



AGENDA

SPECIAL CITY COUNCIL MEETING (WORKSHOP) OF THE BANNING CITY COUNCIL CITY OF BANNING, CALIFORNIA

April 9, 2024
4:00 p.m.
In Chambers

Council Chambers
99 E. Ramsey Street
Banning, CA 92220

The following information comprises the agenda for the regular meeting of the Banning City Council, a joint meeting of the City Council and Banning Utility Authority, and the Banning City Council sitting in its capacity as the Banning Successor Agency Board.

Per City Council Resolution 2016-44, matters taken up by the Council before 10 p.m. may be concluded, but no new matters shall be taken up except upon a unanimous vote of the council members present and voting. Such an extension shall only be valid for one hour and each hour thereafter shall require a renewed action for the meeting to continue.

1. **CALL TO ORDER**
2. **PUBLIC COMMENTS - Agenda Items Only**
3. **WORKSHOP ITEMS**

3.1 [Workshop for the City of Banning's Landscape Maintenance District No. 1](#)

Recommendation: Discuss the background, operation and maintenance, and budget of Landscape Maintenance District No. 1 ("LMD No. 1" or "District").

4. **ADJOURNMENT**

AFFIDAVIT • DECLARACIÓN JURADA

IT IS HEREBY CERTIFIED under the laws of the State of California that the above agenda was posted on the City's website (www.banningca.gov) as well as the Bulletin Board at Banning City Hall, located at 99 E Ramsey Street, Banning, CA 92220, at least 24 hours in advance of the meeting.

Caroline Patton, Administrative City Clerk
Secretario adjunto de la ciudad

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Public Comment

Agenda Items

Any member of the public may address this meeting of the City Council on any item appearing on the agenda. A five-minute limitation shall apply to each member of the public and no member of the public shall be permitted to share their time with any other person.

Non-Agenda Items

Any member of the public may address this meeting of the Council on any item which does not appear on the regular meeting agenda but is of interest to the general public and is an item upon which the Council may act. A three-minute limitation shall apply to each member of the public and no member shall be permitted to share their time with any other person. No action shall be taken, nor discussion held by the Council, on any item which does not appear on the agenda, unless the action is otherwise authorized in accordance with the provisions of subdivision (b) of §54954.2 of the Government Code.

Special Assistance/Accessibility Requests

In compliance with the Americans with Disabilities Act, any member of the public may request that the agenda and agenda packet be mailed to them. If you need special assistance to participate in this meeting (such as translation services), please contact the City Clerk's Office. Advanced notification of at least 48 hours prior to the meeting will allow the city to make arrangements to ensure your accessibility.

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CONTACT • CONTACTO

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99 East Ramsey Street, Banning, California 92220



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Ann Marie Loconte, Associate Engineer
Art Vela, Director of Public Works

MEETING DATE: April 9, 2024

SUBJECT: Workshop for the City of Banning's Landscape Maintenance District No. 1

RECOMMENDATION:

Discuss the background, operation and maintenance, and budget of Landscape Maintenance District No. 1 ("LMD No. 1" or "District").

BACKGROUND:

LMD No. 1 in the City of Banning was established through the adoption of Resolution 1990-59 on August 14, 1990 (9 tracts), with another, Tract No. 22913, being annexed into the District in 1992. An additional five tracts and three tentative tracts were annexed into LMD No. 1 (Annexation No. 1) when the City Council approved Resolution 2005-36 on May 10, 2005. Annexation No. 2, adding Tract No. 32370, occurred on November 14, 2023 when the City Council approved Resolution No. 2023-177. There are currently eleven (11) Zones and 1,034 assessment units (i.e. properties) in LMD No. 1. A map displaying the District and its' Zones is shown as Attachment 2.

LMD No. 1 provides a mechanism for the operation and maintenance of landscape medians and parkways, perimeter strips, landscaped hillsides with high visibility, side slopes adjacent to sidewalks and retention basins annexed into it. LMD No. 1 funds expenses (e.g. utility costs, landscape maintenance contractor, etc.) by revenues collected from the special benefit assessments paid for by each property owner within LMD No. 1. The District, by special benefit assessments, provides funding for the operation and maintenance of certain landscape areas within the City of Banning, all of which were constructed as part of private development projects and many of which are located in the public right-of-way. The 1972 Act requires that assessments are to be levied according to benefit rather than according to assessed value.

