

LANDSCAPE LIGHTING AND MAINTENANCE DISTRICT (LLMD) NO. 1



Public Works Department
July 25, 2019

WHAT IS THE LLMD?

- The LLMD contains 145 subdivisions that pay an annual assessment for maintenance of landscaped buffers and open space in the subdivisions.
- 14,870 individual assessments generating \$729,700 per year.
- Annexed between 1983 and 1996.
- No street lighting was ever included in the LLMD.
- Rates are fixed without a ballot of property owners.



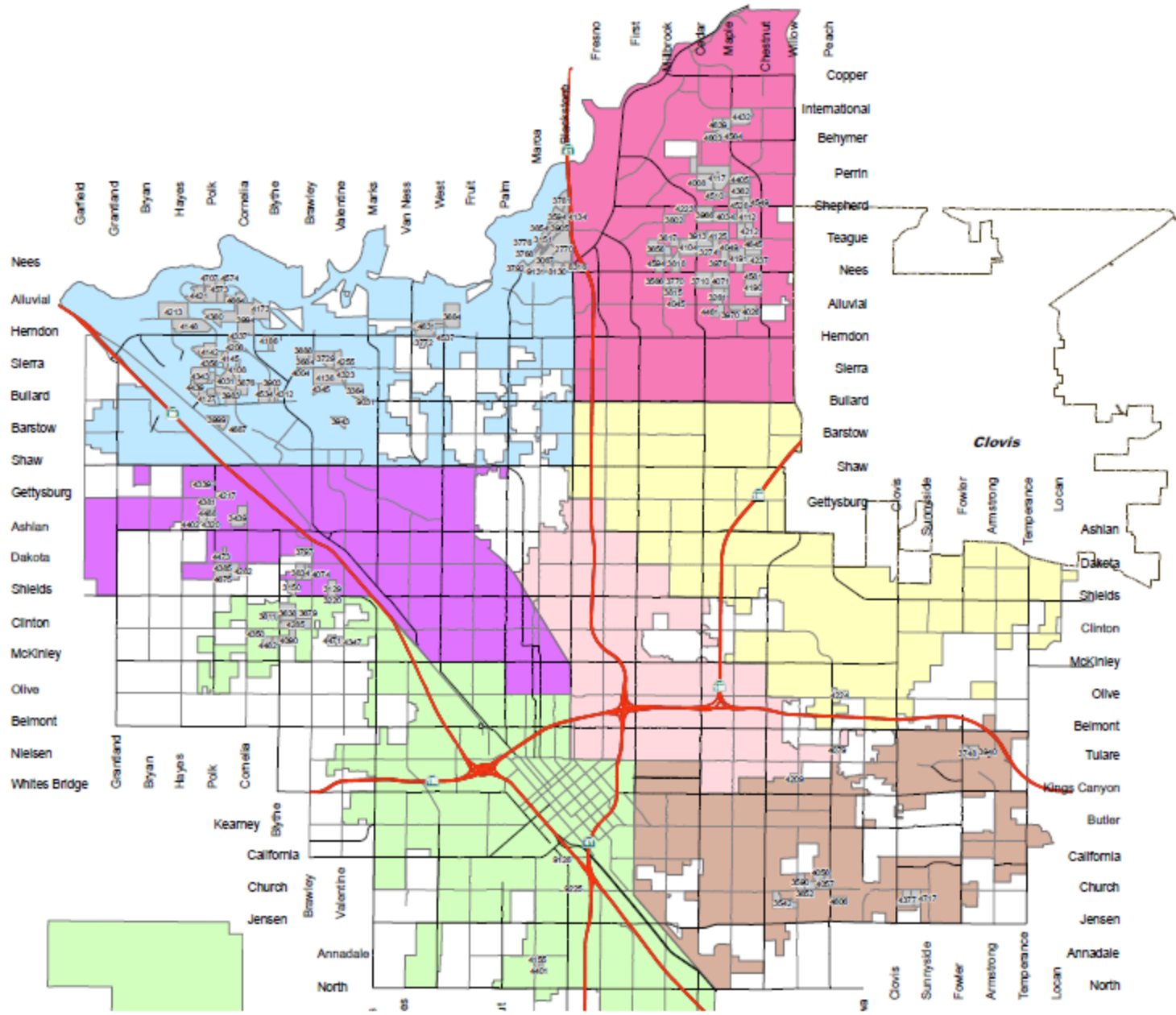
Legend

LLMD Tracts

Council Districts

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7

LOCATION MAP
PORTION OF FRESNO METROPOLITAN AREA
(MAP 1 OF 5)



