



# Irish Beach Water District

2024 Water System Upgrade and Sustainability Assessment:  
Proposition 218 Assessment

August 10, 2024





# Introductions

## **Irish Beach Water District *Proposition 218 Committee***

- Charlie Acker, General Manager
- Heather Hackett, Board Secretary
- Tom Ottoboni, Treasurer

## **SCI Consulting Group, *Assessment Engineering Services***

- John Bliss, President  
Assessment Engineer
- Melanie Lee, Consultant







# AGENDA

- Background
- Financial Challenges
- Tentative Capital Improvement Projects
- The Process to Increase Funding
- Proposed 2024 Water System Upgrade & Sustainability Assessment
- Proposition 218 Requirements & Process
- Ballot Package
- Virtual Community Meeting
- Q&A

# Background

## IRISH BEACH WATER DISTRICT



The Water District was established in 1967 to supply and distribute potable drinking water to the Irish Beach community in rural Mendocino County.

## COMMUNITY SERVED



The Water District serves 204 developed parcels and 246 bare land vacant potentially-connected parcels within the Irish Beach community.

## GOVERNANCE



The Water District is governed by a Board of Directors with four-year terms, committed to providing financially sustainable, high-quality water services to its constituent property owners.

## INFRASTRUCTURE UPGRADES



The Water District actively engages in infrastructure projects, including pipeline replacement, tank restoration, and well activation to maintain the water system.

## WATER DISTRICT REVENUES



The Water District's revenue sources include service charges, connection fees, and the Capital Replacement portion of the 2002 annual assessment starting in fiscal year 2024-25.



# Financial Challenges

## Current Challenges

- Backlog of deferred long-term maintenance and capital replacement.
- Crucial water system components nearing end of useful lifespan.
- Pipelines over 50 years old requiring urgent upgrades and repairs.

## Rising Costs and Regulatory Changes

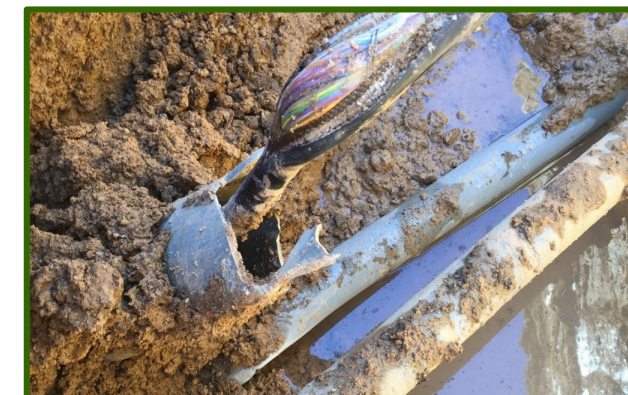
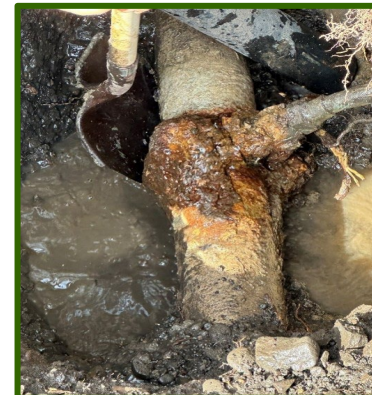
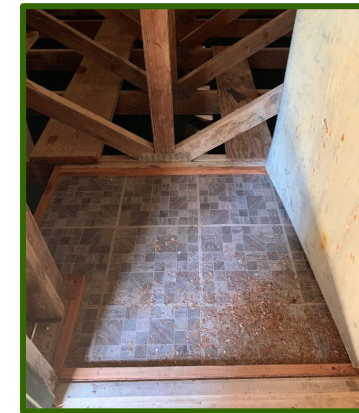
- Increased maintenance and replacement costs.
- Recent regulatory changes heighten the need for new funding sources.

