Landscape, Lighting and Maintenance Assessment Districts (LLMADs)



Recommendation

That the City Council adopt resolutions confirming the diagrams, assessments, and levying the assessments for Fiscal Year 2024-2025 for the:

- Bay Breeze Subdivision Landscaping and Lighting Maintenance Assessment District No. PK-03-02,
- Vista Montaña Subdivision Landscaping and Lighting Maintenance Assessment District (LLMAD) No. PK-03-03, and
- Gonzales Street Alleyway Landscaping and Lighting District (Gonzales LLMAD) No. PK-94-1.

Process

Initiate – March 26, 2024 – City Council adopted Resolutions directing the filing of the Annual Engineer's Reports for all 3 LLMADS

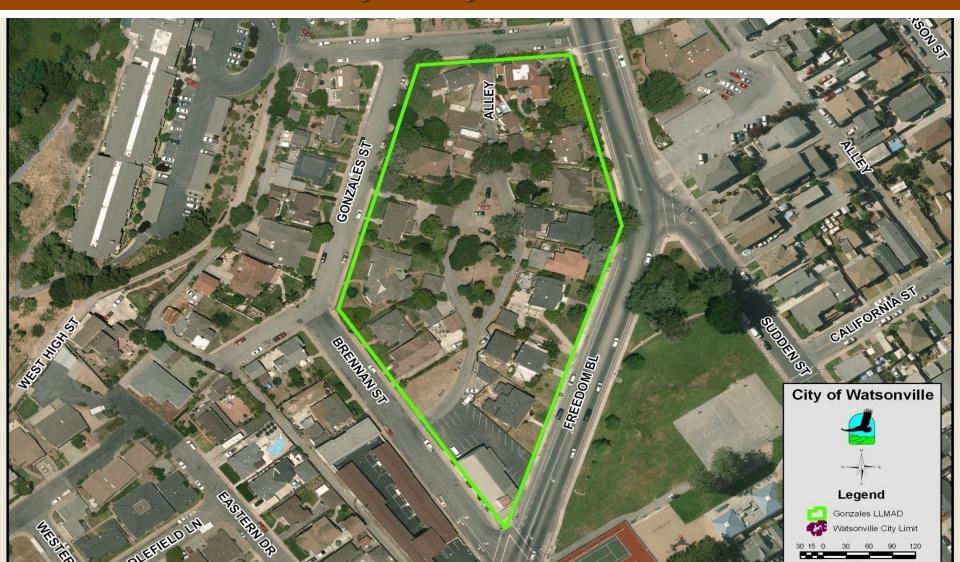
Update – **May 14, 2024** – City Council adopted Resolutions accepting Engineer's Report for all 3 LLMADS & setting the Public Hearing for July 9, 2023

Approve – July 9, 2024 - Public Hearing is required to levy the assessment for the Districts

Annual Assessments

- Need for annual increases:
 - Account for rising personnel and materials costs
 - Account for rising contractor costs
 - If assessments do not keep pace with costs, then service levels need to be reduced.