Every year, Engineering Division staff prepare three staff reports as part of the levy and assessment process required by the Streets and Highways Code. After the initiation staff report, an Engineer's Report is prepared in house and the intention to levy assessments and approval of the Engineer's Report is brought before the City Council. Lastly, a Public Hearing confirming the assessment for the next FY is held.

Budget Shortfalls

Zones 1-5 of LMD No. 1 did not include a price increase or escalator to the yearly amounts paid by each homeowner. A maximum 5% escalator was introduced for Zones 6-11. This has left most of those tracts operating in a deficit each year as revenues do not pay for rising costs in utilities and the landscape contractor services.

The annual assessments may be increased without further notice or public hearing by a percentage equal to the increase in the Consumer Price Increase (CPI) for all Urban Consumers in the Riverside-San Bernardino-Ontario, CA area, published by the United States Department of Labor, Bureau of Labor Statistics during the preceding calendar year, provided however, that any such increase shall not exceed five percent (5%) per fiscal year.

2024 Projects

For zones with revenue surpluses, Public Works Dept. staff evaluated the fiscal condition and requested proposals from landscape contractors to perform improvements. These projects include: Zone 2, palm tree removals and replacement at the entrances; Zone 6, install new plants, replace broken sprinkler heads, consider the removal of turf and plant mulch and plants; Zone 7, trim overhung trees and thin them out, improve ground cover, and install mulch; Zone 9, continued repair of vinyl fencing, install new shrubs and ground cover; and Zone 10, thin out trees along Mountain Ave., consider removing turf and install plants and mulch.

Previous Proposition 218 Attempt

In 2019, due to the revenue shortfall and the lack of funding for replacement projects, the Public Works Department hired Webb Municipal Finance, LLC (Webb) to analyze the existing LMD No. 1 structure, prepare a financial analysis in the form of a Financial Report, and determine the proper zones and assessment amounts for each tract in order to assure the LMD No.1 is operated with a balanced budget. The consultant prepared a detailed analysis and budget for all the existing tracts within LMD No. 1 and recommended that it be rezoned in a manner that allows each tract to pay only for benefits that it is receiving. Thus, ten (10) new Zones were developed to better reflect each tract's unique expenses and revenues and benefits bestowed to its' property owners residing within the Zone, as shown in Attachment 2, the LMD No.1 map. Zone No. 11 was annexed into the LMD No. 1 on November 14, 2023, and is comprised of Tract No. 32370, known as Canterbury.

Additionally, the Financial Report prepared by Webb analyzed the LMD No. 1 budget and recommended changes including some increases to the Assessment Units to ensure revenues were sufficient to support the rising expenditures. A Prop 218 hearing was recommended in the Financial Report to change the Assessments needed to balance the budget. Webb then prepared a "Proposition 218" Engineer's Report that presented the new escalated Assessment Unit rates for each Zone reflected on the Proposition 218 notice and ballot for each Zone. A Prop 218 public hearing was held on December 8, 2020 with the results tabulated showing a "No" vote for each of the ten Zones. Thus, the base Assessment Unit rate remained unchanged, with no increases despite rising costs. The exceptions were Zones six through ten, whose tracts were annexed into LMD No.1 in 2005, at which time, those property owners authorized the annual CPI adjustment.

LMD Remedies/Revisions

Service Reductions

Since the Prop 218 public hearing held on December 8, 2020, certain operational adjustments (i.e. maintenance contract scope reduction for mowing, trash pickup, and shrub maintenance and reduction in watering) have been made to reduce costs. This has helped to reduce deficits in Zones 1,3,4,5, 8 and 9 this past year. Zones that have enough funds to support their budget have funds to install improvements such as mulch, irrigation upgrades, and plants. Unfortunately, this past year, vandalism of sprinkler heads and stolen irrigation valves have cost about \$8,500 to replace.

For FY 24/25, in the Zones that have a balanced budget, mowing will occur weekly, and shrubs maintained biweekly in the summer months. In the Zones with deficits, mowing will occur biweekly, and shrubs maintained quarterly.

De-annexation/Dissolution of a Zone

If the City Council wanted to de-annex a Zone from the District, Engineering Division staff would need to follow the same process that was used to form the District. Therefore, each property owner needs to be sent a ballot to vote on the dissolution of the Zone/District. During the Public Hearing, the ballots received will need to be tabulated to determine if the dissolution passes or not by a majority vote.

