



WELCOME CSD TOWN HALL 1.9.24

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

AGENDA - BMK CSD TOWN HALL (1/9/2024 - 6pm-7:30pm)

**1. WELCOME BMK
RESIDENTS**

2. GROUND RULES

**3. CSD INFO PRESENTATION
ON MEASURE 'G'**

- WHERE WE WERE

- HOW WE GOT HERE

- HOW TO GO FORWARD

**4. INFO FROM MUNICIPAL
FINANCE CONSULTANT
- BILL EUPHRAT**

**5. QUESTIONS/INPUT
(3 MINUTE LIMIT)**

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.

**EXPIRED
BOND
MEASURES
E & F
2001-2022**

Bond Funding: \$8.2 Million
BMK Received: \$4.9 Million

Measure E

South Lagoon Levee

Levee Repair & Improvements
Lock Improvements/Maintenance
Purchased Land for DMMO
Waterway Management
Circulation, Quality, Testing

Measure E Bond Expired 2022

Measure F

Sediment Removal, Relocation
& Restoration

Hydrographics Survey
Material Testing
Coordination Agencies
Permit Fees, Geotech,
Dredge, Culverts
South Lock Pilings

Measure F Bond Expired 2022

CSD OPERATING BUDGET FY23-24

Based on 0.001% of county assessed BMK property value

Income: \$620,046

Expenses: \$617,920

- CSD General Office Expenses
- Staff, Board and Consultants
- Ramp & Lock Controls
- Insurance and Benefits
- Landscape and Parks Maintenance
- Utilities
- Security & Safety
- Community Center & Events
- Memberships
- Taxes
- Community Communications
- ERT and General Maintenance

MEASURE D FY23-24

Income

\$ 541,220

Expense

\$1,451,727

[\$800,000 from measures E&F REFI]

Remaining Funds Needed

\$910,457

- Maintenance – Partial Dredging
- Work Boats
- Waterways Management & Maintenance
- Staff Administration & Consultants
- Marine Utilities & Equipment
- Security at Locks
- Professional Consultants
- DMMO Permits + Maintenance
- Buoys, Boat, Ramp Maintenance
- Cathodic Protection for locks
- Aeration Maintenance for lagoons
- South Levee Security & Signage

**MEASURE G
2024-2045**

**STRATEGIC
FUNDS
PLANNING**

Locks/Gates	\$6,588,626
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Levees	\$4,375,554
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Lagoons	\$6,044,878
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Creek Sediment	\$10,976,543
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Removal & Relocation	
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Management	\$3,501,953
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TOTAL	\$31,487,554
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KEEP BMK THRIVING



LOCKS & GATES REPAIR

\$6,588,626



LEVEE REPAIR & MAINTENANCE

\$4,375,554



LAGOONS & FLOOD CONTROL

\$6,044,878



NOTAVO CREEK FLOOD CONTROL & RESTORATION

\$10,976,543

NOVATO CREEK APPROACH : WHOLISTIC WATERSHED RESTORATION

- Sediment Removal for FULL Novato Creek
- Wetlands Preservation
- Restore Tidal Marsh & Creek
- Incorporate Pacheco Pond
- Moats and Flushing
- Join Novato Strategic Planning Group [NSPG]

Grant Writer (Dave Nicholson)