## 2023 Comprehensive Assessment

- Conducted by Hazen & Sawyer, Water Quality and Supply Engineers.
- Identified a capital improvement plan for the next 25+ years.
- Urgent replacement of over 3,000 feet of potable pipes within 1-5 years.

## Financial Constraints

- Current revenue insufficient for long-term needs and ongoing operations.
- Capital Replacement funds reinstated from the 2002 Assessment are helpful but inadequate.
- Deferral of improvement projects continues.



# Tentative Capital Improvement Projects (1 – 5 years)

Time-frame	Quantity	Description	Acquisition Date, FY	Estimated Useful Life	Estimated Replacement Cost
Short	1 Ea.	<b>Tank 3</b> - 84,000 gal - Bolted Steel on Concrete	2010	30-60	\$29,604
Short	1,470 LF	<b>6" PVC Pipeline, Valves &amp; Connections</b>	1978	40	\$266,592
Short	1 Ea.	<b>Tank 4</b> - 125,000 Concrete Tank	1989	30-60	\$266,936
Short	Various	<b>Water Treatment Plant Filters &amp; Equipment</b>	1985	10-15	\$91,292

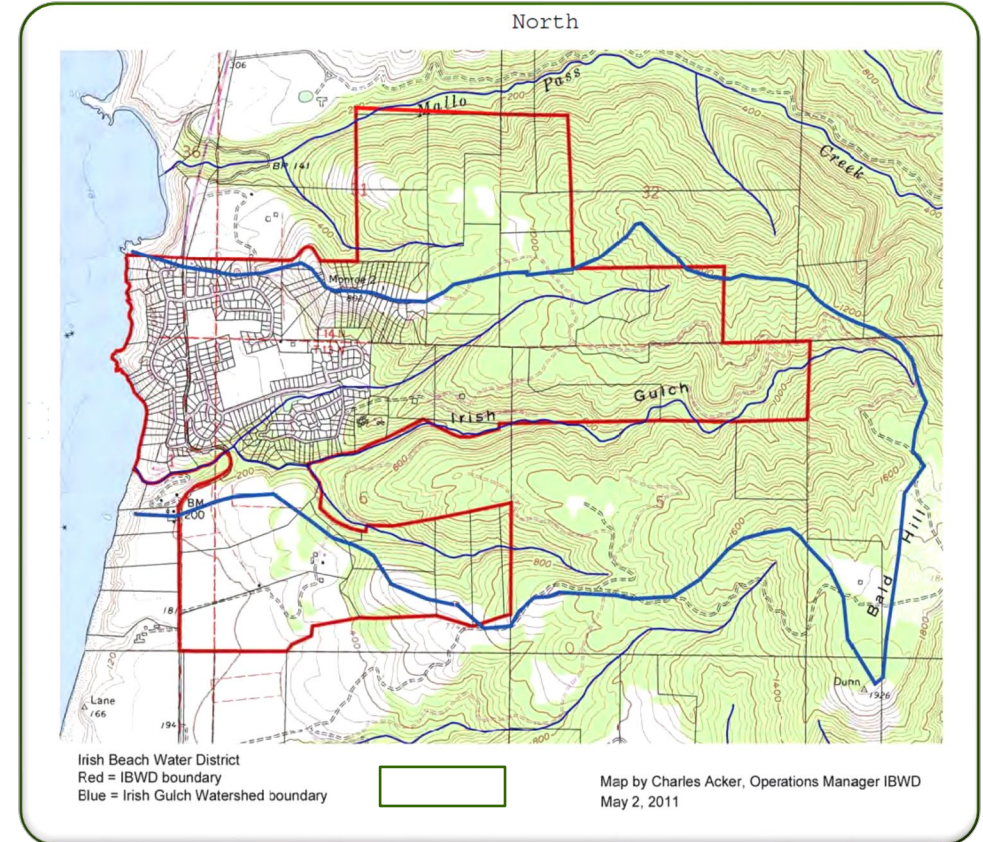


FIGURE 1  
Irish Beach Water District  
Map by Charles Acker, Operations Manager IBWD  
May 2, 2011