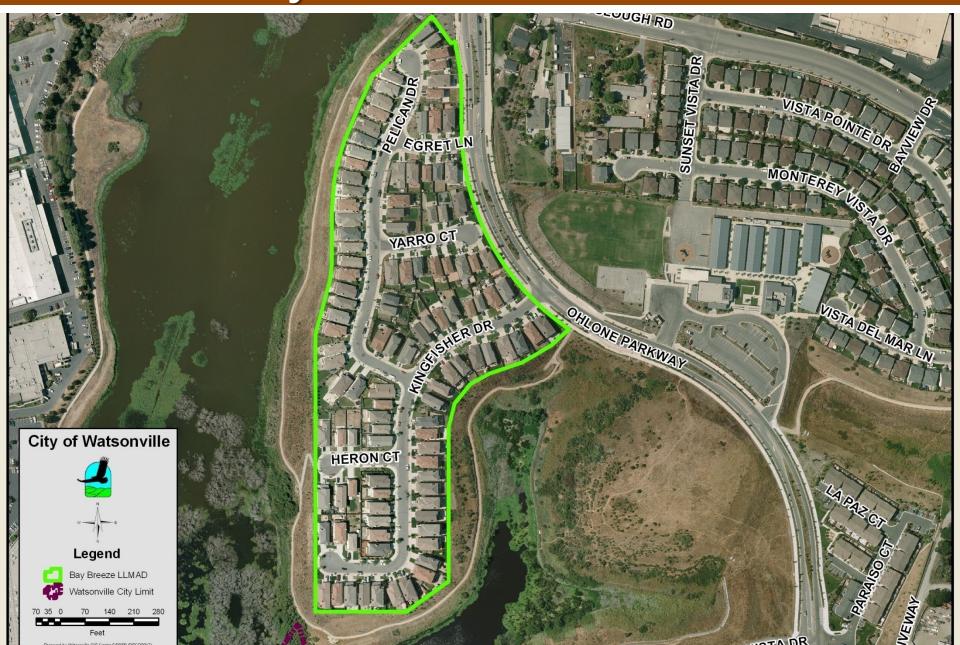
Gonzales Street Alleyway LLMAD



Gonzales Street Alleyway

- Gonzales Street Landscape, Lighting & Maintenance Assessment District (LLMAD) was established in 1994.
- 17 parcels
- The maximum annual assessment is \$35.82 per unit.
- Total annual assessment is \$600.
- No change to the 2024-25 assessment.

Bay Breeze LLMAD



Bay Breeze LLMAD

- The City began the maintenance work for this subdivision in fiscal year 2004-05.
- 114 single family parcels
- Annual assessment per EDU

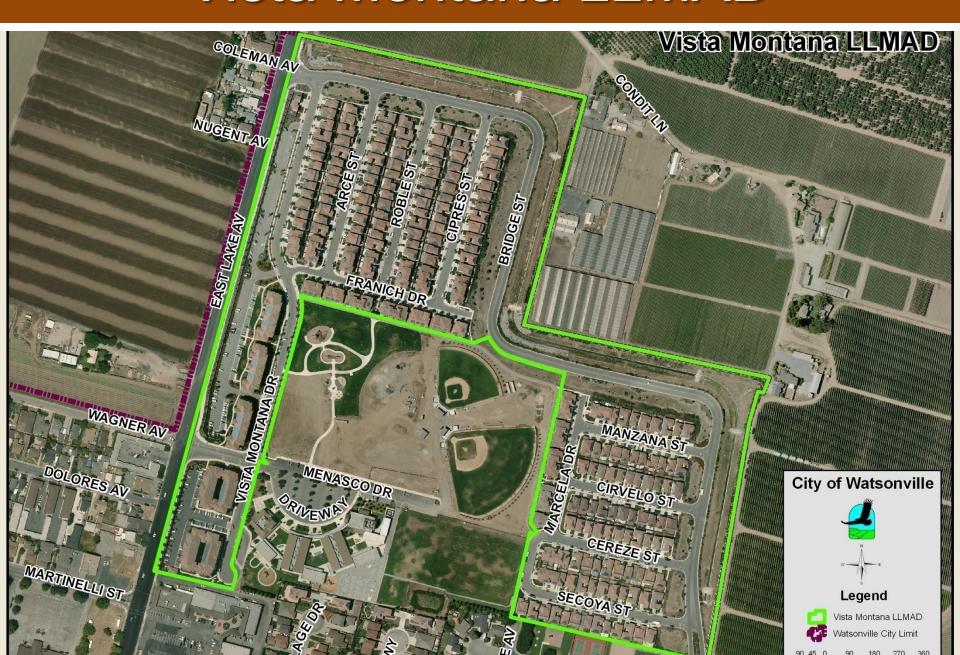
<u>2023-24</u>	<u> 2024-25</u>	<u>Increase</u>
\$611.48	\$627.38	\$15.90

Total \$69,708.72 \$71,521.15 \$1,812.43 District

Bay Breeze LLMAD

- \$24,159 is budgeted for maintenance.
- \$47,362 will be placed in reserve for future repair and replacement.

Vista Montaña LLMAD



Vista Montaña LLMAD

- The City began the maintenance work for this subdivision in fiscal year 2004-05.
- 173 SFH, 80 Townhomes, 135 Apartments
- Annual Assessment per EDU

•	<u>2023-24</u>	<u>2024-25</u>	<u>Increase</u>
Single Family	\$560.28	\$574.84	\$14.56
Townhomes Apartments	\$448.22 \$154.56	\$459.88 \$158.58	\$11.66 \$ 4.02
Apartificitis	ψ134.30	ψ130.30	Ψ4.02

Total District

\$153,651.96 \$157,646.91 \$3,994.95

Vista Montaña LLMAD

• \$59,601 is budgeted for maintenance.

 \$98,037 is allocated to be placed in reserve.

Vista Montaña

Assessment fees no longer sufficient

- Rising maintenance demands not captured in annual updates
- Insufficient funding to build the reserve

Next Steps

- Property owner vote on proposed assessment increase
 - Yes= Increased maintenance and rebuild reserve
 - No= Prioritize building reserve, maintenance deferred.

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- Gonzales Street Alley Landscaping and Lighting District (Gonzales LLMAD) No. PK-94-1.

Questions

