



**Hercules
City Council
Public Hearing**

**Tuesday
July 9, 2019
At 7:00 PM**

City Council Chambers
111 Civic Drive,
Hercules, CA 94547

CITY COUNCIL

Mayor

Dan Romero

Vice Mayor

Roland Esquivias

Council Members

Chris Kelley

Dion Bailey

Gerard Boulanger

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City Manager

David Biggs

City Attorney

J. Patrick Tang

**Public Works Director
& City Engineer**

Mike Roberts

Finance Director

Edwin Gato

**Admin Services
Director/City Clerk**

Lori Martin

CITY OF HERCULES

Notice of Public Hearing Regarding an Assessment Increase to your City of Hercules Landscape & Lighting Assessment District No. 83-2 (Zone 1 Hercules by the Bay)

What is a Landscape and Lighting Assessment District (LLAD)?

Hercules' Landscape & Lighting Assessment Districts (LLAD) play an important role in our community, and provide a funding source for the maintenance of our City's street lights, parks, roadway landscaping, and open spaces. Because of this, the sustainability of our LLADs is critical in helping keep our neighborhoods attractive and safe. The services provided are categorized broadly into two types: street lighting and landscaping.

Adequately lit streets maintain safe neighborhoods and improve the appearance of property frontage at night. Street lighting also keeps our streets safe for drivers and pedestrians alike. At night or in bad weather, drivers and pedestrians can better see one another, traffic signs, and bicyclists.

The landscaping services provide for healthy and well-maintained neighborhood and city parks, recreation facilities, open space and landscaping improvements. Routine landscape maintenance along city public roadways, parks, and open spaces such as mowing, weed abatement, trash and debris pick-up keep our neighborhoods properly maintained while increasing safety and plant health during years of drought. Landscaping is pruned at medians and other areas, so drivers have good sight vision at city intersections. These efforts also include graffiti removal from public property.

What are the accountability measures?

All funds generated by the Assessment District are deposited into a separate fund that, by law, can only be spent to maintain and improve landscape and lighting services.

What types of improvements/services will be provided in Zone 1?

The following services are currently provided in Zone 1:

- Maintain and service Railroad Park.
- Provide weed abatement services in open space areas which can help reduce the spread of fires.
- Maintain and service neighborhood cul-de-sac landscaping areas.
- Operate and maintain existing neighborhood street lights located along public roadways. The street lights with deteriorated wooden poles are in unrepairable condition and are removed when they cease to function properly as determined by Public Works.
- Maintain and service the landscape medians located along Hercules Avenue.
- Maintain and service its fair share of the landscape and lighting improvements associated with the arterial and major roadways throughout the City.

Zone 1 continues to run an annual operating deficit. Funds to cover this annual operating deficit have been loaned from the City's general fund. Each year this total operating deficit increases. In addition, the deteriorated existing wooden street light poles have reached their useful life and need to be replaced. The City is proposing to replace them with cost-effective LED lighting on metal poles that are anticipated in the long-term to reduce annual operating costs and also provide continued street lighting.

The City is proposing two separate assessment increases to provide adequate funding for Zone 1. If approved, the Zone 1 assessment increase associated with Question No. 1 will fund the current level of service as described above and eliminate future annual operating deficits. The Zone 1 assessment increase associated with Question No. 2 will eliminate the deficit fund balance and replace the deteriorated wooden street light poles with LED lighting on metal poles. The Zone 1 assessment increase associated with Question No. 2 will only be considered if the Zone 1 assessment increase associated with Question No. 1 is approved. The proposed assessment increases are as follows:

Question No. 1 on the attached ballot

Increase Zone 1 assessment to provide ongoing funding for the annual landscape and lighting services at the current service levels that benefit my parcel at the rate(s) provided in the attached ballot, subject to annual inflationary adjustments.

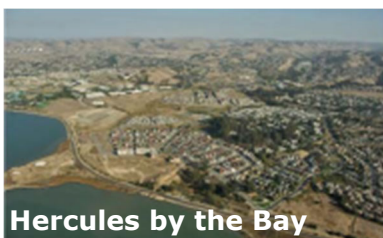
Question No. 2 on the attached ballot

Increase Zone 1 assessment for a period of 10 years to eliminate the deficit fund balance and replace deteriorated wooden street light poles that have reached the end of their useful life with LED lighting on metal poles that benefit my parcel at the rate(s) provided in the attached ballot, subject to annual inflationary adjustments. This additional 10-year assessment increase will cease after FY 2028-29.

How is the annual assessment to each parcel determined?

Assessments are proposed on all parcels that receive a direct and special benefit from the improvements within the LLAD. The amount of each proposed assessment was calculated based upon the proportional special benefit received by each parcel to be assessed. Because there are varying degrees of landscaping, lighting and park improvements throughout the City, LLAD No. 83-2 has been divided into eleven (11) benefit zones. The annual cost to maintain the landscaping, lighting, and park improvements within a particular benefit zone are then shared among the parcels within the respective benefit zone. Annual assessment rates are based upon the following:

- ☑ The use of the parcel (e.g., single-family, condominium, apartment, commercial, industrial, public, etc.).
- ☑ All residential parcels (single-family, condominium, apartment, etc.) are assessed on a per unit basis.
- ☑ All non-residential parcels (commercial, industrial, institutional, public, etc.) are assessed on an acreage basis.