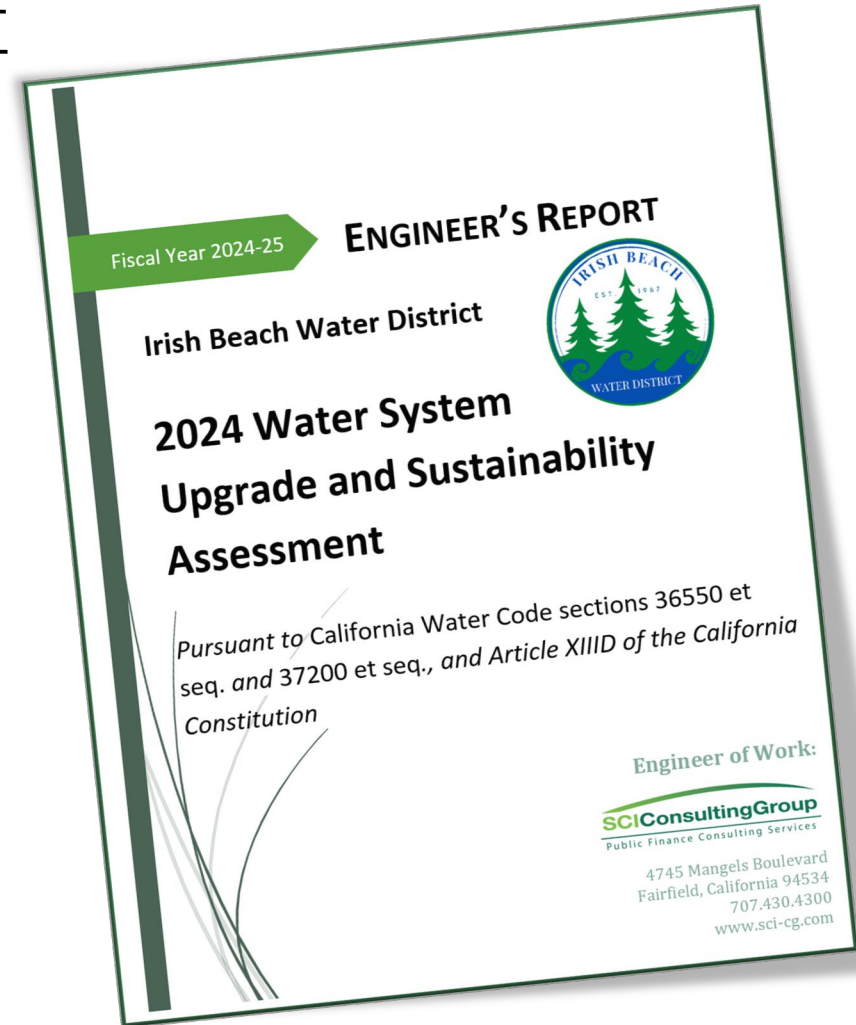
# Tentative Capital Improvement Projects (6 – 25 years)

Time-frame	Quantity	Description	Acquisition Date, FY	Estimated Useful Life	Estimated Replacement Cost
Mid	1,327 LF	<b>6" PVC Pipeline</b> , Valves & Connections	1978	40	\$441,082
Mid	1 Ea.	<b>New Well A</b> - Easement & Wellhead ( <i>Location TBD - connect to existing tank</i> )	New	25-35	\$100,136
Mid	1 Ea.	<b>Tank 1</b> - 210,000 gal - Bolted Steel on Concrete	2013	30-60	\$41,537
Mid	1,200 LF	<b>3" &amp; 6" PVC Pipeline</b> , Valves & Connections	1989	40	\$450,785
Mid	1 Ea.	<b>New Well A</b> - Electrical, controls, pipeline ( <i>Location TBD - connect to existing tank</i> )	New	25-35	\$253,959
Mid	1 Ea.	<b>New Well B</b> - Easement & Wellhead ( <i>Location TBD - connect to new tank</i> )	New	25-35	\$128,758
Mid	1 Ea.	<b>New Well B</b> - Electrical, controls, pipeline ( <i>Location TBD - connect to new tank</i> )	New	25-35	\$272,741
Mid	1 Ea.	<b>New Tank B</b> - bolted steel on concrete ( <i>Location TBD - connect to new well</i> )	New	30-60	\$525,834
Long	935 LF	<b>4" &amp; 6" PVC Pipeline</b> , Valves & Connections	1978	40	\$360,541
Long	1,110 LF	<b>6" PVC Pipeline</b> , Valves & Connections	1989	40	\$721,012