In order to have a HOA take over the operation and maintenance of the LMD, the City would need to enter into an agreement with the HOA and provide them with an encroachment permit allowing them to access public property for maintenance. Additional items that should be included in the agreement are insurance requirements and indemnification provisions. There would be a cost to the homeowners within a Zone for the formation of the HOA and for the HOA expenses including maintaining the areas within the LMD.

Additional Remedies

Other possibilities include holding another Proposition 218 Hearing and asking residents within LMD No. 1 to vote on increasing the base assessment and add an annual CPI escalator within their Zone or consider utilizing General funds if it is legally viable.

JUSTIFICATION:

The City Council approved the formation of LMD No. 1 by adopting Resolution No. 1990-59 on August 14, 1990. Assessments collected from the property owners located within LMD No. 1 provide for the funding required to maintain landscape areas located within the public right-of-way directly benefiting said property owners.

FISCAL IMPACT:

Any work within the LMD must be fully funded from each LMD Zone, and funds cannot be transferred across zones for work. There is no general fund fiscal impact. Funds will not be expended to fully deplete reserve balances, or expended in zones with structural deficits. This workshop item is updating the City Council only.

ALTERNATIVES:

This workshop item is updating the City Council only.

ATTACHMENTS:

1. [LMD Presentation.pdf](#)
2. [LMD No.1 Map.pdf](#)

CITY OF BANNING LANDSCAPE MAINTENANCE DISTRICT No. 1

Budget and Project Updates



Regulatory Environment

- LMD is a Special District (Article 4, Chapter 1, Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California)
 - Benefits are pre-defined regions/homeowners/neighborhoods, not City as a whole,
 - This District, by special benefit assessments, provides funding for the servicing and maintenance of certain landscaped areas within the City of Banning, many of which are located in public right-of-ways in the City of Banning
- Subject to Prop 218
- Statutory requirements to maintain Water Quality Devices (MS4 Permit No. R7-2013-0011)

