

An aerial photograph of a coastal town, likely in California, featuring a winding river that forms a large loop around a central residential area. The town is built on a narrow strip of land, with houses and buildings visible. The surrounding landscape is a mix of dry, brownish fields and green grass. In the background, a large body of water, possibly a bay or ocean, is visible under a clear sky. A large blue circular graphic is overlaid on the left side of the image, containing white text.

WELCOME

CSD TOWN HALL

2.4.24

**Please note mtg will be recorded via zoom
and available on CSD website**

GROUND RULES FOR BMK CSD TOWN HALL

WE WILL BE RECORDING TO NOT MISS ANY COMMENTS.

ALL ARE WELCOME TO PARTICIPATE. WE WANT YOU TO DO THE TALKING.
PARTICIPATE WITH INTENTION.

APPRECIATE THE DIVERSITY OF PERSPECTIVES.

TAKE NO MORE THAN 3 MINUTES TO SPEAK TO ENCOURAGE DIALOGUE.

PLEASE LISTEN AND BE RESPECTFUL OF ALL OPINIONS.

ASSUME GOOD INTENT, BE KIND AND REMEMBER IT'S NOT PERSONAL.

QUESTIONS & COMMENTS

IN PERSON QUESTIONS WILL BE ANSWERED FIRST

ONLINE PARTICIPANTS PLEASE SUBMIT QUESTIONS VIA COMMENTS SECTION IN ZOOM

THESE WILL BE ANSWERED IN ORDER DEPENDING ON TIME

IF NOT ENOUGH TIME, PLEASE SUBMIT QUESTIONS FOLLOWING THE MEETING TO:

mgadoua@bmkcsd.us

FOR MORE INFORMATION:

www.bmkcsd.us

www.keepbmkthriving.com

ADDITIONAL TOWN HALL Q&A – 2.4.24

1. What was the basis of projects + costs and how did you arrive at \$31.5 Million?

There are many complex factors. Marine engineering firms, marine contractors, and other consultants that have 20 years experience dealing with BMK specifically, have identified assessed needs and projects to address lock systems, levees, and flood control. This is a very special type of expertise that has very few qualified professionals and contractors in the industry. Also an important factor was resident input + 20 years of experience on the board that has completed over 110 projects already.

2. Why are smaller homes or parcels paying equally?

A parcel tax must be “uniformly applied” across all lots. When a parcel tax is not equal for all parcels it is often challenged as violating this law and results in litigation. Moreover, we are a very unique community. Failure of our marine infrastructure and related flood control systems will impact us all equally. We all have responsibility to care for our community, and the amount proposed (based on community input) reflects the uniform benefit we all receive.

3. Some of us already pay an HOA, how is that fair?

Any HOA fees paid in this community provides home and property maintenance on behalf of the owners. On the flipside, homeowners with out an HOA are directly responsible for all costs of maintaining their home and property. Measure G is directly addressing the shared community infrastructure and maintenance, which is all of our responsibilities, therefore it is fair for all to pay the same to maintain community, and in turn, our homes’ safety and value.

ADDITIONAL TOWN HALL Q&A – 2.4.24

4. How did you arrive at \$1,800/year and \$150/month (for year one)?

We started with a mix of bonds and parcel tax and found it to be too high of a cost per parcel. After review of the board and input from residents in meetings, other ways were considered in order to lower the cost. Working backwards from the \$31.5 million needed, applying a parcel tax only, over 21 years, with an annual 2.5% increase, and eliminating the Bonds – we were able to reduce the cost to residents by approximately 40%

5. Will we be needing another tax to replace this tax in 20 years?

Our goal is to refresh, rebuild and improve our infrastructure so that using ongoing Measure D parcel tax would be adequate to maintain our marine infrastructure in the future and seek grants in future to fund new projects of benefit to community. However, infrastructure will continue to age, inflation will continue to rise, and over the course of 21 years there will be new problems to solve. Therefore realistically we may possibly require additional funding.

6. How will the projects be prioritized and how will they be overseen?

In the project list we have identified and prioritized the locks and levees totaling around \$7 million. Measure G parcel tax will be generating \$1.3 million/year and Measure D and operating budgets will supplement priority projects, we should be able to manage the priority projects in the first 5 years. This works out well, since it will require several years for design, permitting, and bidding of projects. Also there will be an oversight committee of 12 residents who will work with the board and district engineers to determine project priority and scope of work.

