



January 14, 2020 Meeting

Community Meeting

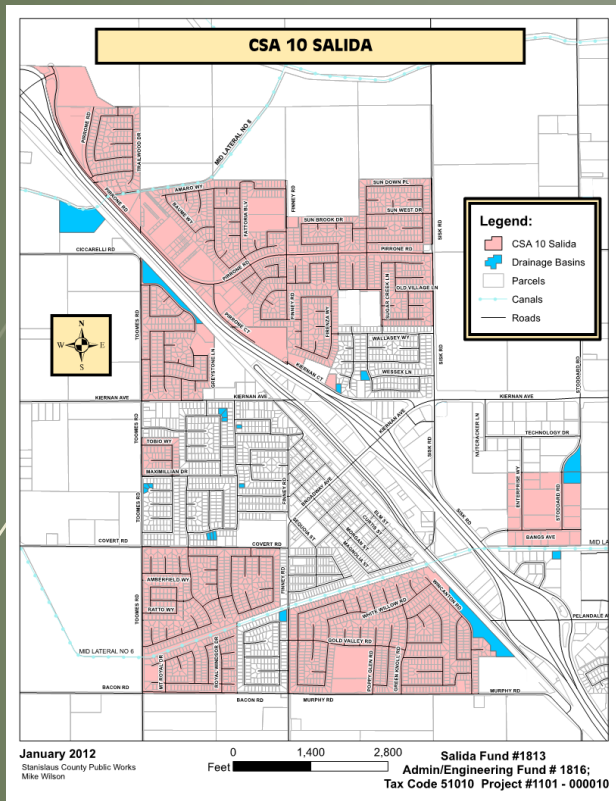
Public Works Department

Parks & Recreation Department

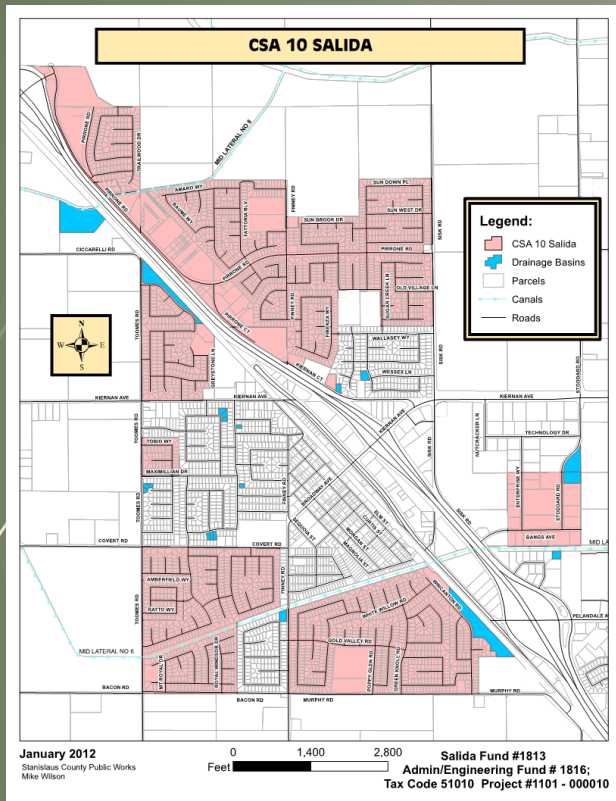
Tonight's Agenda

- CSA 10 Background
- Recap from November Meeting
- Alternative Option CSA 4
- Benefits and Costs
- LAFCO Process
- Prop 218 Process
- Timeline
- Other Questions
- Open House/Workshop