# The Process to Increase Funding

## Proposition 218: Right to Vote on Taxes Act

- Approved by California voters in 1996
- Establish and Quantify General and Special Benefits in Engineer's Report
- Determination of special benefit must be done by a qualified licensed Professional Engineer
- All parcels within the District receiving special benefit must be assessed
- Assessment must be proportional to the special benefit received



Howard Jarvis  
Taxpayers Association  
— established in 1978 —



# Proposed 2024 Water System Upgrade & Sustainability Assessment

## 204 Developed Properties and 246 Bare land vacant lots

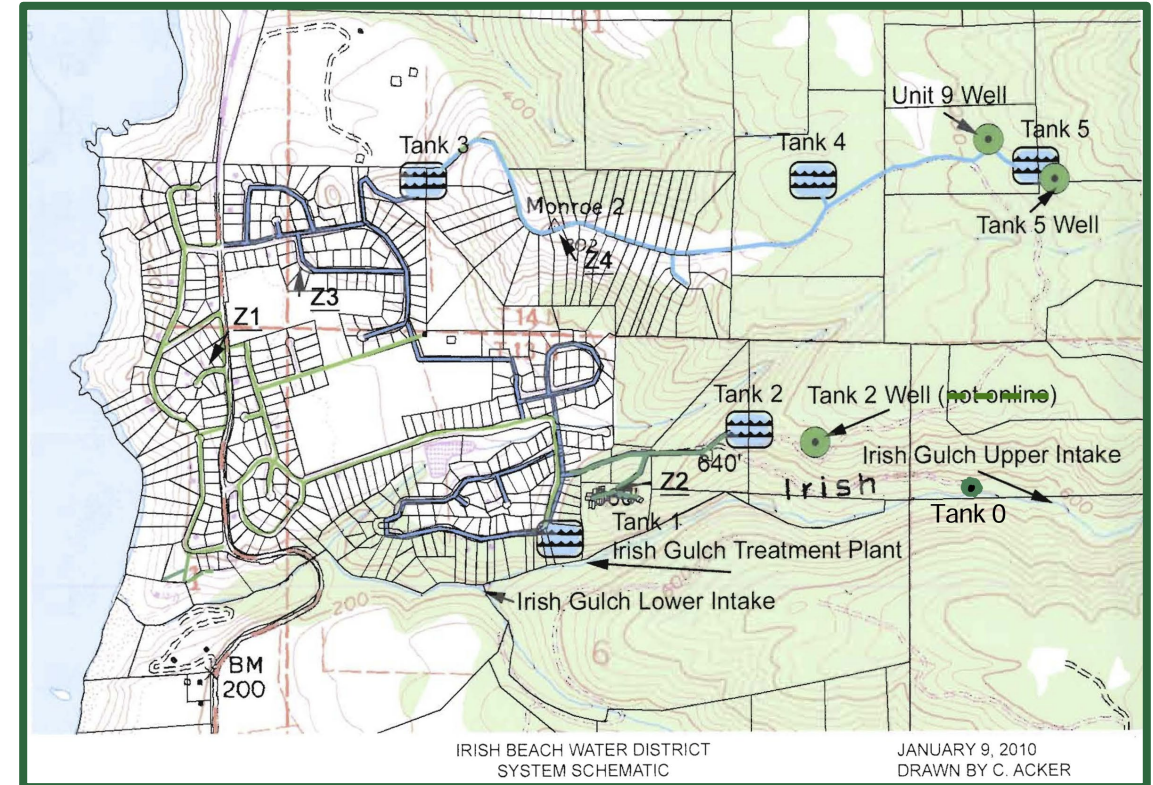
- Developed properties connected to the water system: \$258.00 per year (\$21.50 per month)
- Bare land vacant lots: \$98.04 per year (\$8.17 per month)

