The Bethel Island Municipal Improvement District ("BIMID")

invites your application for the position of

DISTRICT MANAGER

The "Heart of the Delta" Welcomes You!

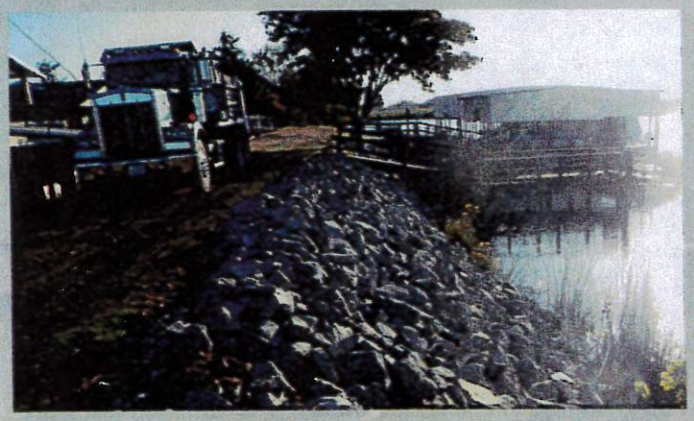
Do we have a story to tell, and our story could become your story! The Bethel Island Municipal Improvement District (BIMID) is seeking a new full time District Manager to help lead the District over the next several years through the most transformative period in its history. BIMID provides critical operation, maintenance, and capital improvements to Bethel Island's 11.5 mile levee system and comprehensive 19+ mile drainage system, pumping and flood control facilities, and operation and maintenance services to the additional 3+ mile levee, peninsula rock slope, drainage, seepage and pumping systems of the new 495 home lagoon/waterfront development of Delta Coves.

Delta Coves Site

WHY BIMID? AND WHY NOW?

The Setting and the Community – In addition to its critical role as a major source of quality water throughout California, much has increasingly been emphasized about "the Delta as a Place," historically, recreationally, and environmentally. Located just south of the confluence of the Sacramento and San Joaquin Rivers, as a renowned, diverse, eclectic "legacy community" in the Delta, with its own unique ambiance and recreational lifestyle, Bethel Island is also one of the 8 western "sentinel islands" in the California Bay Delta between the salt water and fresh water that protect the quality of this water source for much of greater California. With a permanent population of over 2,100, and seasonal population of 5,000+, Bethel Island is the most populated of all the self-contained Delta Islands, with over 1,500 residences (largely waterfront) occupied full time, or part time by off-Island property owners as recreational second homes. It is also the site of the "last of its kind" master planned lagoon-based waterfront development of 495 new homes called Delta Coves just now getting underway, for which BIMID is contracted to operate and maintain its additional levee, drainage, seepage, pumping and breach systems Yet most of the interior of Bethel Island's 3,500 acres is open pasture land, creating a unique blend of urban, rural and wildlife interface that is – and will remain – a singularly bucolic oasis, albeit conveniently located adjacent to the rapidly urbanizing East Bay.

The District, the Challenges, and the Opportunities; Setbacks, Breakthroughs, a Whole New Outlook –



Originally established in 1915 as Reclamation District 1619, BIMID was created in 1960 by special State legislation (the "BIMID Act"). It has historically been funded almost exclusively by ad valorem Property Taxes, which has proven to be a volatile revenue source, particularly sensitive to economic downturns and significant housing market swings. From its creation in 1960 well into the 1980's, BIMID and other similar Districts were "pretty much on their own" to fulfill their responsibilities with such limited local revenue sources. Described as "totally ad hoc back then," with no clear standards and no one to actively enforce them, this was not at all an optimal arrangement. Yet, "by the seat of its pants" BIMID was somehow nonetheless during this period able to do just enough to keep any Bethel Island levees from breaching.

However, following severe storms in 1986, flooding and levee failures elsewhere in the Delta, and the realization of the precarious condition of levees throughout the Delta (including Bethel Island's), the State recognized the need to provide significantly more funding for levee projects. In 1988 the Delta Levees Program therefore came into being under the Department of Water Resources to bring more State funding, regulation and oversight to this regional and State priority. Largely beginning in the early 1990's, under this new framework of responsibility and opportunity, with initial concerns over a "threatened levee site" on the north part of Bethel Island named Horseshoe Bend, BIMID began more vigorously undertaking efforts to address and fund as best it could long identified Bethel Island levee deficiencies through a multi-phased work program that extended over several DWR Special Projects Work Agreements through the 1990's and into the 2000's. They particularly focused on the most chronically threatened northwest and northerly levee sections, including chronic seepage issues along Horseshoe Bend, identified by then as a serious problem most directly impacted by the river flow confluence.