CSA 10 Background

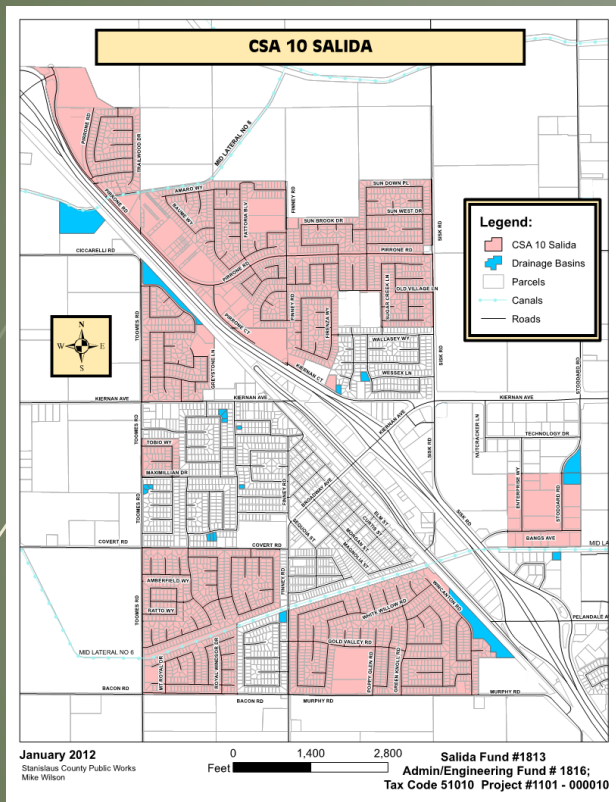


- CSA 10 is a special district that is funded by property owners and pays for special services
- Special services include:
 - Maintenance for your storm drain system and additional street sweepings (2x per month)
 - Maintenance for your parks, play equipment, streetscapes, graffiti abatement



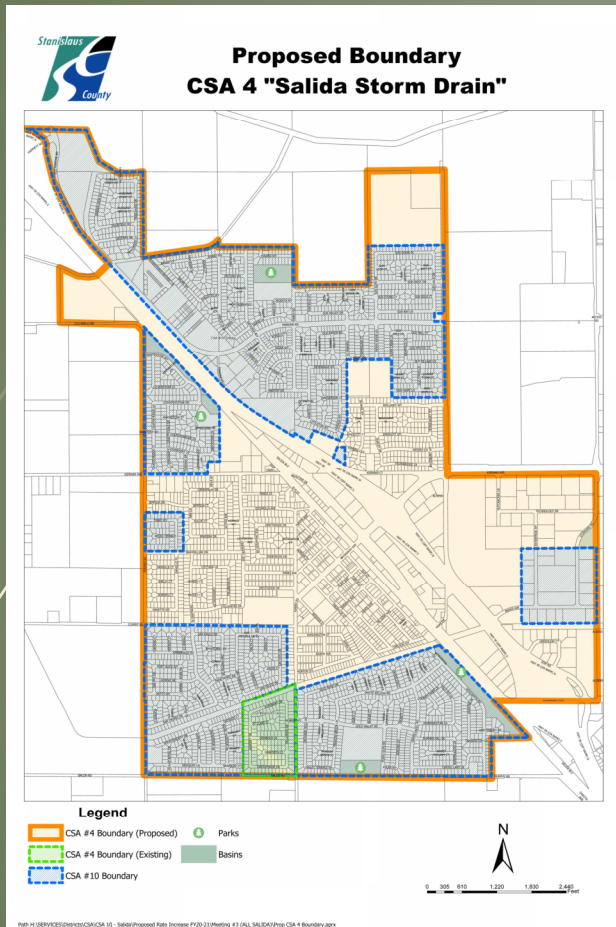
Recap from November

- Current revenue being collected is insufficient to pay for the expenses to provide those special benefit services
- County staff proposed a \$78/yr rate increase
- Over 75 people attended
 - 20 left comment cards
 - 10 were in favor of rate increase
 - 9 were against rate increase
 - 5 wanted all of Salida to pay fair share for storm drain