## Total amount to be collected for the 2024 assessment in fiscal year 2024-25 is \$76,750.

- For fiscal year 2024-25, it will be collected by invoice.
- In subsequent years, it will appear on the property tax bill



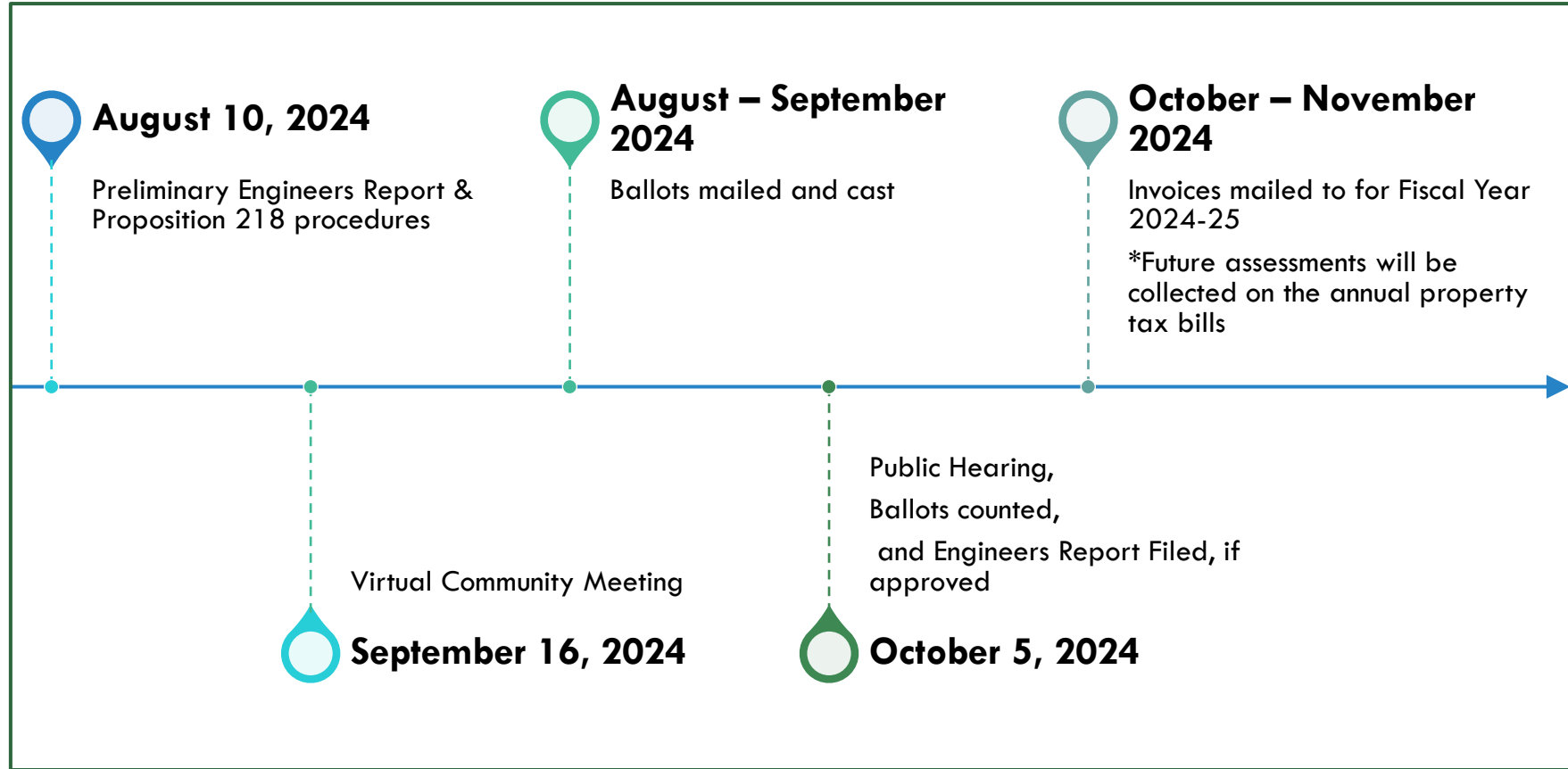
*\*Proposed fee is subject to an annual increase based on the annual change in the Engineering News Record Construction Cost Index 20-city average (ENR-CCI), but capped at no more than 4% in any single year.*



