

OPTIONS FOR IMPROVING LLMD SERVICES



CITY OF FRESNO
PUBLIC WORKS DEPARTMENT
NOVEMBER 14, 2019



LANDSCAPING AND LIGHTING MAINTENANCE DISTRICTS

City of Fresno, Department of Public Works



Special District Tracts

LLMD

Council District

1

2

3

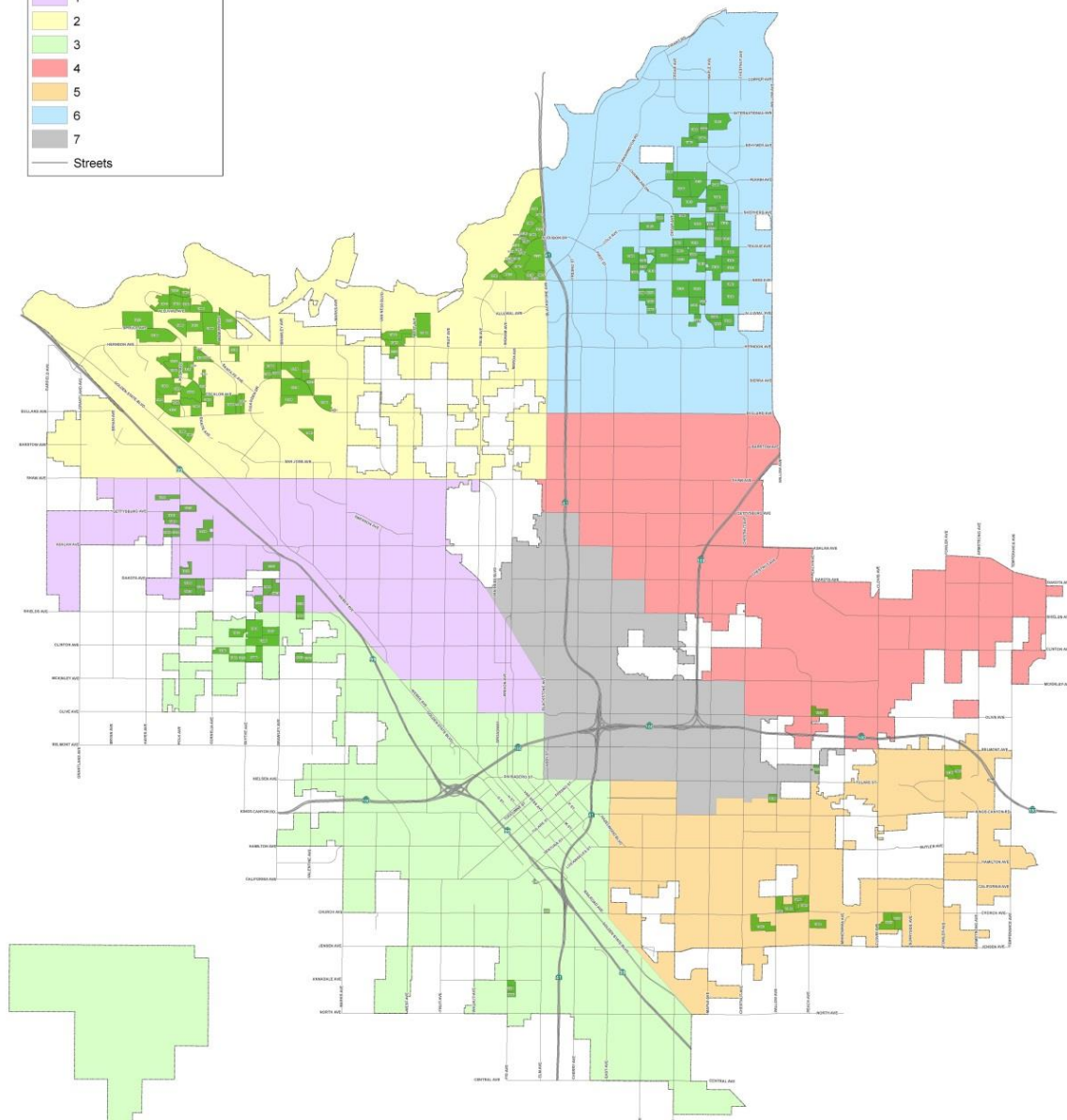
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Streets



