

# Landscape, Lighting and Maintenance Assessment Districts (LLMADs)

- Gonzales Street Alleyway
- Bay Breeze
- Vista Montaña



# 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



City of Watsonville



Legend



Vista Montaña LLMAD



Watsonville City Limit

90 45 0 90 180 270 360

# 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	\$448.22	\$459.88	\$11.66
Apartments	\$154.56	\$158.58	\$ 4.02
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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- Vista Montaña Subdivision Landscaping and Lighting Maintenance Assessment District (LLMAD) No. PK-03-03, and
- Gonzales Street Alley Landscaping and Lighting District (Gonzales LLMAD) No. PK-94-1.

# Questions

