

Notice of Public Hearing

2019 Water Quality and Flood Protection Fee

PUBLIC HEARING

Notice is hereby given that the City Council will hold a public hearing on a proposed 2019 Water Quality and Flood Protection Fee for properties within the City of Alameda. The Public Hearing will be held:

October 1, 2019, at 7:00 p.m.
Alameda City Council Chambers
2263 Santa Clara Avenue, 3rd Floor

At this public hearing, the City Council will consider the proposed fee and hear all persons interested in the matter. The public is encouraged to attend.

The public hearing is held in accordance with Article XIID of the California Constitution (Proposition 218) and with the procedures adopted by resolution of the City Council on July 16, 2019. The procedures and other related documents can be found on the City's website at www.alamedaca.gov/cleanwater.

Any owner of a parcel of real property subject to the proposed 2019 Water Quality and Flood Protection Fee may object to the proposed fee by filing with the City Clerk, at or before the time of the hearing, a written protest containing a legible signature of the property owner and identifying the parcel by address or assessor's parcel number. The mailing address for a written protest is as follows: 2019 Water Quality and Flood Protection Fee Protest, c/o City Clerk, 2263 Santa Clara Ave., Room 380, Alameda, CA 94501. The property owner may also appear at the hearing and be heard on the matter.

The storm drainage system is managed by the City of Alameda, and the proposed 2019 Water Quality and Flood Protection Fee would be collected and used strictly for the storm drainage system as summarized below and cannot be used for any other purposes.

PROPOSITION 218 PROCESS

There are two steps in the Proposition 218 approval process, a public hearing and a mail-in ballot process. If written protests against the fee are presented by the owners of a majority of properties, then the City cannot impose the fee. If the City Clerk does not receive written protests from the owners of a majority of properties regarding the proposed 2019 Water Quality and Flood Protection Fee before the close of the public testimony portion of the public hearing, the City Council may authorize proceeding to the second step, a mail-in ballot proceeding whereby property owners subject to the fee can vote on the question of whether to approve the fee. A majority vote of the property owners of the properties subject to the fee is needed for approval, with each parcel counting for one vote.

COMMUNITY MEETINGS

The City will also be conducting two community meetings to provide additional opportunities for the public to receive information and provide input regarding the stormwater drainage system in Alameda. The date, time and place of the meetings are shown below:

Community Meeting #1	Community Meeting #2
<ul style="list-style-type: none">• Wednesday, August 28, 2019• 6:00 – 7:30 p.m.• Mastick Senior Center, Social Hall• 1155 Santa Clara Avenue	<ul style="list-style-type: none">• Tuesday, September 10, 2019• 6:30 – 8:00 p.m.• Leydecker Park Recreation Center• 3225 Mecartney Road

OVERVIEW OF PROPOSED 2019 WATER QUALITY AND FLOOD PROTECTION FEE



Reason for the Proposed 2019 Water Quality and Flood Protection Fee. Over the last several years, the City has conducted a series of engineering studies to determine the best ways to keep the storm drainage system working properly to protect streets and properties from local flooding and our beaches clean and safe for our children and future generations. These studies have identified inadequacies, including the need for increased investments in operations, maintenance, and capital improvements.

The City's *Clean Water Program* operates the local storm drainage system. As costs have increased in the last ten years, our revenues have remained flat resulting in an annual deficit. (California state law prevents the City from increasing the storm drainage utility fee without proposing the increase to local properties owners through a ballot measure.) The City's storm drainage reserve fund, designed to be used during flood emergencies, has now been spent down. An increase in the fee will support the costs of maintaining and operating our aging infrastructure.

The City currently spends approximately \$4.2 million annually on the operations and maintenance of the local storm drainage system. Recent studies show \$5.4 million per year is needed to prevent further system degradation. Yet current revenues generated by the existing fee are only \$2.5 million resulting in a significant annual deficit that is projected to grow.

Additionally, there are at least \$30 million of capital improvements and replacements needed to ensure homes are not flooded and roads remain clear for the movement of people, goods, and emergency vehicles - and to achieve strict water quality standards.

Failure to secure the funding will mean cutting back on essential services, such as street sweeping, drain and pipe cleaning, beach cleanups, and pump station upgrades that keep our neighborhoods dry and our Bay and lagoons healthy.



Amount of the Fee. If approved, these fees will be collected on the annual property tax bill along with other fees and charges. The fee for a single-family home on a typical medium-sized parcel (0.08-0.14 acre / 3,267-6,316 square feet), which is the most common fee, is proposed to be an additional **\$78.00 per year**, or \$6.50 per month. The entire schedule of proposed fees is shown in the table to the right. Properties that drain directly to the Bay or meet the Low Impact Development standards will be given rate credits of 57% and 25%, respectively.

The amount of the proposed fee is *in addition* to the existing stormwater utility fees paid by each property. For example, if approved, the owner of a typical home will pay \$56 (current fee) plus \$78.00 (proposed new fee) for a total of \$134.00, per year, or \$11.17 per month. The total additional amount to be collected by the proposed 2019 Water Quality and Flood Protection Fee in Fiscal Year 2020-21 is \$2.89 million bringing total *Clean Water Program* revenues to \$5.45 million.