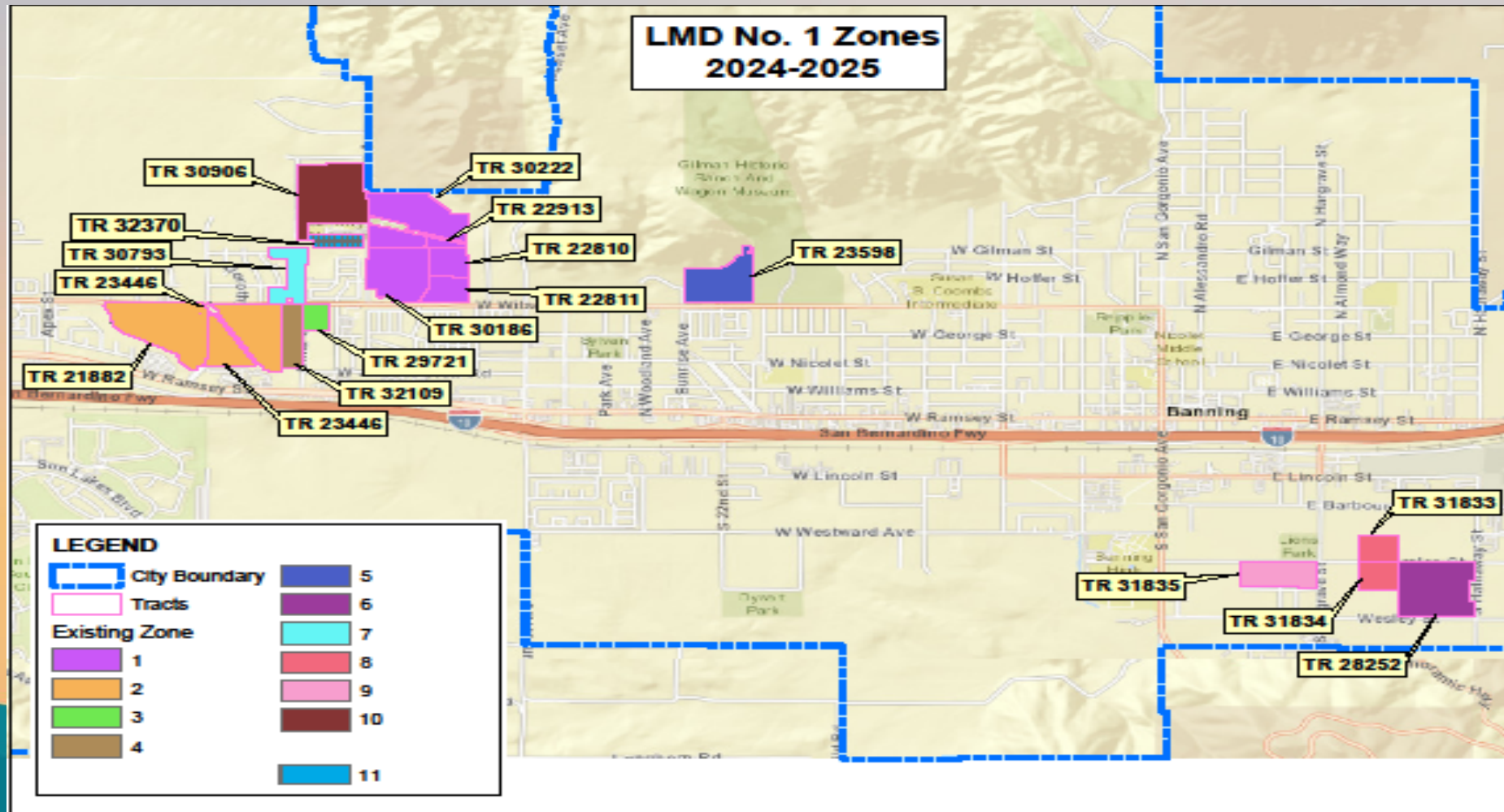


Landscape Maintenance District Number 1

- Currently has 11 distinct zones
- Initially created in 1990, with Tract 22913 annexed in 1992, within Zones 1-5, with a base fee and NO annual inflation adjustment
- Expanded to 11 zones in later years with base fee AND annual inflation adjustment up to 5% per year for zones 6-11
- Some zones contain fund surpluses, while others run a structural deficit.