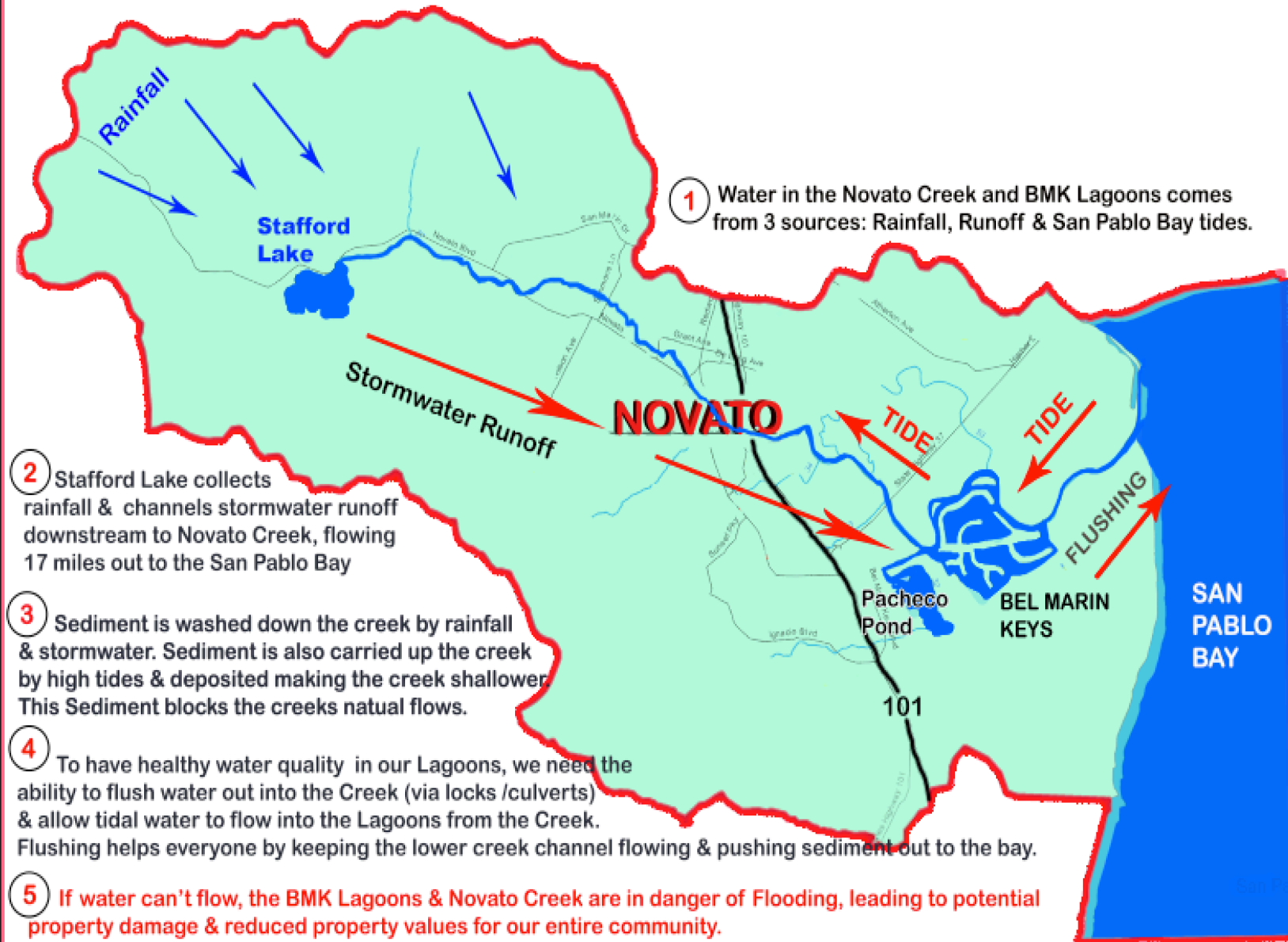
Partner with AND apply for **additional grant funding** from Local, State and Federal Agencies