**BOUNDARY MAP OF CITY OF FRESNO
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1**

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

ACCT NO.	CITY OF FRESNO - Publ	
P.W. FILE NO.		
REF. & REV.		
BOUNDARY MAP OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1		CONS CITY E DR.

TODAY'S ACTION

- Public hearing scheduled by the Council for today, July 25, 2019 at 10:00am.
- Adopt resolution to approve the LLMD diagram and assessment; and to levy and collect the annual assessments of \$729,700.
- Annually considered and approved by the Council.

LLMD AND CFD HISTORY

- 1972 – Landscape and Lighting Maintenance Act
- In 1982, the Mello-Roos Community Facilities Act of 1982 (Government Code §53311-53368.3) was created to provide an alternate method of financing needed improvements and services.
- While older neighborhoods featured homes fronting major streets, neighborhoods in the 1980's and 1990's backed up to major streets with landscaped buffers, creating a maintenance obligation that cities did not want to take on with limited General Fund revenues.
- Pre-1996, LLMD increases approved annually by Council.
- With Prop 218, LLMD rates could not be adjusted without a vote of the property owners.
- 1997 - Community Facilities District No. 2 formed with annual escalators in the maximum special tax.
- 2005 – CFD 11 formed to include concrete, lighting, paving, special features.
- 2008 – CFD 9 formed for multi-family, commercial and industrial.