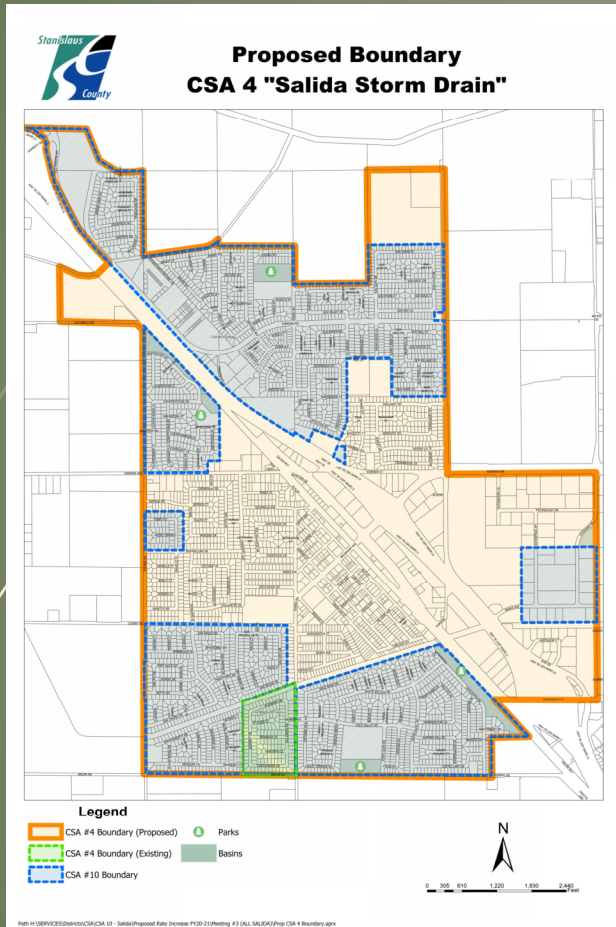
Alternative Option

- Staff listened and explored an alternative solution
- All Salida residents receive a benefit from the storm drainage system – an expanded CSA to include CSA 4 and the old Salida portions is the most equitable for all.



Proposed CSA 4 Annex

- CSA 4 – 137 parcels
- CSA 10 – 2,874 parcels
- Remainder of Salida – 1,388 parcels
- New CSA 4 Boundary will incorporate all 4,399 parcels
 - LAFCO Process
 - Rate remains same during annexation



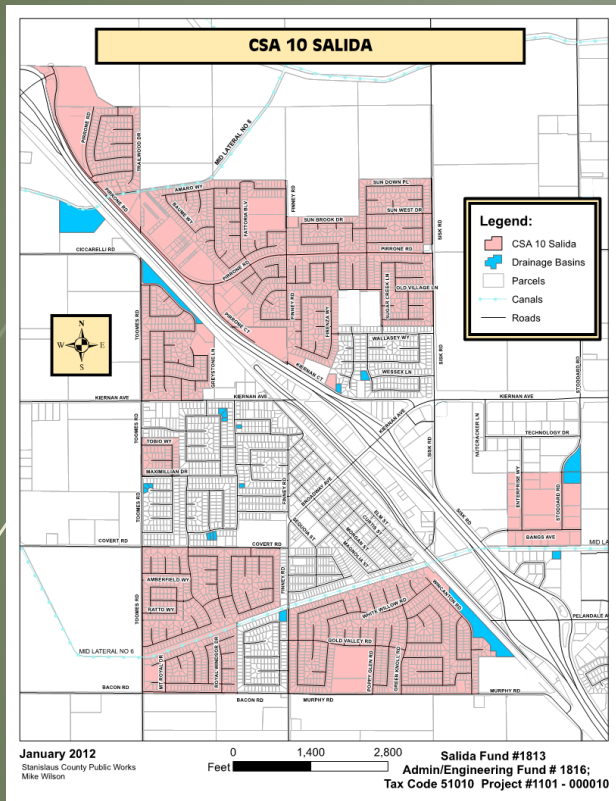
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Benefits of Annexation

- Everyone will be paying a fair share for storm drain maintenance
- The CSA 10 fee earmarked for storm drain and street sweeping (\$52 of the \$139.32) will be reallocated by the Board of Supervisors to fund the deficit for Parks' services **WITHOUT** a rate increase

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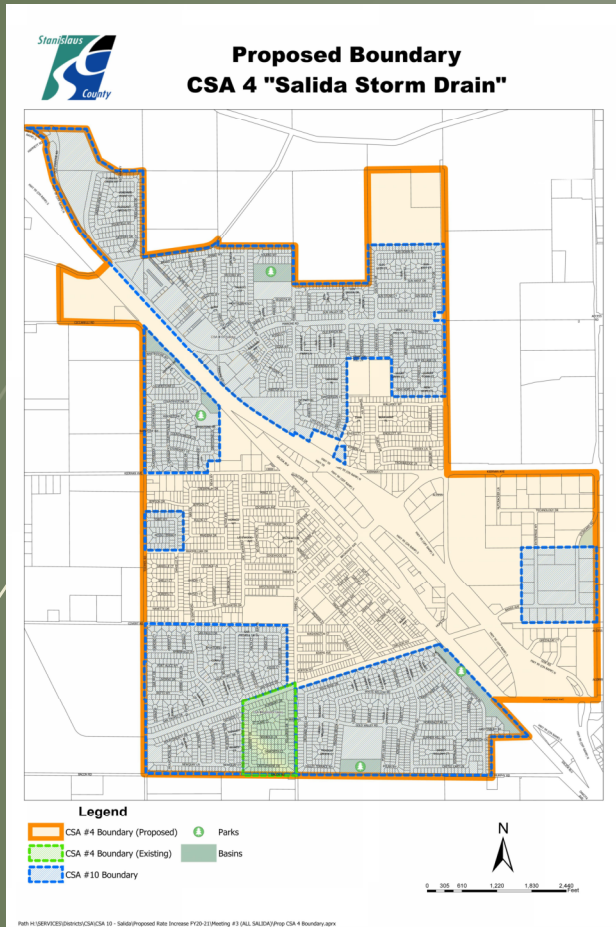
CSA 10 Benefits for Parks