CURRENT LLMD CONDITIONS

- 145 tracts, 14,870 individual properties
- Mostly single family, a few multifamily properties; no commercial, industrial or institutional
- Serviced every 60 days by Private Contractor, not by City forces
- Missing Plant Material (Shrubs and Trees)
- Outdated and Inefficient Irrigation Systems
- No Replacement Funds
- City needs to reduce services to 90-120 day cycle unless rates are increased

CURRENT LLMD CONDITIONS

- Revenue used for landscape maintenance, water usage, and administration
- Street lighting, pavements and sidewalks were never included in the LLMD features to be maintained.
- Higher rates in neighborhoods with larger landscaped areas and less properties
- Average Annual LLMD Assessment Per Unit, \$49.05 (*low of \$10.69 to a high of \$210.74 for single family properties*)
- Average Annual CFD 2 Assessment Per Unit, \$146.40
- Average Annual CFD 11 Assessment Per Unit, \$235.22

LLMD Versus CFD

- LLMD – Landscaping and Lighting District
- CFD – Community Facilities District
- For maintenance – more similar than different
- Both are property tax assessments
- CFD's can be used to finance improvements
- LLMD's are only for maintenance
- Both CFD's and LLMD's can have an annual cost-of-living escalator
- City of Fresno CFDs (2,9,11,12,15) have escalators
- 99% of LLMD No. 1 does not have an escalator
- **Key issue: the amount of the annual assessment and automatic CPI adjustments determine the level of service (not CFD v. LLMD)**