NOVATO CREEK WATERSHED & FLOOD CONTROL

NOVATO CREEK WATERSHED

How the Creek & the Lagoons Work Together



MANAGEMENT COSTS

\$3,501,953



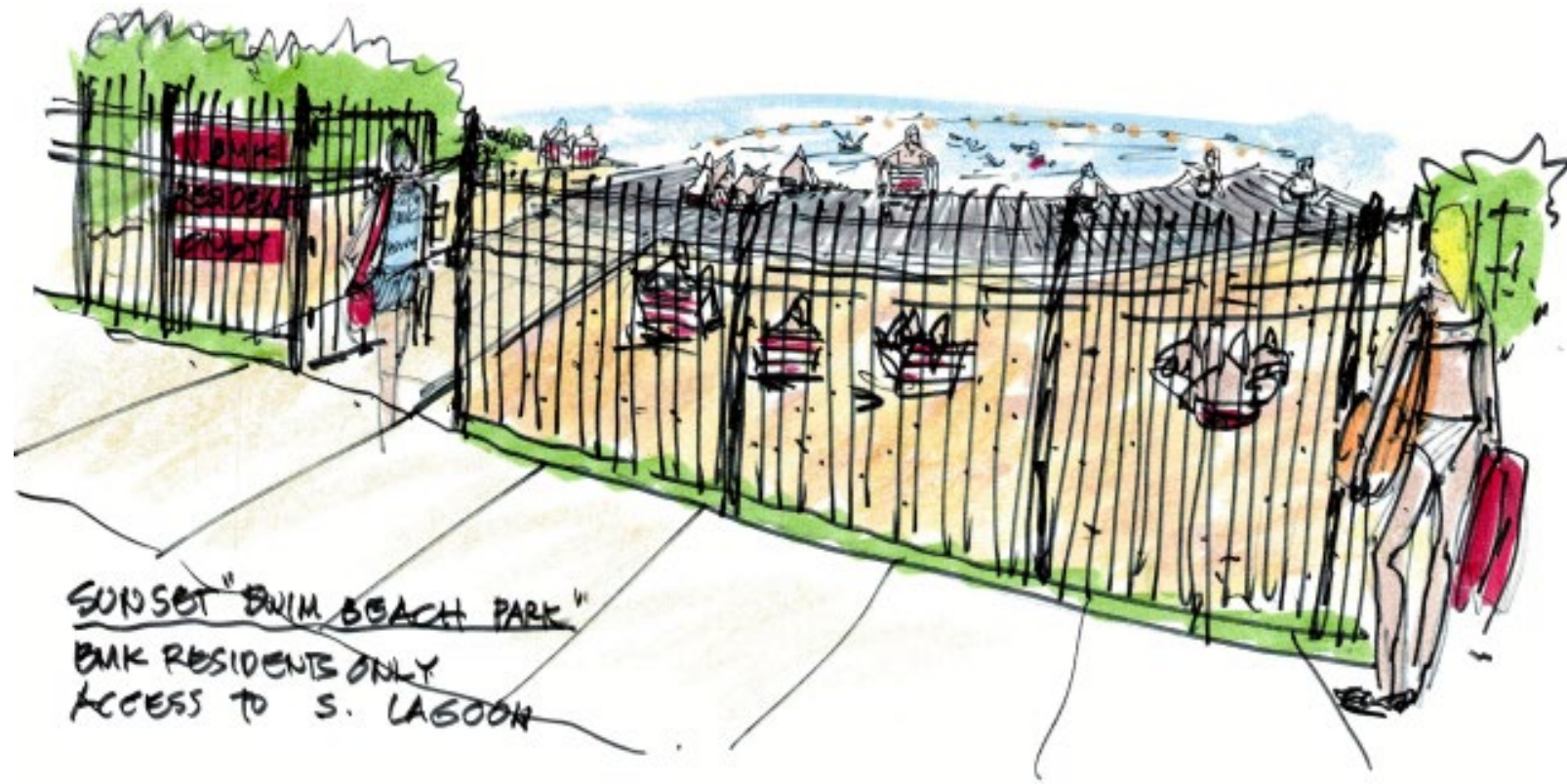
**MEASURE A
FUNDING**

**PARK REPAIR &
IMPROVEMENTS**



MEASURE A FUNDING

EQUAL ACCESS BEACH CONCEPTS



Bermuda Harbor



Caribe Isle Park



Bahama Reef Ramp Park

MEASURE G LANGUAGE

INTRODUCTION

The Board of Directors of the Bel Marin Keys Community Services District is placing a special tax measure on the ballot for the purpose of protecting District property against sea level rise and climate change and enhancing the infrastructure that serves properties in the District, and establishing a funding source that cannot be taken by the State of California.