# Prop 218 Requirements & Process

## Prop 218 Key Requirement

1. Vote of property owners in mailed ballot proceeding.
2. Ballot is weighted in proportion to the parcel's proposed assessment
3. Requires 50% weighted majority of returned ballots to approve





# Ballot Package



## Irish Beach Water District 2024 Water System Upgrade & Sustainability Assessment Official Notice and Ballot Information Guide

### Why Did You Receive This Ballot?

The Irish Beach Water District (Water District), established in 1967, supplies and distributes potable drinking water to the Irish Beach community in rural Mendocino County where you are a property owner. The Water District serves 204 developed-parcels, and 246 bare land vacant potentially-connected parcels. Governed by a Board of Directors (Board) with four-year terms, the Water District is committed to providing financially sustainable, high-quality water services to its constituent property owners, and actively engages in infrastructure projects, including pipeline replacement, tank restoration, and well activation.

The Water District generates revenue to support the water system through service charges, connection fees, and, starting with the 2024-25 fiscal year, the Capital Replacement portion of the 2002 annual assessment collected on property tax bills.

The Water District is currently facing a significant backlog of deferred long-term infrastructure maintenance. Rising maintenance costs and necessary infrastructure upgrades have necessitated the need for additional funding, as current revenue is insufficient to cover ongoing operations and capital replacements.

In 2023, the Water District enlisted Hazen & Sawyer who are water quality and supply engineers, to conduct a comprehensive assessment of the potable water system. This evaluation, based on the existing asset pipeline inventory, resulted in a 25+ year capital improvement plan focused on rehabilitating and replacing PVC pipes. The plan prioritizes urgent pipeline replacement and other infrastructure upgrades within the next 1-25 years. Additionally, the Water District faces:

- Long-term maintenance needs to ensure the reliability and safety of the water supply;
- \$4 million in capital project needs due to aging infrastructure; and
- Increasing costs for compliance with water quality regulatory requirements.

To address the critical water system upgrades and secure long-term financial sustainability, the Water District is proposing the "2024 Water System Upgrade and Sustainability Assessment." If approved by property owners, this initiative, combined with funds from the reinstated 2002 annual assessment, will ensure a stable and reliable funding for long-term capital improvements. We appreciate your participation in this balloting, and your interest in high quality and sustainable water services for Irish Beach.



Please Complete Your Ballot And Mail It Back Promptly  
All Ballots Must Be Received By 10:00 am October 5, 2024 To Be Counted

Irish Beach Water District  
P.O. Box 67  
Manchester, CA 95459

### OFFICIAL PROPERTY OWNER BALLOT Irish Beach Water District 2024 Water System Upgrade and Sustainability Assessment

- YES, I approve the proposed annual assessment for the 2024 Water System Upgrade and Sustainability Assessment, including future annual adjustments for inflation based on the Engineering News Record Construction Cost Index 20-city average (ENR-CCI) for the previous January.
- NO, I do not approve the proposed annual assessment for 2024 Water System Upgrade and Sustainability Assessment.