CURRENT CONDITION OF VARIOUS LLMD LANDSCAPES

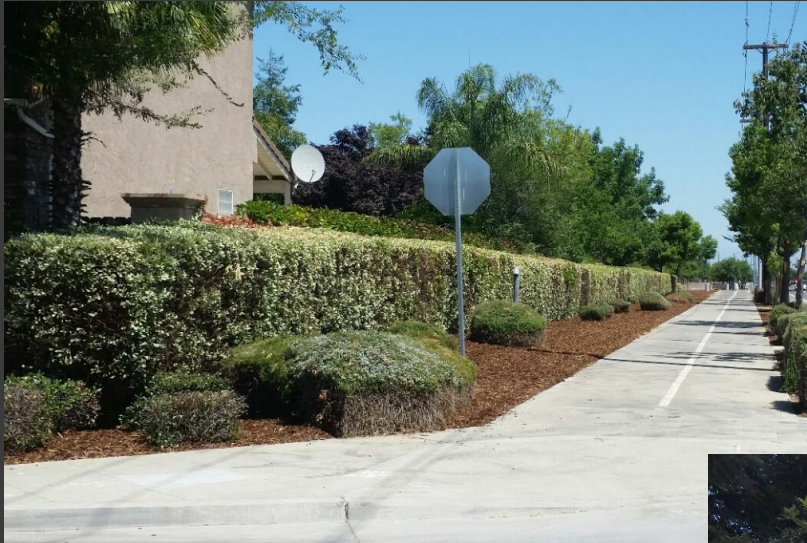


CURRENT CONDITION OF VARIOUS LLMD'S



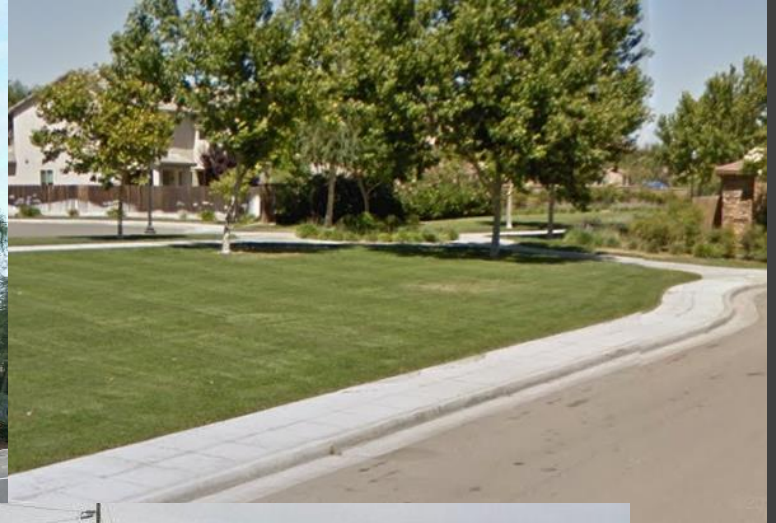
CURRENT CFD CONDITIONS

(with cost escalators, adequate rates, reserves for plant replacements and irrigation repairs)



CURRENT CFD CONDITIONS

(with cost escalators, adequate rates, reserves for plant replacements and irrigation repairs)



PROPOSITION 218: LEGAL REQUIREMENTS FOR A RATE INCREASE IN THE LLMD

- ⦿ Property based ballots require 50% + 1 of returned ballots
- ⦿ Ballots are mailed to each landowner, not renters or other tenants. Show existing and proposed rates.
- ⦿ Revenue from one neighborhood cannot be used in other LLMD neighborhoods
- ⦿ Basic plan of action:
 - Rate study by neighborhood
 - Council calls special mailed ballot election
 - Declare results
 - Council can approve if 50% plus 1 of returned ballots are in favor

POSSIBLE APPROACHES

- Option 1 - Individual neighborhood approach
 - Minarets/West LLMD neighborhood of 174 homes voted to increase their assessment in 2018
 - \$30,000 invested from Council infrastructure funds for a demonstration project to enhance the landscaping
 - Multiple meetings with neighborhood representatives
 - Escalator now included in the annual rate

