



**Clovis
City Council
Public Hearing**

**Monday
May 16, 2022
At 6:00 PM**

City Council Chambers
1033 Fifth Street,
Clovis, CA 93612

CITY COUNCIL

Mayor
Jose Flores

Mayor Pro Tem
Lynne Ashbeck

Council Members
Drew Bessinger
Vong Mouanoutoua
Bob Whalen

CITY OFFICIALS

City Manager
John Holt

Asst. City Manager
Andrew Haussler

City Attorney
Scott Cross

**Public Utilities
Director**
Scott Redelfs

Finance Director
Jay Schengel

City Clerk
Karey Cha

CITY OF CLOVIS

Notice of Public Hearing Regarding a Proposed Increase to Landscape Maintenance District No. 1 (Benefit Zone 5)

Why am I receiving this notice?

Your property is located within the boundaries of the City of Clovis Landscape Maintenance District No. 1 ("LMD") Benefit Zone 5. Benefit Zone 5 provides funding for the maintenance of City parks in your area generally located south of Herndon Avenue between Sunnyside Avenue and Locan Avenue. The assessment rates for Benefit Zone 5 have not increased since 2013 causing annual maintenance costs to increasingly exceed revenue. Also, some park playground structures associated with Benefit Zone 5 have deteriorated due to age and need to be replaced as soon as possible. In 2016, the City sent notices and ballots to property owners in Benefit Zone 5 regarding approval of an assessment increase to address the funding shortfalls. A majority of returned ballots opposed the assessment increase and the City was forced to reduce levels of service, as a result of insufficient funding.

Why is an Increase Needed?

To fund the replacement of deteriorating playground structures and restore service levels to properly maintain City parks, the City is proposing a \$22.20 annual increase for single-family homes and multi-family units. If approved by property owners, the total Benefit Zone 5 annual assessment will be \$72.30 per single-family home and \$72.30 per multi-family residential unit. The assessment increase shall be reflected on the upcoming Fiscal Year (FY) 2022-23 property tax bills that will be issued in the fall of 2022.

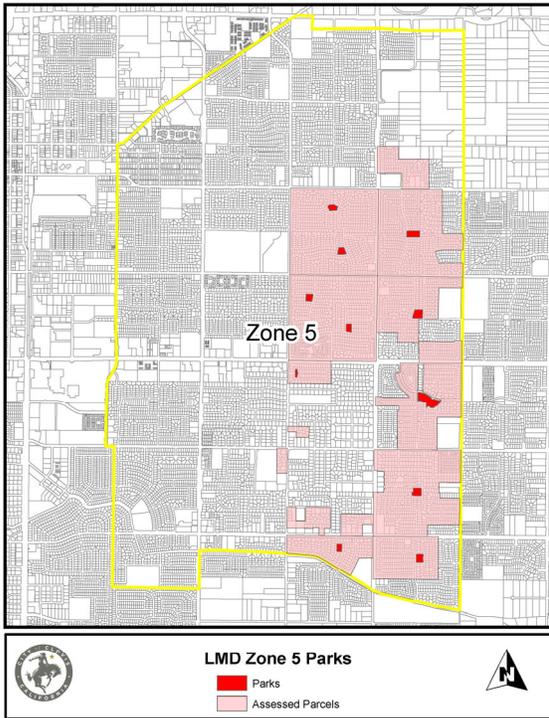
Without additional funding, further cutbacks in landscape maintenance will have to be made, in addition to postponing vital repairs and replacements. Without these repairs and replacements, certain improvements may become inaccessible and unsafe.

What is the Landscape Maintenance District No. 1?

The City of Clovis LMD plays a vital role in our community and provides for the maintenance of our City's roadway landscape, parks, and trails. Because of this, the sustainability of our LMD is critical in helping to keep our neighborhoods attractive and safe.

The landscape services provide for healthy and well-maintained neighborhood and City parks, landscape, and trail improvements. Routine landscape maintenance along City public roadways, parks, and trails 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. Properly maintained parks and trails improve recreational opportunities for property owners and residents.