SPECIAL PARCEL TAX AUTHORIZATION

Upon approval of this proposition by at least two-thirds of the registered voters voting on the proposition, the Bel Marin Community Services District will be authorized to levy a special tax at the maximum annual rate of \$1,800 (\$150 per month) in fiscal year 2024-25 upon each taxable parcel in the District, generating \$1,263,600 of revenue in tax year 2024-25, which maximum annual rate shall increase thereafter at the rate of 2.5% per year. If approved, the special tax will be levied beginning in the fiscal year that begins on July 1, 2024, and ending in the fiscal year that begins on July 1, 2044, and will be subject to all the accountability requirements specified below.

EXEMPTIONS FROM PARCEL

TAX All property that would otherwise be exempt from property taxes will also be exempt from the Special Tax.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the District may be assured that their money will be spent wisely and in order to comply with California Government Code Section 50075.1 and 50075.3. As required by the laws of the State of California, the proceeds of the Special Tax will be deposited into a special account established by the District and will be applied only to the specific purposes identified below. The Board of Directors of the District has directed the chief fiscal officer of the District, which is initially the District Manager, to file a report with the Board of Directors no later than January 1 of each year containing (a) the amount of special tax funds collected and expended and (b) the status of any project required or authorized to be funded.

MEASURE G LANGUAGE

STATEMENT OF PURPOSES

The statement shown below is a part of the ballot proposition and must be reproduced in any official document required to contain the full statement of the proposition.

The purpose of the ballot measure is to protect District property against sea level rise and climate change and enhance the infrastructure serving properties in the District, and to establish a funding source that cannot be taken by the State of California. The proceeds of the special tax will be used to finance costs the costs of (a) repair, replacement, renovation, maintenance, improvement, acquisition and construction of existing and new infrastructure serving property in the District, including but not limited to locks and levees and (b) dredging of creeks, lagoons and waterways.

More specifically, the special tax will finance the following:

1. The costs of maintaining, improving, repairing and replacing existing infrastructure, including, but not limited to:

Locks and gates

Levees

Lagoons

Moats

Community open spaces and parks

Flood control piping and overflows

Community center

2. The costs of dredging creeks, lagoons and waterways
3. The costs of acquiring and constructing new infrastructure, including, but not limited to: New flood control improvements, including but not limited to pumps and marsh restoration Improvements to respond to sea level rise and climate change, including wetlands restoration and preservation
4. All capital costs of the infrastructure described above, including, but limited to, the costs of design, engineering and construction management
5. The costs of applying for grants from private and federal, state and local government sources
6. The costs of District administration of the special tax.

BMK CSD FUNDING OPTION COMPARISON CHART

FUNDING OPTION	COST	FUNDING TIMING	FLEXIBILITY	% RETURN TO BMK	REPORT REQS	DURATION YEARS	TAX DEDUCTIBLE
BONDS	HIGH	FAST	HIGH	50 – 60%	HIGH	20 – 25	NO
*PARCEL TAX	LOW	SLOW	LOW	100%	LOW	21	NO
MELLO ROOS	MODERATE	MODERATE	MODERATE	60 – 70%	HIGH	20 – 25	NO



*RECOMMENDATION: PARCEL TAX

Measure G, a proposed Parcel Tax by the CSD, will provide funding for **21 years** and then expire. **MEASURE G** will replace the funding previously generated by Bond Measures E and F.

- ❖ Engineering consultants have estimated that BMK will need \$31.5 million for marine infrastructure and on-going maintenance over the next 21 years.
- ❖ **Measure G** money can only be spent on those project categories as described in the Measure and the tax is legally limited to those identified projects, **similar to a Bond**.
- ❖ **The CSD has a prioritized project list based on recommendations from our consultants. This list is available on the CSD website or at the office. Top priorities include locks, lagoons and levees, flood control, watershed and creek restoration.**
- ❖ An Oversight Committee of 12 BMK residents will review and recommend proposed expenditures from **Measure G** prior to board approval.
- ❖ An outside annual audit is also legally required.

Measure G closes the gap in the funding needed for maintenance, replacement and reconstruction of our marine infrastructure, including our aging locks, levees, lagoons, waterways and flood control.

Why did the CSD recommend a Parcel Tax instead of a Bond?