Current Condition of LLMD's

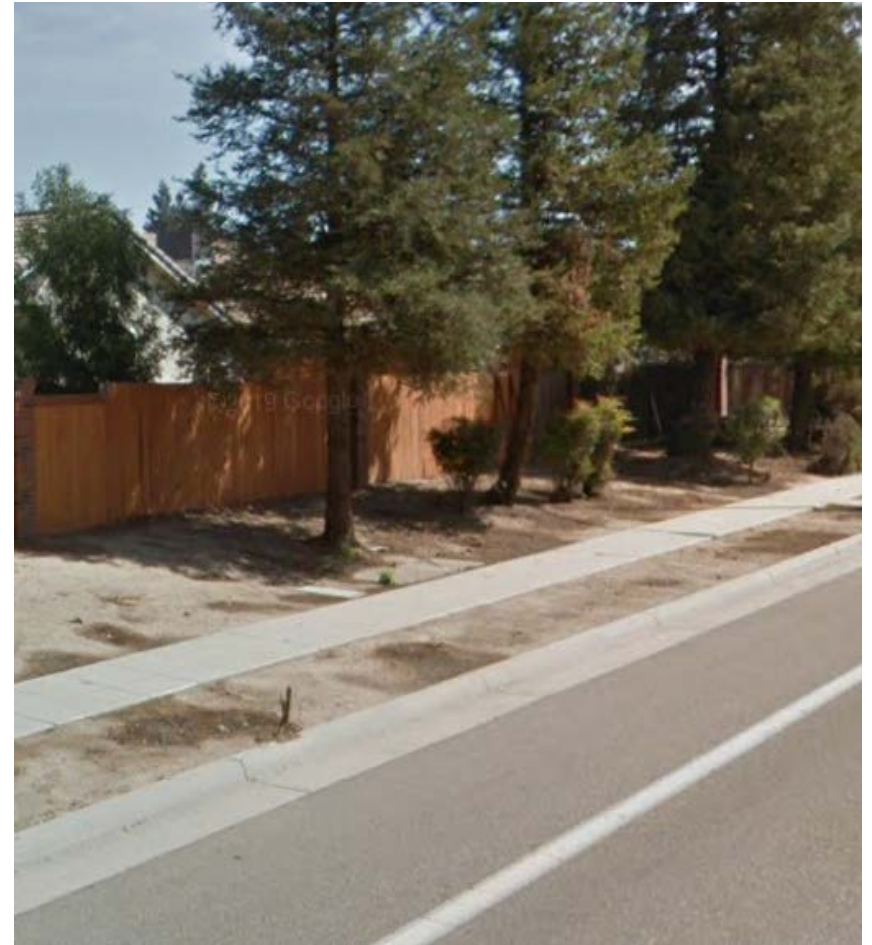
LLMD

- Serviced Every 60 Days by Private Contractor
- Missing Plant Material (Shrubs and Trees)
- Outdated and Inefficient Irrigation Systems
- Average LLMD Assessment Per Unit, \$49.05