Due to the varying degrees of public landscape and location of park and trail improvements, the City has created "Benefit Zones" within the LMD. Each Benefit Zone consists of territory which receives substantially the same degree of benefit from the parks, landscape, and trail improvements.



What are the accountability measures?

All funds generated by your Benefit Zone 5 assessments are deposited into a separate fund that, by law, can only be spent to maintain park improvements in your area of the City.

What types of improvements/services will be provided in Benefit Zone 5 if the proposed assessment increase is approved?

The City maintains over 15 acres of park improvements related to Benefit Zone 5. The parks include a mix of smaller pocket parks to larger community parks with a wide range of amenities. The average age of the playground structures is 16 years with the oldest being 28 years old. The proposed assessment increase will provide the following improvements/services:

- Restore maintenance service levels to City standards.
- Repair or replace the park amenities such as playground structures that are deteriorating and have reached the end of their useful life.

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 LMD. The amount of each proposed assessment is calculated based upon the proportional special benefit received by each parcel to be assessed. Because there are varying degrees of landscape and park improvements throughout the City, the LMD has been divided into Benefit Zones. Maintenance of the landscape and park improvements benefitting each Benefit Zone are then shared among the parcels within the respective Benefit Zone. Annual assessment rates are based upon the following:

- ☑ All single-family residential parcels (single-family, condominium, etc.) are assessed on a per parcel basis.
- ☑ All multi-family residential parcels (apartments, duplex, etc.) are assessed on a per residential unit basis.
- ☑ All non-residential parcels (commercial, industrial, institutional, etc.) are assessed on a per acre basis.

How much will my parcel be assessed?

The current Benefit Zone 5 maximum annual assessment is \$50.10 for Single-Family residential parcels and multi-family residential units and \$200.40 per acre for non-residential parcels. The proposed Benefit Zone 5 maximum annual assessment rates are calculated below. The proposed annual assessments will be levied every fiscal year commencing with FY 2022-23, the rates are fixed, and will not be increased each subsequent fiscal year.



Single-Family Residential Parcels: \$50.10/parcel + \$22.20/parcel = **\$72.30/parcel**
 Multi-Family Residential Parcels: \$50.10/unit + \$22.20/unit = **\$72.30/unit**
 Non-Residential Parcels: \$200.40/acre + \$88.80/acre = **\$289.20/acre**

If the proposed assessment increase is approved, Benefit Zone 5 would contribute an estimated \$267,500 in FY 2022-23 to the approximately \$5.6 million contributed by public and private property owners within all Benefit Zones of the LMD in FY 2022-23. The assessment increase shown above would be levied by the City beginning July 1, 2022, if approved. For a detailed description of how the proposed annual assessment was calculated, refer to the Engineer's Report on file with the City Clerk, and posted online at: <https://cityofclovis.com/public-utilities/parks>



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 Clovis by mail or hand delivered.
- ☑ Completed ballots must be received at the address shown on the enclosed return envelope by 5:00 p.m. on May 16, 2022, 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 6:00 p.m. on May 16, 2022, at the City Council Chambers, 1033 Fifth Street, Clovis, 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 May 16, 2022, in the Clovis City Council Chambers. City Council will receive public testimony and formally accept the ballots. The ballots will be counted at 8:00 am the following day at the City of Clovis Police and Fire Headquarters located at 1233 Fifth Street, Clovis, CA.

What determines a majority protest?

If a majority of the ballots returned oppose the proposed assessment increase, the proposed assessment increase cannot be approved, and the current Benefit Zone 5 assessment will continue to be imposed. Ballots are weighted according to the proportional financial obligation of the affected properties. 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 June 6, 2022.

Who do I call with questions?

- ☐ For questions about City maintenance services related to Benefit Zone 5, please call the City's Parks Manager, Eric Aller, at (559) 324-2616.
- ☐ For questions about the assessments, voting procedures or process, please call the City's Assessment Engineering Consultant, Ed Espinoza, at (925) 867-3400.
- ☐ For more information regarding the Benefit Zone 5 proposed assessment increase please visit: <https://cityofclovis.com/public-utilities/parks>



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