- ✓ In Town Hall meetings, Community input favored the Parcel Tax
- ✓ **A BOND MEASURE WOULD COST EACH HOMEOWNER 38%-42% MORE THAN A PARCEL TAX OVER THE COURSE OF 21 YEARS.** This is because a Bond measure incurs legal and administration fees plus interest charges, and a Parcel Tax does not
- ✓ **IN ORDER TO GENERATE THE SAME AMOUNT OF PROJECT FUNDS, A BOND WILL COST APPROXIMATELY \$12 MILLION MORE**
- ✓ Though Bond Measure money comes in faster, these projects take years for design, permitting and engineering. By the time we are ready to begin work on the locks, we anticipate having enough Measure G tax money accumulated
- ✓ Both a Parcel Tax and a Bond legally require the CSD to spend the money on identified categories of projects

per parcel \$ 1,793.51
 # parcels 702
 YoY increase 2.50%

Bond		\$ 20,000,000 Funds available		Interest		5.00%		Inflation indexed payments	
Year	rePaid Capital	Paid Interests	Capital left	Yearly payment	Per parcel				
1	\$ 259,043	\$ 1,000,000	\$ 19,740,957	\$ 1,259,043	\$ 1,794				
2	\$ 303,472	\$ 987,048	\$ 19,437,485	\$ 1,290,519	\$ 1,838				
3	\$ 350,908	\$ 971,874	\$ 19,086,577	\$ 1,322,782	\$ 1,884				
4	\$ 401,523	\$ 954,329	\$ 18,685,054	\$ 1,355,852	\$ 1,931				
5	\$ 455,496	\$ 934,253	\$ 18,229,558	\$ 1,389,748	\$ 1,980				
6	\$ 513,014	\$ 911,478	\$ 17,716,544	\$ 1,424,492	\$ 2,029				
7	\$ 574,277	\$ 885,827	\$ 17,142,267	\$ 1,460,104	\$ 2,080				
8	\$ 639,493	\$ 857,113	\$ 16,502,774	\$ 1,496,607	\$ 2,132				
9	\$ 708,883	\$ 825,139	\$ 15,793,890	\$ 1,534,022	\$ 2,185				
10	\$ 782,678	\$ 789,695	\$ 15,011,212	\$ 1,572,373	\$ 2,240				
11	\$ 861,121	\$ 750,561	\$ 14,150,091	\$ 1,611,682	\$ 2,296				
12	\$ 944,469	\$ 707,505	\$ 13,205,622	\$ 1,651,974	\$ 2,353				
13	\$ 1,032,992	\$ 660,281	\$ 12,172,630	\$ 1,693,273	\$ 2,412				
14	\$ 1,126,974	\$ 608,631	\$ 11,045,656	\$ 1,735,605	\$ 2,472				
15	\$ 1,226,712	\$ 552,283	\$ 9,818,943	\$ 1,778,995	\$ 2,534				
16	\$ 1,332,523	\$ 490,947	\$ 8,486,420	\$ 1,823,470	\$ 2,598				
17	\$ 1,444,736	\$ 424,321	\$ 7,041,685	\$ 1,869,057	\$ 2,662				
18	\$ 1,563,699	\$ 352,084	\$ 5,477,986	\$ 1,915,783	\$ 2,729				
19	\$ 1,689,779	\$ 273,899	\$ 3,788,207	\$ 1,963,678	\$ 2,797				
20	\$ 1,823,359	\$ 189,410	\$ 1,964,847	\$ 2,012,770	\$ 2,867				
21	\$ 1,964,847	\$ 98,242	\$ 1	\$ 2,063,089	\$ 2,939				
		\$ 14,224,920		\$ 34,224,920	\$ 48,753				
		42% of total cost		PAID					
		71% Over the money received							

at 5% a \$20M bonds would cost \$34.4 M or as much as measure G
 Interest would eat 41% of the total cost to us
 Interest would cost 70% of the money received. We get \$20, we pay back \$34.5M

Received Questions for CSD

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**

Received Questions for CSD

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**

Received Questions for CSD

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**

QUESTIONS & COMMENTS

IN PERSON QUESTIONS WILL BE ANSWERED FIRST

ONLINE PARTICIPANTS CAN 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