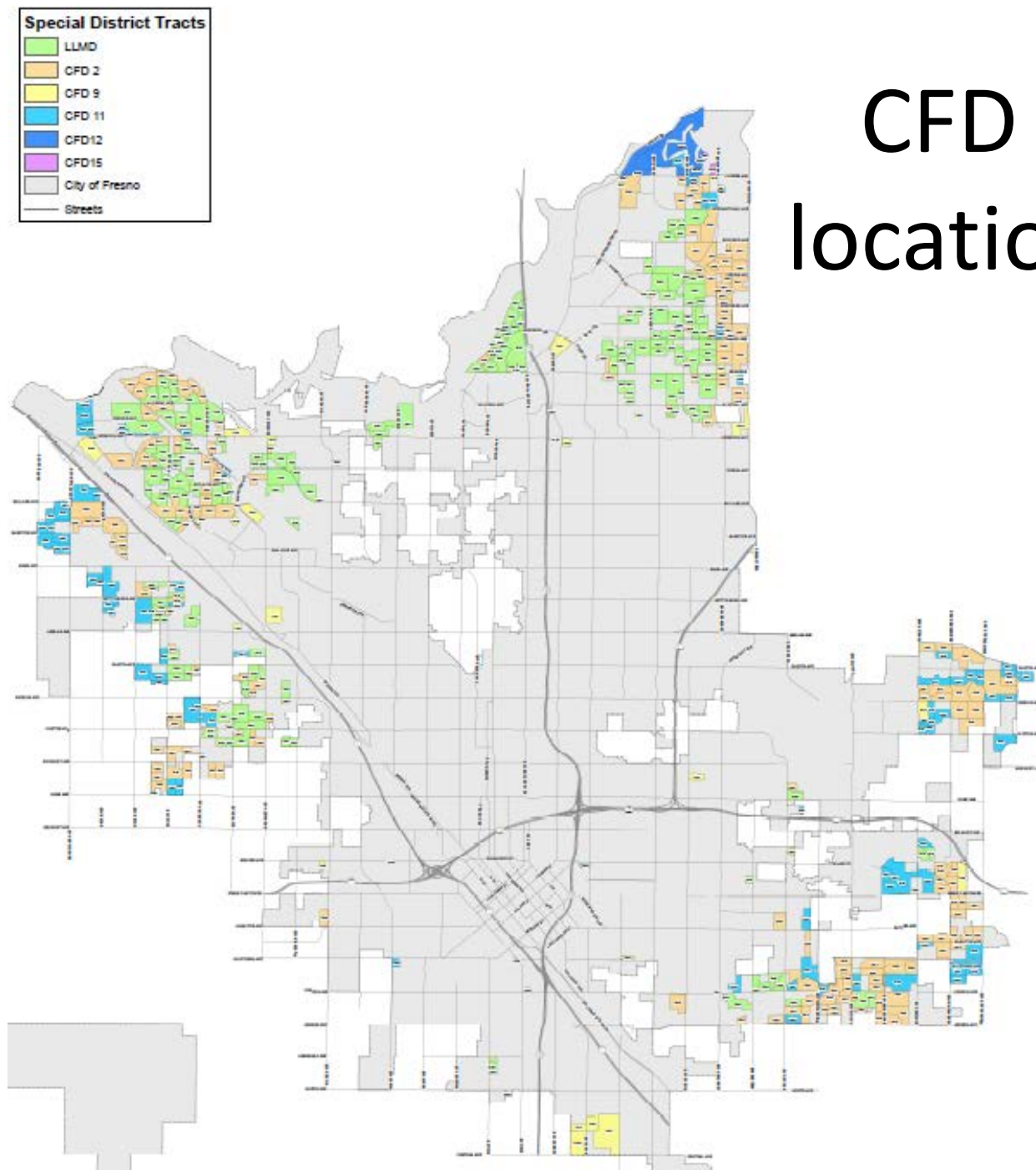
CFD

- Serviced weekly for turf areas, monthly for shrubs & trees
- CFD 11 handles street lighting, concrete, paving
- Average CFD 2 Assessment Per Unit, \$146.40
- Average CFD 11 Assessment Per Unit, \$235.22

Current Condition of Various LLMD's



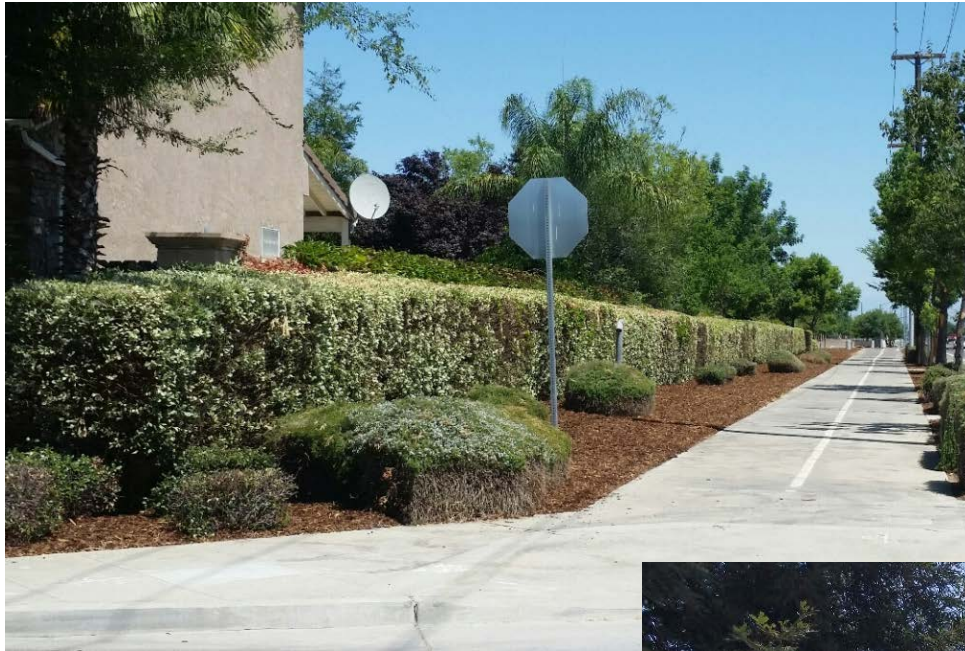
CFD and LLMD locations Citywide



Current Condition of Various CFD's



Current Condition of Various CFD's



Options for LLMD tracts with fixed rates

1. Status quo – fixed rates will eventually cause service reductions to 90 day and 120 day cycles as labor costs rise.
2. Mailed ballot elections, requiring support by a majority of the responders.
 - a. District-wide
 - b. Regions of the LLMD
 - c. Individual neighborhoods

Voter Approved Prop 218 Increase Tract 3884, West and Minarets

- Neighborhood, grass roots effort
- \$30,000 in Council infrastructure funds used for demonstration project
- Replanted over 350 Shrubs
- Replanted over 50 Trees
- Water Efficient Irrigation System Installed
- Decorative Bark Added Throughout
- Decorative Landscape Boulders Added
- 4" x 8" Cobble Added to Entrance Islands
- Rates Increase from \$56.40/year to \$210.74/year for 3 years, then reduced to \$97.99/year with an annual escalator based on Construction Cost Index
- Approved by City Council in June 2018

Voter Approved Prop 218 Tax Increase Trach 3884, West and Minarets

BEFORE



AFTER



Voter Approved Prop 218 Tax Increase Trach 3884, West and Minarets

BEFORE



AFTER





LLMD

QUESTIONS & DISCUSSION



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July 25, 2019