How much will my parcel be assessed?

The Zone 1 current and proposed maximum assessment rates for your parcel are shown on the enclosed ballot. The maximum assessment rates for each type of land use within your area of Zone 1 is shown below. The maximum assessment rates are increased each subsequent fiscal year by no more than the prior year's change in the Annual Consumer





How much will my parcel be assessed? (Continued)

Price Index – All Urban Consumers (San Francisco-Oakland-Hayward, CA). This increase is needed each year to keep up with the increases in costs for goods and services, and for maintaining landscape and lighting which benefits property owners. If approved, the assessment increase under Question No. 1 would be in effect in perpetuity. If approved, the assessment increase under Question No. 2 would be in effect for a period of 10 years and cease after FY 2028-29. For a detailed description of how your annual assessment was calculated, refer to the Engineer's Report on file with the City Clerk, and posted online at: <http://lightandlandscapefix.com>.

Benefit Zone No. 1				
Land Use*	Current Annual Assessment Rate	Proposed Annual Assessment Rate under Question No. 1	Proposed Additional Assessment Rate under Question No. 2	Proposed Annual Assessment if Question No. 1 and Question No. 2 are approved
Single-Family	\$62.44/parcel	\$81.50/parcel	\$60.66/parcel	\$142.16/parcel
Condominium	\$46.83/parcel	\$61.13/parcel	\$45.50/parcel	\$106.63/parcel
Townhome	\$46.83/parcel	\$61.13/parcel	\$45.50/parcel	\$106.63/parcel
Multi-Family	\$39.96/unit	\$52.16/unit	\$38.82/unit	\$90.98/parcel
Commercial	\$320.55/acre	\$418.40/acre	\$311.41/acre	\$729.81/parcel
Industrial	\$320.55/acre	\$418.40/acre	\$311.41/acre	\$729.81/parcel
Institutional	\$320.55/acre	\$418.40/acre	\$311.41/acre	\$729.81/parcel
Public	\$320.55/acre	\$418.40/acre	\$311.41/acre	\$729.81/parcel
Parks	\$48.08/acre	\$62.76/acre	\$46.71/acre	\$109.47/parcel
Active Open Space	\$12.02/acre	\$15.69/acre	\$11.68/acre	\$27.37/parcel

*Undeveloped parcels are assessed at 25% of the developed rates shown in the table above. Not all land uses exist in Zone 1.

If an assessment increase is approved, the public and private property owners within all 11 zones of the LLAD will contribute approximately \$1.75 million in FY 2019-20. Zone 1 would contribute \$65,808 under Question No. 1 and an additional \$33,279 under Question No. 2 for a total of \$99,087 in FY 2019-20 to maintain the improvements benefitting their Zone. The annual assessment increases shown above would be levied by the City beginning July 1, 2019.



Q & A

QUESTIONS AND ANSWERS FOR PROPERTY OWNERS

How do I vote?

Enclosed with this Notice of Public Hearing is your ballot, along with a self-addressed, postage-paid return envelope.

- ☑ The ballot must be completed by the property owner(s), or an authorized representative, indicating the property owner's support for, or opposition to, the proposed annual assessment increases.
- ☑ For your ballot to be counted, you must clearly mark the appropriate boxes, sign the ballot, seal it in the enclosed envelope, and return it to the City Clerk of the City of Hercules by mail or hand delivery.
- ☑ Completed ballots must be received at the address shown on the enclosed return envelope by 5:00 p.m. on July 9, 2019, or hand delivered to the City Clerk before the end of the public input portion of the Public Hearing that same evening.
- ☑ The Public Hearing begins at 7:00 p.m. on July 9, 2019, at the City Council Chambers, 111 Civic Drive, Hercules, CA.
- ☑ If you return the ballot by mail, be sure to allow sufficient time for mail delivery.

When will the ballots be counted?

A Public Hearing will be held on July 9, 2019, in the Hercules City Council Chambers. City Council will receive public testimony and formally accept the ballots. The ballots will be counted at 8 am the following day at City Hall.

What determines majority support vs. majority protest?

If a majority of the ballots are returned approving the proposed assessment increase under Question No. 1, it will be imposed. If a majority of the ballots returned oppose the proposed assessment under Question No. 1, the current assessment will continue to be imposed. Ballots are weighted proportionally by each parcel's assessment amount. This means one vote for each one dollar of assessment. Only if the proposed assessment increase under Question No. 1 is approved by the affected property owners, will the proposed assessment increase under Question No. 2 be considered for approval in the same manner as Question No. 1.

When will we know the results?

The results of the ballot tabulation are expected to be reported to City Council on July 23, 2019.

Who do I call with questions?

- ☐ For questions about landscape, street lighting, or park maintenance, please call the City's Public Works Director, Mike Roberts, at (510) 799-8241.
- ☐ For questions about the assessments, voting procedures or process, please call Assessment Engineering Consultant, Ed Espinoza, at (925) 867-3400.
- ☐ For more information regarding the landscaping and lighting updates please visit: <http://lightandlandscapefix.com> or call the City's main line at: (510) 799-8200.



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