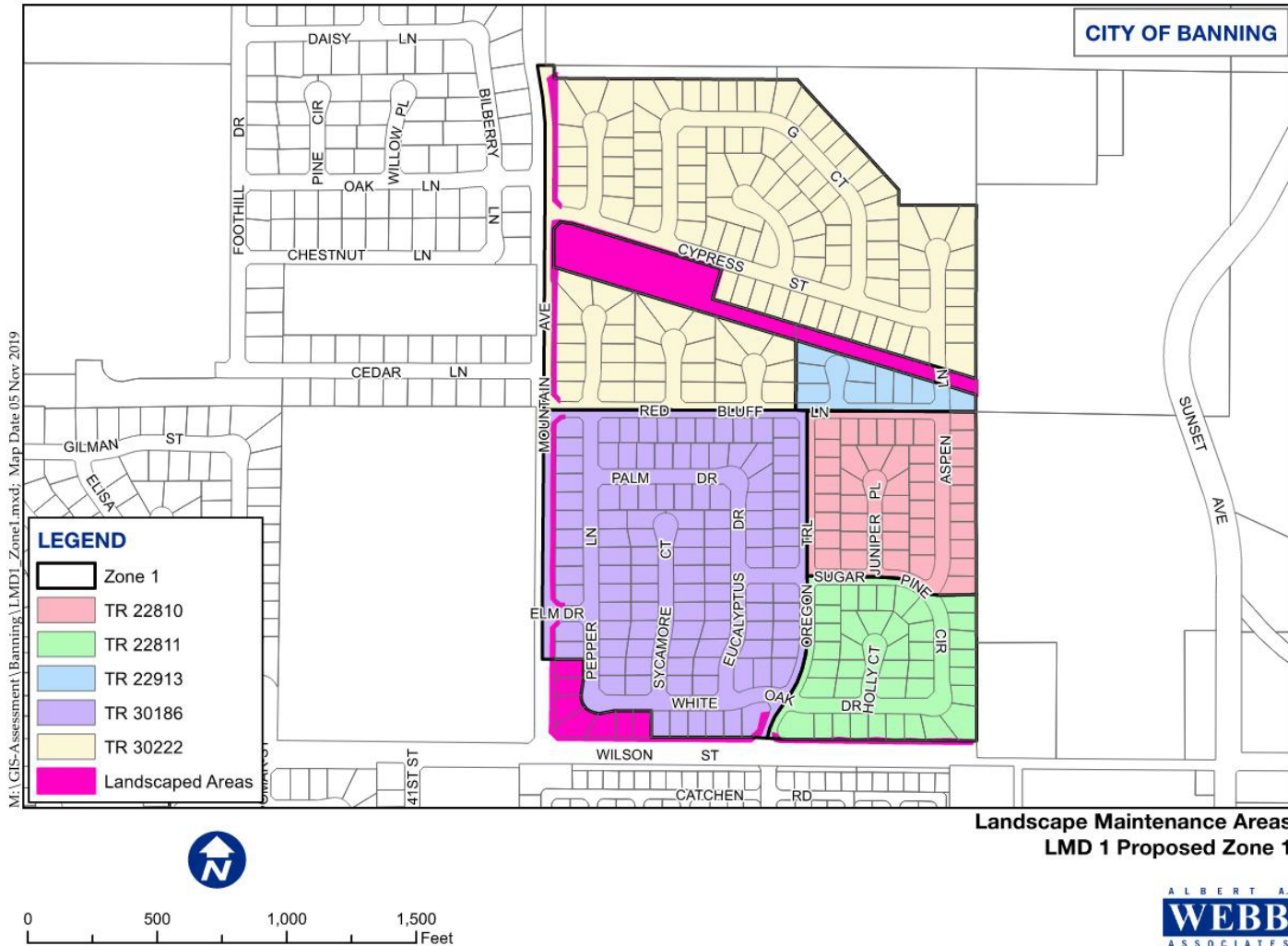


LMD No. 1 Map (11 Zones)



Zone 1 includes the following areas:

- Richard Sanchez Park and trail
- Stormwater Basin
- Mountain Ave Roadway Frontages
- Wilson Street Roadway Frontages



Current State



Financial Analysis

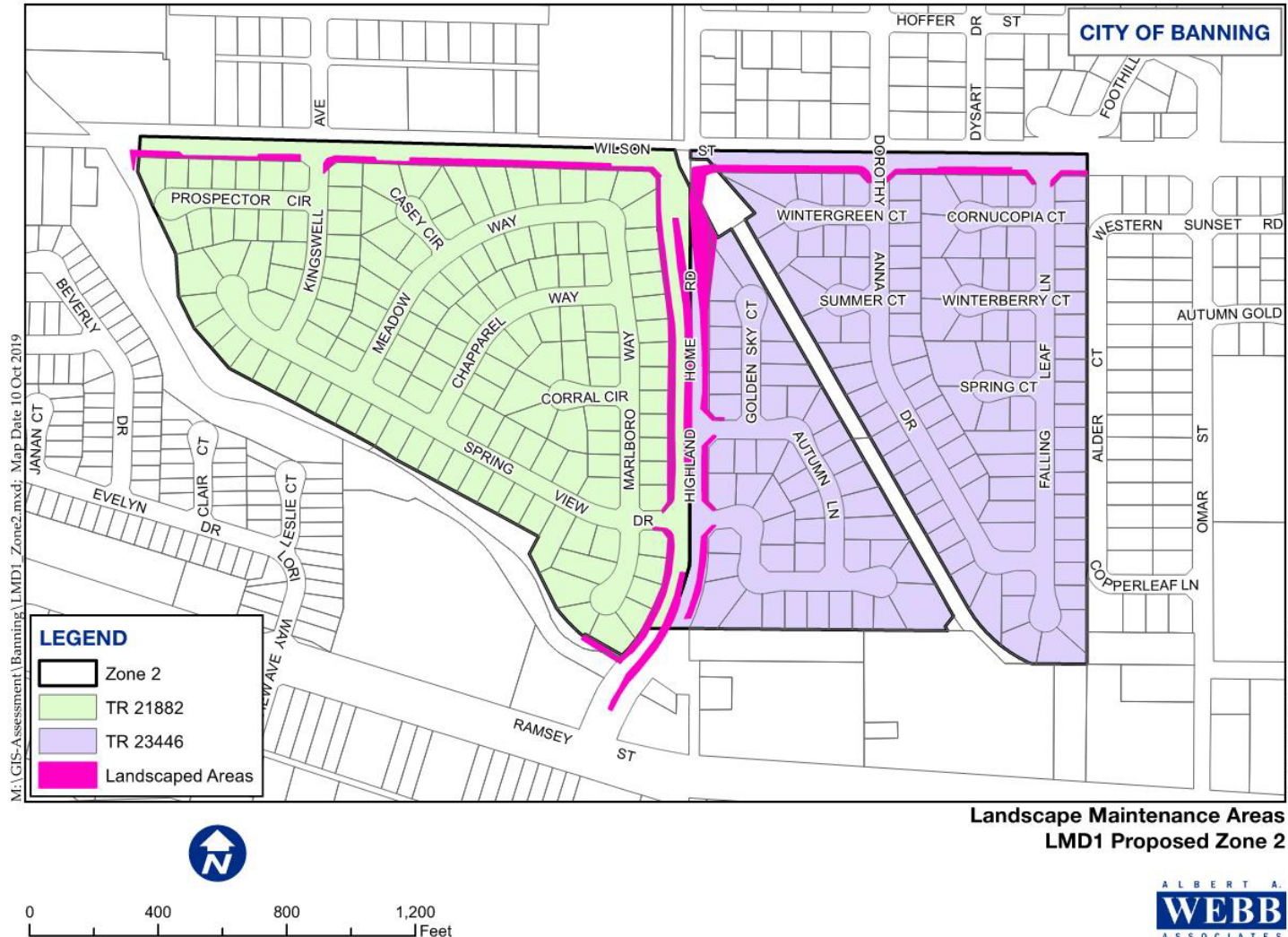
Budget Fiscal Year 2024-25	Zone 1
	Tract Nos.
	22810, 22811,
	22913, 30186, 30222
DIRECT COSTS	
Landscape Contract	\$14,904.00
Utilities (water and electric costs)	\$18,792.10
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$1,279.29
TOTAL DIRECT COSTS	\$34,975.39
INDIRECT COSTS	
City Administration Costs	\$18,400.76
TOTAL INDIRECT COSTS	\$18,400.76
TOTAL COSTS	\$53,376.15
PROPOSED ASSESSMENT RATE	
AUs	319
FY 2024-25 Assessment Rate	\$108.90
TOTAL REVENUE	\$34,739.10
Annual Surplus/Deficit	(\$18,637.05)
Existing Reserve Balance	\$43,035.08
Reserve Balance at End of FY24/25	\$24,398.03