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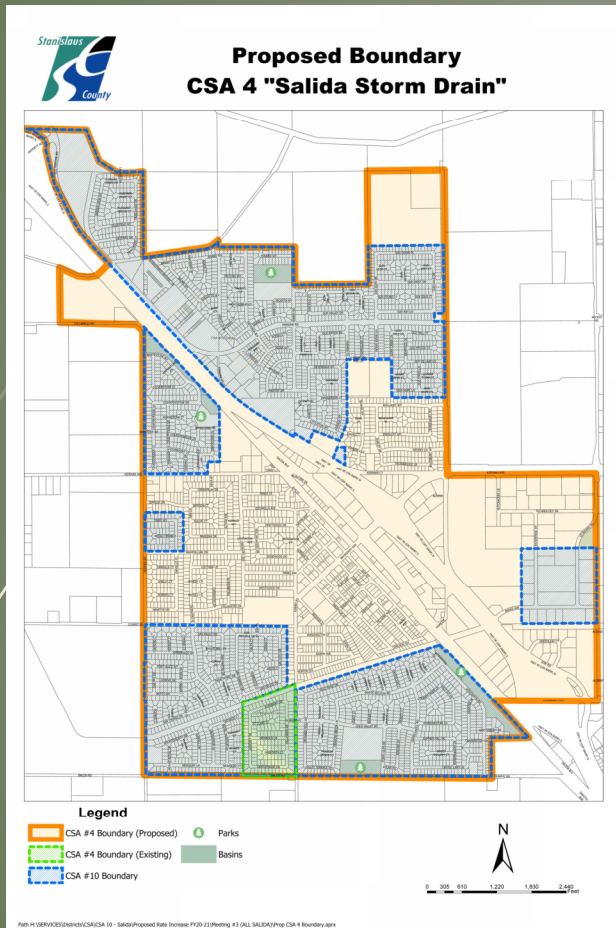
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- Park Services (Total 4 Parks, 21.87 Acres)
 - Mowing, Edging, Blowing
 - Irrigation systems and Backflow testing
 - Play equipment
 - Restrooms
 - Vandalism repairs
 - Rodent abatement
- Streetscape Services (Total 5.4 miles)
 - Mowing, Edging, Blowing
 - Low Tree Trimming
 - Hedge Trimming
 - Weed abatement
 - Graffiti abatement
 - Irrigation systems and Backflow testing



LAFCO Process

- BOS authorizes County staff to submit an application to LAFCO
 - 3 month review process
- LAFCO Commission Review Hearing
 - (if approved, 30-day reconsideration period)
- LAFCO Protest Hearing
 - (minimum of 21 days after 30-day period)
- Certificate of Completion
 - (if upheld, 3 days after protest hearing)