With the help of DWR funding and FEMA reimbursements, BIMID was also able to complete substantial emergency levee repair and reconstruction of damage caused by a severe storm event in 1996. That event compelled FEMA to require levee districts to bring their levees at least into compliance with its minimal Hazardous Mitigation Plan (HMP) standard to remain eligible for any future FEMA disaster relief reimbursement following declared emergencies. Since over half of Delta levee breaches occur from structural failure of levees, in 2006 BIMID had an electromagnetic anomaly survey undertaken to investigate the internal structure and integrity of its levee, and in 2007 a formal Engineering Geotechnical Investigation and Conceptual Design was completed for Bethel Island's entire levee

system. In the meantime, due to a series of severe storms in January, 2006, it also once again became necessary to make other substantial levee repairs just to keep up.

Overall during the 1990's, BIMID entered into a series of DWR Work Agreements for such projects totaling over $760,000, and from 2000 to 2007 (just before the recession) project Work Agreements totaling over $3,287,000. Except for a 10% local share on the 2006 $25,550 electromagnetic survey (given its analytic nature), the required local share of the over $4,047,000 for all levee project construction and engineering Work Agreements from the early 1990's to 2007 was consistently a full 25%, or nearly $1 million total out of pocket expenditure, a major stretch for BIMID financially. Between 2009 and 2012, at 100% DWR funding as a fundamental analytic planning tool, BIMID's current 5-Year Plan was accomplished for a total of $67,000.

However, the recent multi-year "great recession" took an especially significant toll on BIMID, during which its Property Tax revenues declined by over 1/3 from its FY 2008-09 peak of $543,371 to its low point of $358,642 in FY 2012-13, necessitating substantial operational and staffing reductions, and reducing BIMID's ability to (1) take full advantage of DWR's "Subventions Program" for significant reimbursement (up to 75%) of annual levee maintenance costs, or (2) meet local share requirements for DWR's "Special Projects" grant funding for major levee capital improvement projects. Nonetheless, in 2012, as a high priority for both BIMID and for DWR across the Delta, a very favorable 5% local share rate enabled BIMID to apply for, be awarded, and implement an HMP Project to bring all deficient levee sites, mostly behind local residences, into compliance with this minimum FEMA standard (with a total final cost of just under $1 million upon its completion in 2015). Yet for any more significant major levee capital improvement projects in the future, restoring and enhancing its annual levee maintenance operations, and expanding and improving its organizational staffing capabilities following the recession, it became increasingly evident that BIMID needed a substantial new long term, ongoing, and more stable source of revenue, and so in 2014 the BIMID Board determined to pursue the establishment of a Proposition 218 Assessment District ballot measure.

Also in 2014, in anticipation of the possible success of the Assessment District effort, BIMID essentially "rolled the dice" and applied for a $5.1 million Horseshoe Bend Multi-Benefit Levee Improvement Project. A longtime BIMID, DWR and USACOE regional priority, it was awarded to BIMID at a very favorable 6% local share rate, only one of four agencies out of 26 applicants awarded funding under this competitive DWR Special Projects Grant Program Project Solicitation Package (PSP). Yet given BIMID's continuing financial limitations following the recession, even 6% for such a larger project amounted to over $300,000, a formidable obstacle for BIMID without an additional source of ongoing revenue such as the proposed Assessment District.

Fortunately, in August, 2015, all the pieces fell into place, and BIMID's financial base was significantly augmented and stabilized by over $216,000 with the passage of the Assessment District by over 2/3 community support, and is being further enhanced by the new Delta Coves contract and its own associated $575,000 Community Facilities District Annual Budget. In addition to supporting the Horseshoe Bend Project, the new Assessment District funding has also just enabled BIMID to be one of only nine agencies awarded funding out of 23 applicants under a new 2016 DWR competitive Multi-Benefit PSP for its $7.6 million Northwest Levee Improvement Project and Southwest Levee Seepage Reduction Project at another exceptional 7% local share rate (or $492,000). Its Delta Coves engagement is also enabling BIMID to further increase the depth and breadth of its team of 10 technical field and administrative staff, and engineering, legal and financial management consultants, and begin substantially upgrading its equipment fleet. BIMID's Property Tax revenues have also recovered by 50% since the recession, and as Delta Coves homes are built and sold in coming years, its overall Property Tax base will substantially broaden to an unprecedented level. Bethel Island was also recently recognized by the State Delta Stewardship Council's Delta Levee Investment Strategy as among the "Very Highest Priority" Delta Islands for future State funding.

