

Marin County Flood Control and Water Conservation District

FLOOD ZONE 7 ADVISORY BOARD MEETING
JANUARY 12, 2010

STAFF REPORT

Item 1. Election of Chairperson and Vice-Chairperson

Per the Zone No. 7 By-laws, advisory board members must vote to elect current members to fill the positions of chairperson and vice-chairperson. Appointments for the one-year terms are confirmed by a majority vote of the advisory board.

Recommended Action: elect chairperson and vice-chairperson.

Item 2. Approval of Meeting Minutes: January 5, 2010

Recommended Action: Approve minutes of the January 5, 2010 meeting.

Item 3. Open Time for Items Not on the Agenda

Comments will be heard for items not on the agenda (limited to three minutes per speaker).

Item 4. Special Tax

Staff has been working to refine project descriptions and cost estimates for the zone's top priority projects, listed below:

Project	Cost Estimates
Pump Station No. 2 Rehabilitation (Construction)	\$2,400,000
Estancia Ditch Improvements (Construction)	\$500,000
Las Gallinas Creek Levee Feasibility Study	\$1,000,000

The cost estimate for continuation with the U.S. Army Corps of Engineers on the Las Gallinas Creek Levee Feasibility Study is the best estimate that can be provided at this time. The actual amount required could vary significantly and will depend on the scope of work outlined by the Corps for phase II of the study.

Recognizing that additional funding is required to continue with these projects, the Advisory Board recommended that staff place a special tax assessment measure on the June 8, 2010 ballot. At its January 5, 2010 Advisory Board meeting, staff presented an update on the projects and a total of seven different funding options. An updated table is shown in Figure 1, attached.

Based on a poll of meeting participants, *Option 7* at 10 years appeared to be the most widely supported option for a special tax assessment. There also appeared to be strong support for additional study efforts to establish a vision for the community that incorporates flood damage

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reduction with habitat improvements. The public also expressed a desire for infrastructure improvements to be designed to the extent possible to reduce flood insurance cost.

The extent or scope of a planning document envisioned by community is not clear. Our experience in other zones is that a typical watershed planning effort identifies the needs of a watershed, including flood control, stormwater management, and environmental resources. The needs are identified by performing a series of studies, which could include land and biological surveys, hydrologic and hydraulic modeling, and geotechnical evaluations, among others. Following the completion of these studies, projects which address identified needs are conceptually developed and later prioritized. This level of study effort would normally cost between \$500,000 to \$1,000,000.

If a master planning study is funded in Zone 7, staff would seek input from the Advisory Board and community to determine study goals and desired outcomes. A series of community workshops providing an exchange of ideas related to flood control, stormwater management, resource protection, and habitat restoration would be held. The study results would guide all future actions of the zone.

In order to place a Zone 7 Special Tax measure on the June 2010 ballot, the Advisory Board must take action tonight.

Recommended Action: Staff is seeking a policy recommendation from the Advisory Board on whether or not to continue with placing a special tax assessment initiative on the June 10, 2010 ballot. If providing a recommendation to continue, the Advisory Board must specify the following information that will be included in the Resolution of Consolidation:

- The name of each project that is to be funded by the measure.
- The total collective amount to be funded.
- The total number of years for which the special tax is to be collected.

The Resolution of Consolidation recommended by the Advisory Board will be presented to the Board of Supervisors for their consideration.

Example Motions:

Option A

The Advisory Board recommends that the Marin County Flood Control and Water Conservation District Board of Supervisors place a special tax assessment initiative on the June 10, 2010 ballot to fund construction of Pump Station No. 2 Replacement, Estancia Ditch Improvements, Las Gallinas Levee Evaluation, in the amount of \$3,600,000, for a total duration of 10 years.

Option B

The Advisory Board recommends that the Marin County Flood Control and Water Conservation District Board of Supervisors place a special tax assessment initiative on the June 10, 2010 ballot to fund construction of Pump Station No. 2 Replacement, Estancia Ditch Improvements, Las Gallinas Levee Evaluation, Santa Venetia Master Plan Study, in the amount of \$4,600,000, for a total duration of 10 years.

Option C

The Advisory Board recommends that the Marin County Flood Control and Water Conservation District Board of Supervisors does not place a special tax assessment initiative on the June 10,

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2010 ballot.

Item 5. Next Meeting

The next meeting of the Zone No. 7 Advisory Board is scheduled for February 2, 2010.

Figure 1

Zone 7 Special Tax 2010

Option	Project(s)	Years to Replay Loan	Total Loan Amount	Fee Amount (Per Parcel, Per Year)
1	PS No. 2	5	\$2,100,000	\$565
		6	\$2,100,000	\$480
		10	\$2,100,000	\$310
		15	\$2,100,000	\$226
		20	\$2,100,000	\$185
2	Estancia Ditch	5	\$200,000	\$54
		6	\$200,000	\$46
		10	\$200,000	\$30
		15	\$200,000	\$22
		20	\$200,000	\$18
3	Las Gallinas Levee Evaluation	5	\$700,000	\$188
		6	\$700,000	\$160
		10	\$700,000	\$103
		15	\$700,000	\$75
		20	\$700,000	\$62
4	PS No. 2, Estancia Ditch	5	\$2,600,000	\$699
		6	\$2,600,000	\$594
		10	\$2,600,000	\$384
		15	\$2,600,000	\$280
		20	\$2,600,000	\$229
5	PS No. 2, Las Gallinas Levee Evaluation	5	\$3,100,000	\$834
		6	\$3,100,000	\$708
		10	\$3,100,000	\$458
		15	\$3,100,000	\$334
		20	\$3,100,000	\$273
6	Estancia Ditch, Las Gallinas Levee Evaluation	5	\$1,200,000	\$323
		6	\$1,200,000	\$274
		10	\$1,200,000	\$177
		15	\$1,200,000	\$129
		20	\$1,200,000	\$106
7	PS No. 2, Estancia Ditch, Las Gallinas Levee Evaluation	5	\$3,600,000	\$968
		6	\$3,600,000	\$822
		10	\$3,600,000	\$531
		15	\$3,600,000	\$388
		20	\$3,600,000	\$317
8	PS No. 2, Estancia Ditch, Las Gallinas Levee Evaluation, Master Plan Study	5	\$4,600,000	\$1,237
		6	\$4,600,000	\$1,051
		10	\$4,600,000	\$679
		15	\$4,600,000	\$495
		20	\$4,600,000	\$405

Assumptions

Cash on Hand	\$300,000
Interest Rate	4%
Parcels	877
Increase in payments due to land use variation	5%