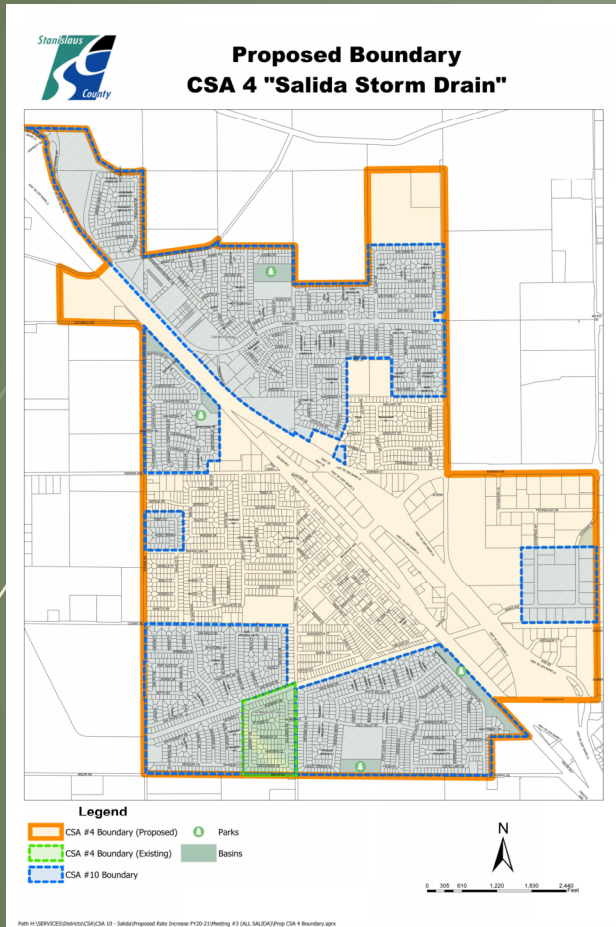
Assessment w/Annexation

- Initially after annexation, everyone will be paying a fee for storm drain maintenance services

	Current	Increase	Total
CSA 10	\$139.32	\$31.38	\$170.70
CSA 4	\$31.38	\$0	\$31.38
Remainder of Salida	\$0	\$31.38	\$31.38

- If approved, first assessment is due Fall 2020

2004 → \$139.32 inflation 2019 → \$189

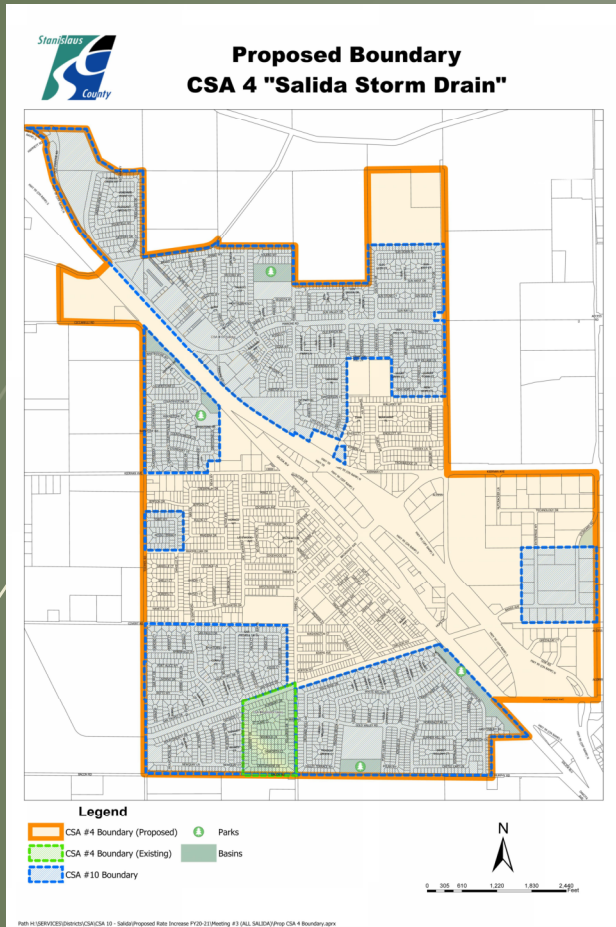


New Assessment

- While everyone in the new CSA 4 is paying for storm, it will not generate enough revenue to pay for all maintenance costs.
- After annexation is complete, a rate increase from \$31.38 to approximately \$64/year will be proposed to pay for normal storm drain maintenance for the next 5 years.

Proposed Assessment

	Current	Annex Increase	Prop 218 Increase	Total
CSA 10	\$139.32	\$31.38	\$32.62	\$203.32
CSA 4	\$31.38	\$0	\$32.62	\$64
Remainder of Salida	\$0	\$31.38	\$32.62	\$64

