



**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

CITY OFFICIALS

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 7 Heights)

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

Hercules' Landscape & Lighting Assessment Districts (LLAD) play an important role in our community, and provide 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 7?

- The deteriorated wooden street light poles are in unrepairable condition and have reached the end of their useful life and need to be replaced. The City is proposing a 10-year annual assessment increase to replace them with cost-effective LED lighting on metal poles that will lower annual operating costs.
- Provide weed abatement services in open space areas which can help reduce the spread of fires.
- Maintain and service neighborhood street lighting located along public roadways.
- Maintain and service its fair share of the landscape and lighting improvements associated with the arterial and major roadways throughout the City.

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 7 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 7 are 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 Price Index – All Urban Consumers (San Francisco-Oakland-San Jose, CA). This increase is needed each year to keep up with the increases in costs for goods and services and maintaining landscape and lighting benefits to property owners. **If approved, the additional annual assessment rate 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. 7 | | | |
|--------------------|--------------------------------|--|---|
| Land Use* | Current Annual Assessment Rate | Proposed Additional 10-year Annual Assessment Rate | Proposed 10-year Annual Assessment Rate |
| Single-Family | \$74.34/parcel | \$53.66/parcel | \$128.00/parcel |
| Condominium | \$55.76/parcel | \$40.25/parcel | \$96.01/parcel |
| Townhome | \$55.76/parcel | \$40.25/parcel | \$96.01/parcel |
| Multi-Family | \$47.58/unit | \$34.34/unit | \$81.92/parcel |
| Commercial | \$381.64/acre | \$275.48/acre | \$657.12/parcel |
| Industrial | \$381.64/acre | \$275.48/acre | \$657.12/parcel |
| Institutional | \$381.64/acre | \$275.48/acre | \$657.12/parcel |
| Public | \$381.64/acre | \$275.48/acre | \$657.12/parcel |
| Parks | \$57.25/acre | \$41.32/acre | \$98.57/parcel |
| Active Open Space | \$14.31/acre | \$10.33/acre | \$24.64/parcel |

If the 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 7 would contribute \$103,171 in FY 2019-20 for the maintenance of the improvements benefitting their Zone. The annual assessment increase shown above would be levied by the City beginning July 1, 2019.

*Undeveloped parcels are assessed at 25% of the developed rates shown in the table above. Not all land uses exist in Zone 7.



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 increase.
- ☑ For your ballot to be counted, you must clearly mark the appropriate box, 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, it will be imposed. If a majority of the ballots returned oppose the proposed assessment, 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.

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 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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