Land Use Category	Proposed Annual Fee FY 2019-20
Residential *	
Small Under 0.08 ac**	\$ 47.73 per parcel
Medium 0.08 to 0.14 ac	\$ 78.00 per parcel
Large over 0.14 ac	\$ 85.07 per parcel
Condo - Med Density	\$ 47.73 per parcel
Condo - Hi Density	\$ 24.55 per parcel
<i>Multiple homes on single parcel pays 16% higher rate</i>	
Non-Residential ***	
Apartment	\$ 908.18 per acre
Commercial / Retail / Industrial	\$1,083.80 per acre
Office	\$ 765.06 per acre
Church / Institutional	\$ 866.58 per acre
Institutional w/Playfield	\$ 619.22 per acre
Park	\$ 59.76 per acre
Vacant (developed)	\$ 59.76 per acre
Open Space / Agricultural	exempt

* Residential category also includes du- tri- and four-plex units

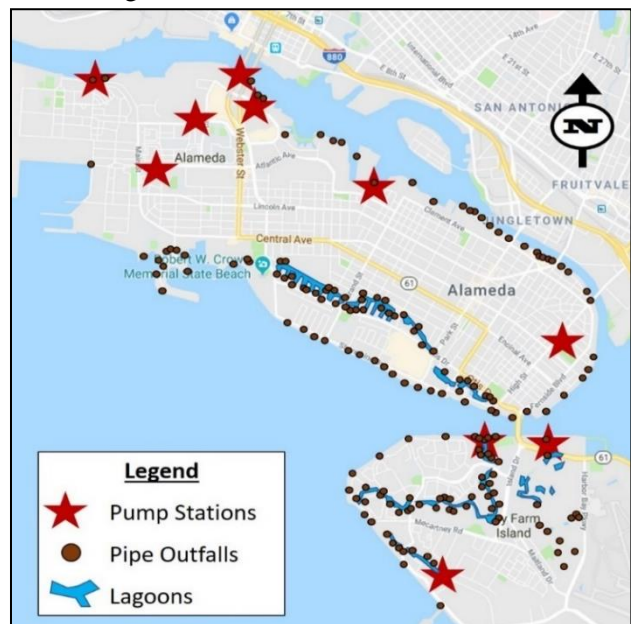
** ac = acre; 1 acre = 43,560 square feet

*** Non-Residential parcel size is calculated to a hundredth of an acre

DESCRIPTION OF STORM DRAINAGE SYSTEM NEEDS

Flood Protection

- **Intersection Flooding** - With such flat terrain and topography in our neighborhoods, the City of Alameda experiences frequent flooding of street intersections that also flow onto nearby properties. Addressing these problems often requires reconfiguring the pavement, curbs and gutters and sidewalks in those areas which can be expensive and time-consuming. The proposed fee includes funding to begin addressing these problems citywide.
- **Pump Stations** – The City of Alameda relies on ten pump stations – some of which date back to the 1940s. These stations “lift” the storm water from our low-lying areas high enough to flow into the Bay. If any of these pump stations fail, there would be significant flooding in the surrounding neighborhoods. The proposed fee includes funding to keep these facilities reliable and operational.
- **Other Facilities** – The City also relies on 126 miles of pipelines, 4,846 inlets and manholes, 96 acres of lagoons, 278 outfalls, and numerous tide gates and seawalls to control flows and convey our stormwater safely and reliably to the Bay (see map at right).



The proposed fee includes funding for enhanced operations and improvements to keep this critical, and aging, system working reliably. While the proposed fee will not be able to fully address the impacts of sea level rise and climate change, all projects and operational enhancements are designed to address those impacts as much as possible.

Trash Capture and Pollutant Reduction

Polluted storm water runoff is the largest source of contaminants in the Bay. The City's storm water system must comply with strict state and federal clean water standards to ensure that water discharged from the system is safe, clean, and healthy enough to protect our beaches and the Bay. The City has a strong compliance program, which includes installing and maintaining 250 trash capture devices, beach cleanup events, and street sweeping that can help capture pollutants before they enter the system. Without additional funding, some of these important services will need to be reduced, and the City risks falling out of compliance with these increasing water quality standards.



Fiscal Accountability

The proposed 2019 Water Quality and Flood Protection Fee is a property-related utility fee as defined in Proposition 218, similar to water, sewer, and garbage utility fees. Proposition 218 ensures that costs are apportioned to each property in a fair and equitable manner. The funds generated from the proposed fees cannot be used for general City purposes – they can only be used for storm drainage services – and the revenues cannot exceed the cost of providing storm drainage services. Finally, the City Council must review the rates each year to determine whether a Consumer Price Index adjustment is justified, and the adjustment is limited the lesser of 3% or the area's Consumer Price Index.

ADMINISTRATION OF THE 2019 WATER QUALITY AND FLOOD PROTECTION FEE

How the Fee Is Calculated. The proposed 2019 Water Quality and Flood Protection Fee is based on the quantity of storm water runoff produced by each parcel or category of parcel. This runoff is based upon the proportional impervious area (e.g. roof tops and pavements) on each category of parcel. A copy of the full 2019 Water Quality and Flood Protection Fee Report can be found online at the Public Works Department's website at www.alamedaca.gov/cleanwater.

Properties Subject to the Fee. All properties are subject to the fee except for open space, agricultural land, and other parcels that are part of the stormwater collection and conveyance system.

Annual Inflation Adjustment. In order to offset the effects of inflation on the cost of labor, materials, and utilities, the proposed fee is subject to an annual increase based on the change in the Consumer Price Index but will be limited to 3% in any single year.

Accountability. The proposed 2019 Water Quality and Flood Protection Fee revenues will be collected and deposited into a separate account that can only be used for specified storm drainage projects, maintenance and operations, and regulatory activities. The City Council must approve the fee level each year in a public meeting based on estimated costs.