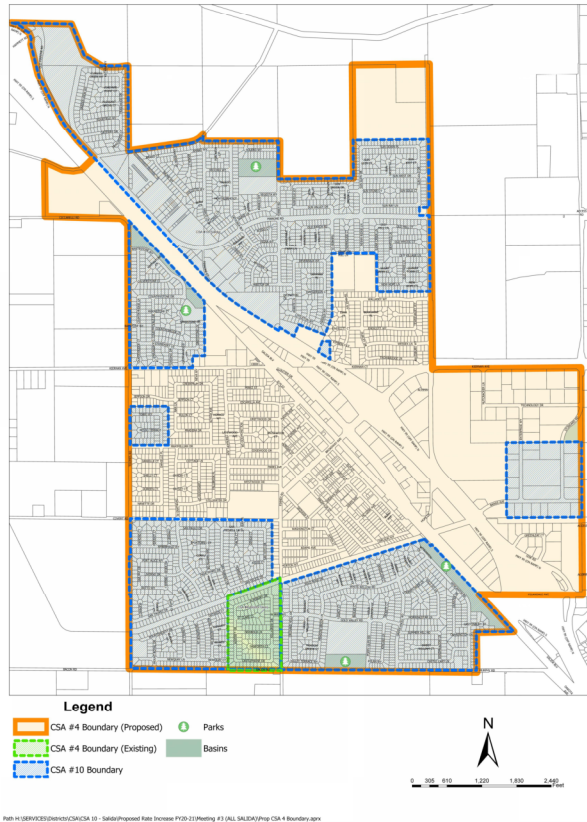


Prop 218 vote

- To approve: *no response required*
- To disapprove: *50% +1 of owners need to mail a protest ballot (minimum of ~2,200)*
- If approved, first assessment is due Fall 2021
- If increase fails, then
 - Street sweepings reduced, then pumps after that



Proposed Boundary CSA 4 "Salida Storm Drain"



Timeline

- Initial Outreach
 - Outreach #1 MAC (10/22/2019)
 - Outreach #2 CSA 10 (11/12/2019)
 - Outreach #3 1/14/2020**
 - Outreach #4 MAC (2/25/2020)
- LAFCO Process
 - Application, Committee Review, Protest Hearing 5 months (Feb – June 2020)
- Prop 218 Process
 - Mail Ballots, Public Hearing, Adopt Results, Protest Hearing 5 months (June – Oct 2020)
- Assessment (fee due) Nov. 2020**
 - Annexation Fee (\$31.32)
- Assessment (fee due) Nov. 2021**
 - Rate Increase Fee (\$64)

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OPEN HOUSE AT STATIONS

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Sample Tax Bill

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NET TAXABLE VALUE 171195
VALUES X TAX RATE PER \$100 1.000000 \$1,711.96

VOTER APPROVED TAXES / TAXING AGENCY DIRECT CHARGES & SPECIAL ASSESSMENTS / FEES

PHONE #	CODE	DESCRIPTION	ASSESSED VALUE	X	TAX RATE / 100	=	TAX AMOUNT
(209) 545-0339	43600	SALIDA ELEM-BOND 88	171195		0.004891		\$8.38
(209) 545-0339	43705	SALIDA ELEM - BOND 2019 A	171195		0.007299		\$12.50
(209) 492-5002	47725	MODESTO HIGH-BOND 2001	171195		0.034036		\$58.26
(209) 575-6959	47860	YCCD - BOND 2007 C	171195		0.008839		\$15.14
(209) 575-6959	47870	YCCD - BOND 2010 D	171195		0.000405		\$0.70
(209) 575-6959	47880	YCCD - BOND 2012 REF	171195		0.007286		\$12.48
(209) 575-6959	47890	YCCD - BOND 2015 REFUNDING	171195		0.007250		\$12.42

PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG
(209) 525-4190	CSA 10 SALIDA	\$139.52	(209) 552-3862	SALIDA FIRE DISTRI	\$45.20	(209) 525-4190	SALIDA LIGHTING DI	\$27.46
(209) 492-5002	SAPFFA CFD	\$812.86	(209) 545-4987	SALIDA SANITARY D	\$533.02	(209) 525-4190	CSA 4 STORM DRAIN	\$64.00

AGENCY TAXES \$119.88
 DIRECT CHARGES \$1,622.06
 FEES \$0.00
 PENALTY & COST \$0.00
 AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES \$1,741.94

1st INSTALLMENT \$1,726.95	2nd INSTALLMENT \$1,726.95	TOTAL TAXES
DELINQUENT AFTER 12/10/2019	DELINQUENT AFTER 04/10/2020	\$3,453.90

Salida Area Public Facility Fees Agency – Mello Roos

- Mello-Roos is a tax that pays back the initial construction costs of the community common infrastructure. This is a 30-year bond and does not pay maintenance costs. This is \$812.86 / lot. Salida Area Public Facilities Finance Agency (SAPFFA) the Mello-Roos bond is due to be paid off on September 1, 2030.
- The bond financed: Dena Boer School, Sisk E.S., Salida Middle School, Salida Sanitary Sewer District plant expansion, Segesta Park, Murphy Park, , Wincanton Park, Countrystone Park, buses for Modesto Schools, Ciccarelli Fire Station and the land for Gregori HS.