on which amount of the proposed assessment was calculated.
6. Date, time and place of the public hearing.
7. Summary of the voting procedures
8. Effect of a majority protest vote



VOTING

The ballots are weighted according to the proportional amount financial obligations of the affected property (e.g. \$1 = 1 vote)

Example: Parcel A's assessment amount will be \$150.00. Parcel B's will be \$500.00. The owner of the parcel A gets 150 votes while the owner of parcel B gets 500 votes.

RESULTS

The majority vote determine the outcome

If a majority of the votes are cast in favor of the assessment, the assessment passes.

If a majority of the votes are cast in protest/opposed to the assessment, the assessment fails and the process stops.



Discussion/Questions

What are your thoughts?