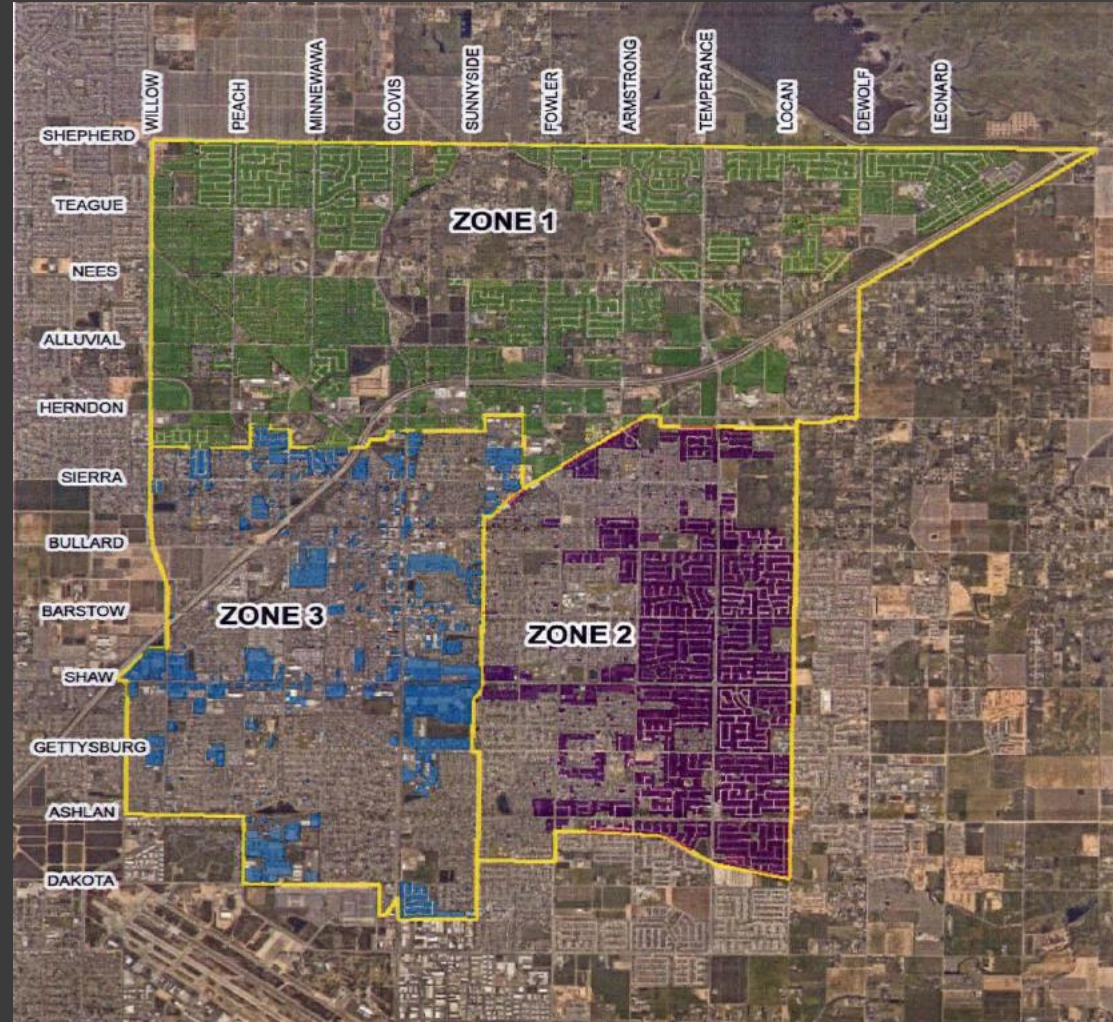
MINARETS AND WEST

Before..... and After Photos



POSSIBLE APPROACHES

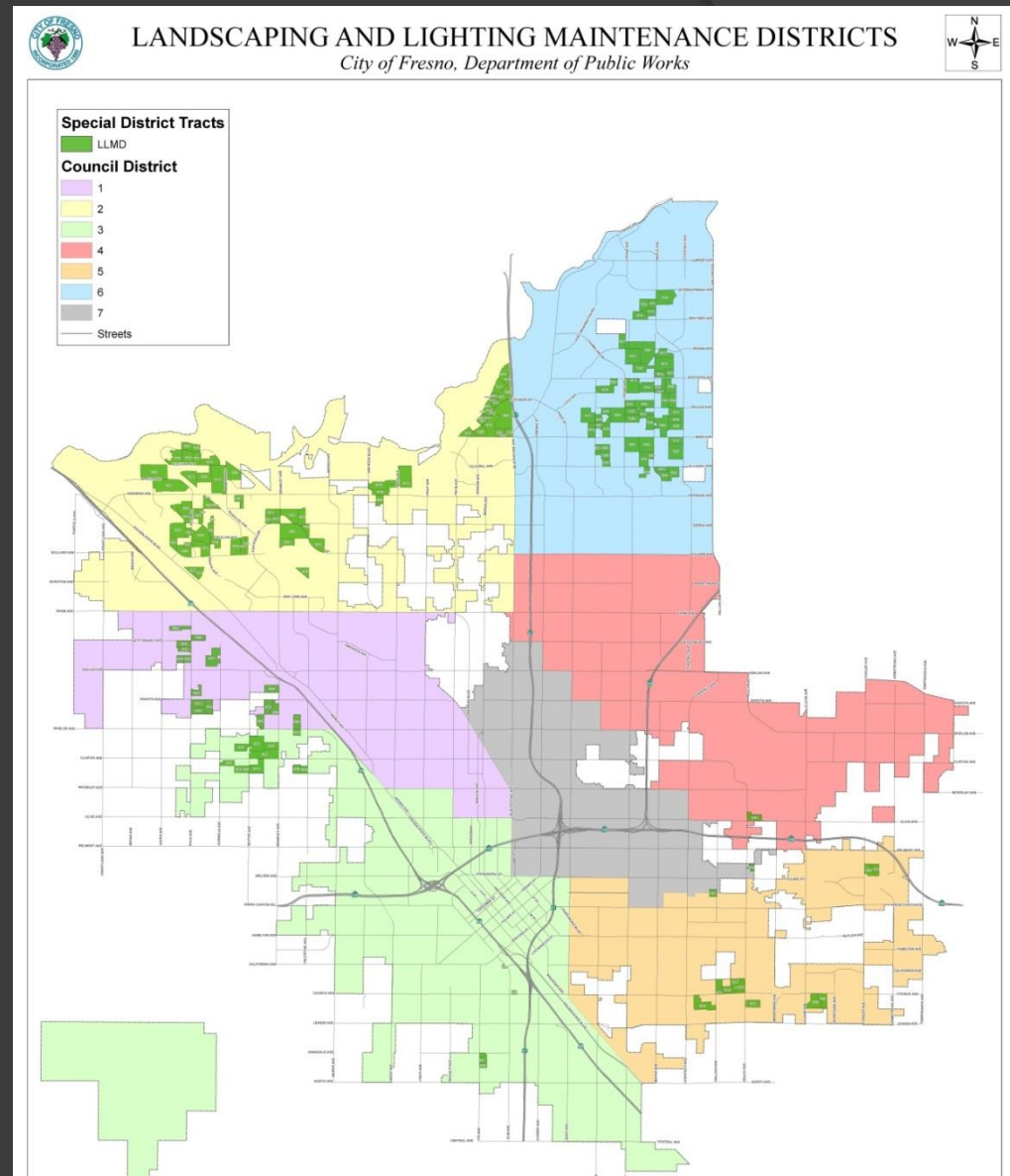
- Option 2 – ballot by zones (similar to City of Clovis)
 - Group neighborhoods together by geography
 - Less outreach effort than with individual neighborhoods



POSSIBLE APPROACHES

● Option 3

District-wide
LLMD ballot of all
14,697 lots



POSSIBLE APPROACHES



- Option 4 – status quo, declining levels of service due to inflation versus fixed revenues

FURTHER DETAILS - SERVICE OPTIONS FOR THE LLMD BALLOTS

- Option A – increase frequency to 30 days, do not include annual escalator
- Option B – increase frequency to 30 days and include annual escalator
- Option C – all of Option B, plus include funds for tree and plant replacement
- Option D – keep frequency at 60 days, no escalator
- Option E – keep frequency at 60 days, include annual escalator
- Option F - all of Option E, plus include funds for tree and plant replacement

STAFF RECOMMENDATION

- Work with individual Council District offices on a customized approach
- Conduct outreach with neighborhood meetings to gauge interest in improving services
- Look for opportunities to provide demonstration project funding to generate community interest in revitalized neighborhoods with improved aesthetics and quality of life

NEXT STEPS AFTER PASSAGE OR FAILURE

INCREASE SUPPORTED	INCREASE NOT SUPPORTED
Notify landowners	Notify landowners
Increase maintenance cycles	Reduce maintenance cycles to 90 or 120 day frequency
Replace trees (if included in ballot)	Remove trees when necessary and do not replant
Replace lost plant material (if included in ballot)	Remove shrubs
Install wood chips	Install wood chips
Install smart irrigation controllers	Cap unnecessary irrigation
No need to ballot again if escalator included. Otherwise ballot in 5 years.	Ballot again in 5 years

QUESTIONS AND DISCUSSION