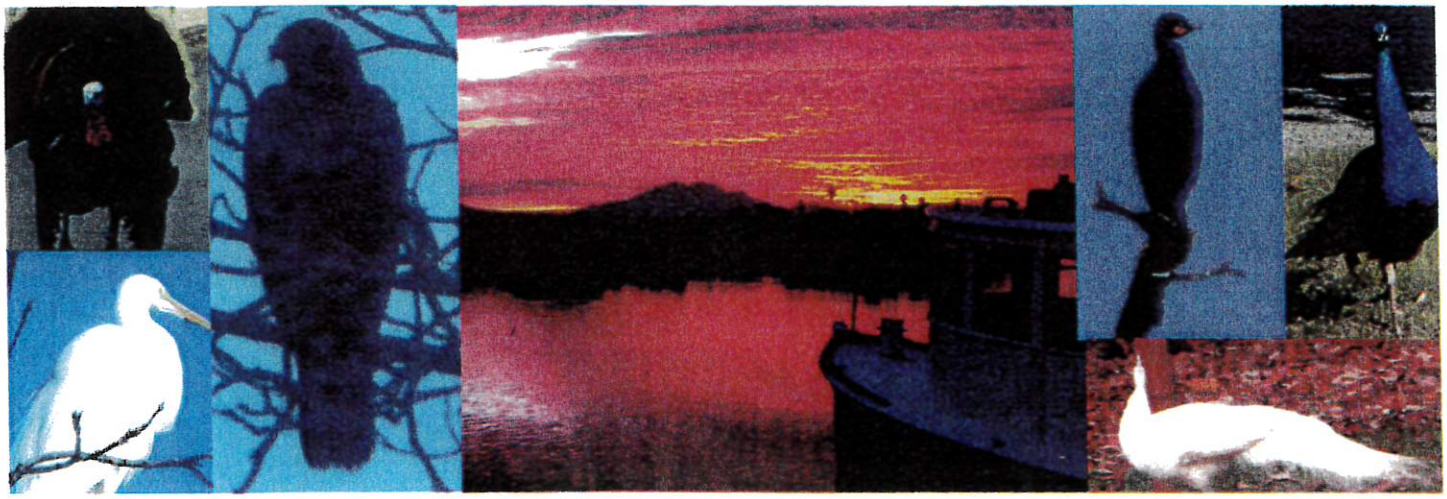
So a significantly brighter, more financially solvent future is assured for BIMID than ever before, with multi-million dollar, DWR-funded major levee improvement projects already in the works or on the horizon, an enhanced annual levee maintenance/rock placement program being implemented, the Delta Coves contract materializing this Fiscal Year, its baseline Property Tax revenues increasing, its year end General Fund carryover reserve more than restored, and its dedicated, capable, expanded professional staff/consultant team eager to work with you. This District Manager position therefore represents a unique professional opportunity to help lead the BIMID organization and Bethel Island community through this dramatic transformation period, including the substantial revision and ultimate accomplishment of its current 5-Year Plan and beyond based on so much more that will now be possible as BIMID's more promising future unfolds, and the effective implementation of its now $735,000 General Fund/Assessment District/Subventions Operational Budget, $126,000 annual Assessment District Capital Improvement Budget (plus current and future CDBG and other grants), and the annual $575,000 Delta Coves Operation and Maintenance Budget.

THE IDEAL CANDIDATE; PERSONAL ATTRIBUTES, EDUCATION, PROFESSIONAL EXPERIENCE

The ideal candidate will be well-rounded with respect to both professional background, and personal attributes, to facilitate BIMID's accomplishing its goals. Will be a technologically savvy individual, balanced with broad background experience in local government and/or special district management, finance, and grantsmanship, notably in smaller local agencies. Outstanding oral and written communications skills, an inclusive "hands on" collaborative management style working with in-house staff and contract employees, technical and legal consultants, and an elected Board of Directors, proven community and interagency relations and conflict management/mediation skills, and confidence to work effectively with State, Federal, County and other regulatory compliance and funding agencies and their staff, and various Committees and Commissions, upon which the realization of BIMID's mission largely depends. Specific flood control, reclamation district or related experience helpful, including emergency management scenarios and training, and direct familiarity with State Department of Water Resources, Fish and Wildlife, FEMA, and the USAOCE desirable. Performance measurement, tracking and record keeping a high priority, as is a calm and effective temperament, demeanor, and manner in handling stressful or emergency situations. Personal integrity a must. Any combination of education, training experience which would provide the required knowledge, skills and abilities, such as a Bachelor's Degree in public or business administration, engineering, or related field, (MPA or MBA a plus), and/or 5 years management experience in a municipal, special district, reclamation district, or other public agency.

COMPENSATION AND BENEFITS

Salary Range $88,500 - $105,000 annually depending on qualifications, plus a comprehensive benefit package.

THE SELECTION PROCESS

Application deadline: 5:00 P.M. June 30, 2017. Please submit cover letter and resume to Bethel Island Municipal Improvement District, P.O. Box 244, Bethel Island, CA 94511, Attention Jeff Butzlaff, or e-mail to ljbutzlaff@yahoo.com. Materials must reflect the specific nature, size and scope of your responsibilities, staff oversight, organizational complexity and budget, key challenges and accomplishments, and specific years and months (with beginning and ending dates) for each position held. The most qualified candidates will be invited to participate further in the selection process, including a formal interview of finalists by the BIMID Board of Directors. For further information call (925) 684-2210 between 9:00 A.M. and 3:30 P.M. Mon.-Fri.