Signed \_\_\_\_\_ Date \_\_\_\_\_ Print Name \_\_\_\_\_

I hereby declare, under penalty of perjury, that I am the property owner(s) or authorized representative of the owner(s) for the parcel(s) identified on this official ballot. *Ballots must be marked and signed by recorded property owner or authorized representative to be counted.*

You are invited to attend the public hearing on October 5, at 10:00 a.m. You may return your ballot in the following ways:

- Mail your ballot in the enclosed return envelope so that it is received on or before 10:00 a.m. on October 5, 2024.
- Deliver your ballot in person at the Rex Dunning Firehouse, 15401 Forest View Road, Manchester, CA. Use the locked mailbox located near the entry door to the firehouse. Ballots must be returned either by mail or by hand delivery and must be received by 10:00 a.m. on Saturday, October 5, to be counted.

Signed ballots **MUST** be received before the public hearing on Saturday, October 5, at 10:00 a.m. at the Rex Dunning Firehouse located at 15401 Forest View Road, Manchester, California.

FOLD THE BALLOT SO THAT THIS SIDE IS ON THE INSIDE OF THE FOLD BEFORE PLACING THIS BALLOT IN THE RETURN ENVELOPE.

Irish Beach Water District  
P.O. Box 67  
Manchester, CA 95459

### OFFICIAL PROPERTY OWNER BALLOT Irish Beach Water District 2024 Water System Upgrade and Sustainability Assessment

#### INSTRUCTIONS FOR THE COMPLETION AND RETURN OF OFFICIAL BALLOTS

1. Read the enclosed Ballot Guide for information about the proposed 2024 Water System Upgrade and Sustainability Assessment and additional balloting information.
2. Fill in the oval next to the word "YES" or "NO".
3. Sign and date the official ballot. Only official ballots which are signed and clearly marked will be counted.
4. How to return your ballot: 1) mail your official ballot in the enclosed postage paid return envelope or 2) deliver it in person to the address shown on the reverse side.
5. If you make a mistake in completing your ballot, wish to change or withdraw your ballot, or have any additional questions, please call (707) 882-2892.

Property Owner  
1234 Sample Dr  
Manchester, CA 56789

PARCEL	PROPOSED ASSESSMENT
123456789	\$XXX.XX

FOLD HERE (this side should be on the outside after fold)



Irish Beach Water District  
P.O. Box 67  
Manchester, CA 95459

PRESORTED  
FIRST CLASS  
U.S. POSTAGE PAID  
SACRAMENTO, CA  
PERMIT NO. 333

OFFICIAL BALLOT ENCLOSED  
FOR PROPERTY OWNERS IN THE  
IRISH BEACH WATER DISTRICT FOR A PROPOSED  
2024 WATER SYSTEM UPGRADE & SUSTAINABILITY ASSESSMENT

Property Owner Name  
Mail Address  
Mail City Mail State Mail Zip

OFFICIAL MAIL  
OFFICIAL ASSESSMENT  
BALLOT ENCLOSED  
PLEASE OPEN IMMEDIATELY

COMPLETED BALLOTS MUST BE RECEIVED ON  
OR BEFORE OCTOBER 5, 2024 BY 10:00 am

OFFICIAL BALLOT ENCLOSED  
IRISH BEACH WATER DISTRICT  
2024 Water System Upgrade  
and Sustainability Assessment  
DO NOT OPEN BEFORE OCTOBER 5, 2024

IRISH BEACH WATER DISTRICT  
C/O THE TABULATOR  
P.O. BOX 67  
MANCHESTER, CA 95459



**September 16, 2024  
@ 6:30 p.m.**

***Zoom Link available  
on [IBWD.org](http://IBWD.org)***

# VIRTUAL COMMUNITY MEETING



# Q & A



## **Any Questions:**

Please contact the Water District:

Phone: (707)882-2892

Email: [Secretary@IBWD.org](mailto:Secretary@IBWD.org)

Website: [www.IBWD.org](http://www.IBWD.org).

# Watch for your ballot!

Ballots Mailed: August 19

**Ballots must be received by 10:00 am on  
October 5, 2024**