ADDITIONAL TOWN HALL Q&A – 2.4.24

7. Are all these projects really needed? Are they defined? Is Measure G ongoing?

Absolutely yes, all projects are needed to preserve and improve BMK, as well as manage our community into the future. Measure G parcel tax expires in 21 years and is NOT ongoing. The projects with cost and timing are identified and can be reviewed @ www.keepbmkthriving.com

8. Will park improvements that provide better community access to lagoons be part of the priority projects and how would park improvements be funded?

We have heard loud and clear that lagoon access for all residents is a priority for the community. Funding for park improvements and addition of swim parks would come initially from Measure A + park grant funds prior to use of any Measure G money. Scope of work, location, and timing will be determined in partnership with the board, community input, and community oversight committee once formed.

ADDITIONAL TOWN HALL Q&A – 2.4.24

9. Why weren't the locks fixed with Measure E & F money previously?

We have funded multiple lock improvement projects. The most important was adding micro-piles to the South Lock to stabilize this. Also added were fish screens required by NOAA (National Oceanic and Atmospheric Administration). A stop gate was included at South Lock to enable de-watering for maintenance. The North Lock electrical, cathodic protection, and switch gears were also replaced. The budget required for replacement of lock and sluice gates was not available in E or F. Measure E was primarily for levee reinforcement and raising which was completed as budget allowed. Again, budget was not available to complete entire levee at that time. Measure G will fund further necessary levee work, as well as lock and flood control work, including the creek.

Additional project completed with E & F funding can be found @ <https://www.keepbmkthriving.com/faqs-3>

PREVIOUS TOWN HALL Q&A – 1.9.24

1. What would the approximate first year out-of-pocket cost be for the proposed projects if it were a Parcel Tax vs. if it was a Bond? **\$1,800 for parcel tax & \$2,800 for a bond**
2. Does the CSD have any funds left after the two **Bonds E & F** have expired? I understand that we have some sources of money but not enough to make the necessary repairs and improvements, in large part b/c those Bonds have expired. Is that right? **YES, we still have parcel tax D for maintenance and operations budget that is not adequate to cover infrastructural projects in measure G**
3. How much of the \$31.5 million is allocated to the Creek? I saw something that said that half of that amount is allocated to the Creek. Is that true? **NO, appx half of dredging costs [\$5M] will be allocated towards creek and watershed restoration**
4. There's been some confusion as to how the funds will be allocated. How can I, as a community member, see the details of the projects to which the funds will be allocated? **Please see full breakdowns at BMK website & display boards in person at CSD**

PREVIOUS TOWN HALL Q&A – 1.9.24

5. Over the next 21 years I will have paid around \$50k for the new Parcel Tax. If I do my math correctly, if this were a bond, that means I would be paying almost \$70k? **Bonds cost more money overall due to interest and reporting costs (appx 40% more)**
6. Because there is a lot of governmental money for climate change and flood control, I understand that if we pass the Parcel Tax that commits some money to the creek, we have the potential to be eligible for government matching. Is that right? **YES, we'll be eligible for grants & government matching funds**
7. I was told Parcel Taxes are on-going. Does Measure G ever expire? **YES, in 21 years** What about Measure D? **NO, this is ongoing for maintenance**
8. Why can't we just focus on one big project like the lock repair and raise funds for those projects in the short term. **Focusing on one project only, ignores the full scope of infrastructure repairs needed across the full community**

PREVIOUS TOWN HALL Q&A – 1.9.24

9. This is a question for Bill Euphrat, do both a Parcel Tax and a Bond Measure restrict what we can spend the money on? In other words, is the CSD limited to spend the money on what's identified in the Parcel Tax measure? **YES, see language in measure G**
10. Are there differences in "accountability" for stated use of funds between a bond issue and a special tax? In other words, how do we in the community know the funds will be used as expected? **YES, projects identified in board resolution and parcel tax restrict use + community oversight & auditing required per parcel tax language**
11. How much of the proposed tax increases are to balance our typical annual budget/expenses and how much is for non-recurring special projects such as lock repair and replacement? **NONE, Measure G is strictly for special projects outside of standard operating budgets and Measure D**