- No CPI Escalator in Zone 1
- Zone is in a structural deficit, anticipated to have negative fund balance in FY 27/28
- No projects proposed in this zone to minimize expenses
- Retention Basins require regular maintenance to remain effective at mitigating runoff for Stormwater Ordinance requirements.



Zone 2 includes the following areas:

- Highland Home Road median
- Highland Home Road Roadway Frontages
- Wilson Street Roadway Frontages



Current State

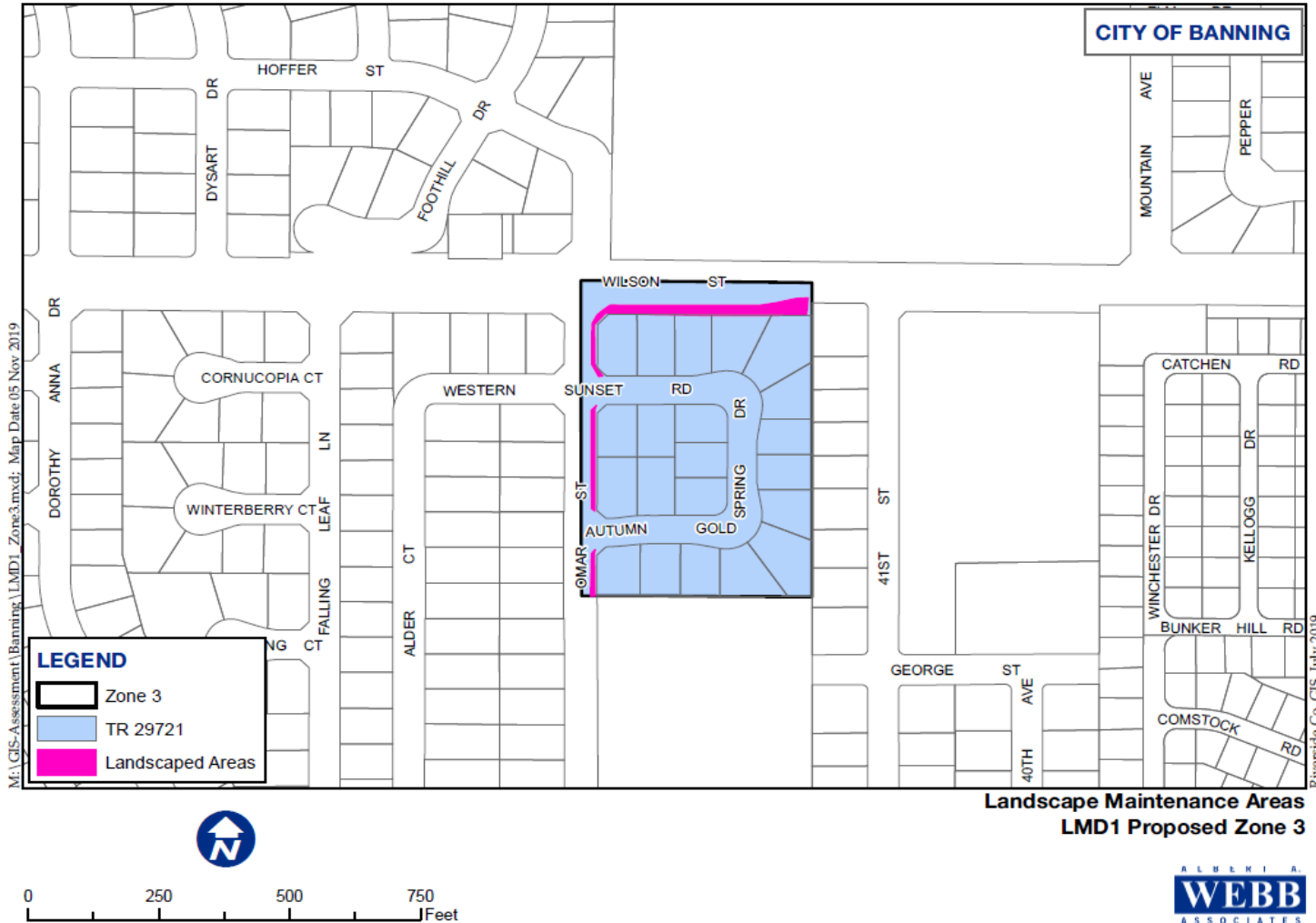


Financial Analysis

Budget Fiscal Year 2024-25	Zone 2
	Tract Nos.
	21882 & 23446
DIRECT COSTS	
Landscape Contract	\$4,848.00
Utilities (water and electric costs)	\$7,688.46
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$4,651.12
TOTAL DIRECT COSTS	\$17,187.58
INDIRECT COSTS	
City Administration Costs	\$9,042.49
TOTAL INDIRECT COSTS	\$9,042.49
TOTAL COSTS	\$26,230.07
PROPOSED ASSESSMENT RATE	
AUs	272
FY 2024-25 Assessment Rate	\$113.31
TOTAL REVENUE	\$30,820.32
Annual Surplus/Deficit	\$4,590.25
Existing Reserve Balance	\$38,180.47
Reserve Balance at End of FY24/25	\$42,770.72

- No CPI Escalator in Zone 2
- Zone has a surplus of funds each year
- Recently mulch was applied to the area using some of these funds
- Additional projects are proposed in this zone
 - Palm Tree Removals at entrances, replanting trees with non-palms
- Future grant funded projects in consideration for turf conversion





Zone 3 includes the following areas:

- Wilson Street Roadway Frontages
- Omar Street Roadway Frontages

Current State



Financial Analysis

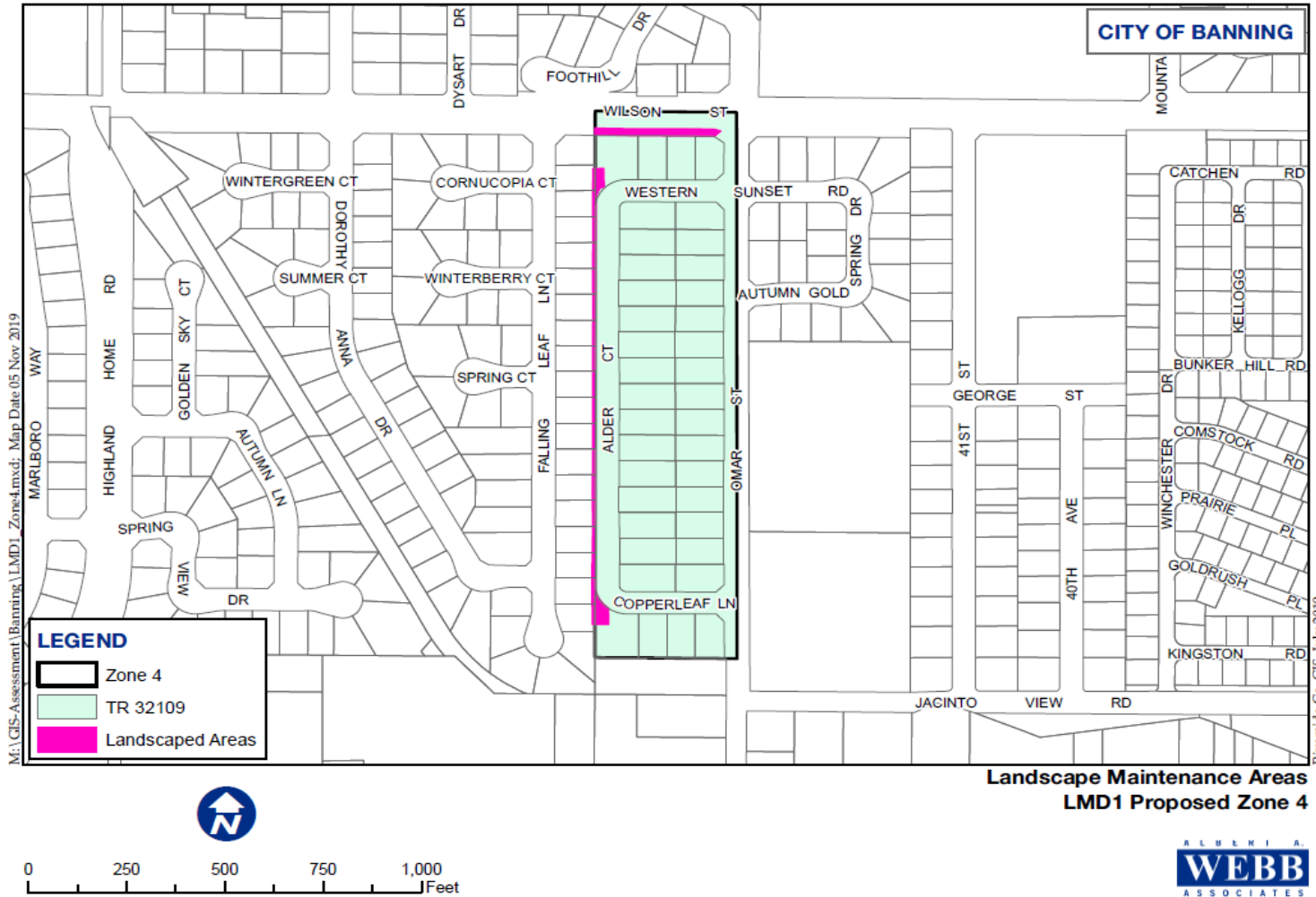
Budget Fiscal Year 2024-25	Zone 3
	Tract No.
	29721
DIRECT COSTS	
Landscape Contract	\$1,920.00
Utilities (water and electric costs)	\$552.95
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$686.79
TOTAL DIRECT COSTS	\$3,159.74
INDIRECT COSTS	
City Administration Costs	\$1,662.36
TOTAL INDIRECT COSTS	\$1,662.36
TOTAL COSTS	\$4,822.10
PROPOSED ASSESSMENT RATE	
AUs	21
FY 2024-25 Assessment Rate	\$113.31
TOTAL REVENUE	\$2,379.51
Annual Surplus/Deficit	(\$2,442.59)
Existing Reserve Balance	\$2,947.76
Reserve Balance at End of FY24/25	\$505.17

- No CPI Escalator in Zone 3
- Zone is in a structural deficit, anticipated to have negative fund balance in FY 26/27
- Anticipate shutdown of all turf irrigation.



Zone 4 includes the following areas:

- Wilson Street Roadway Frontages
- Alder Court Roadway Frontages



Current State

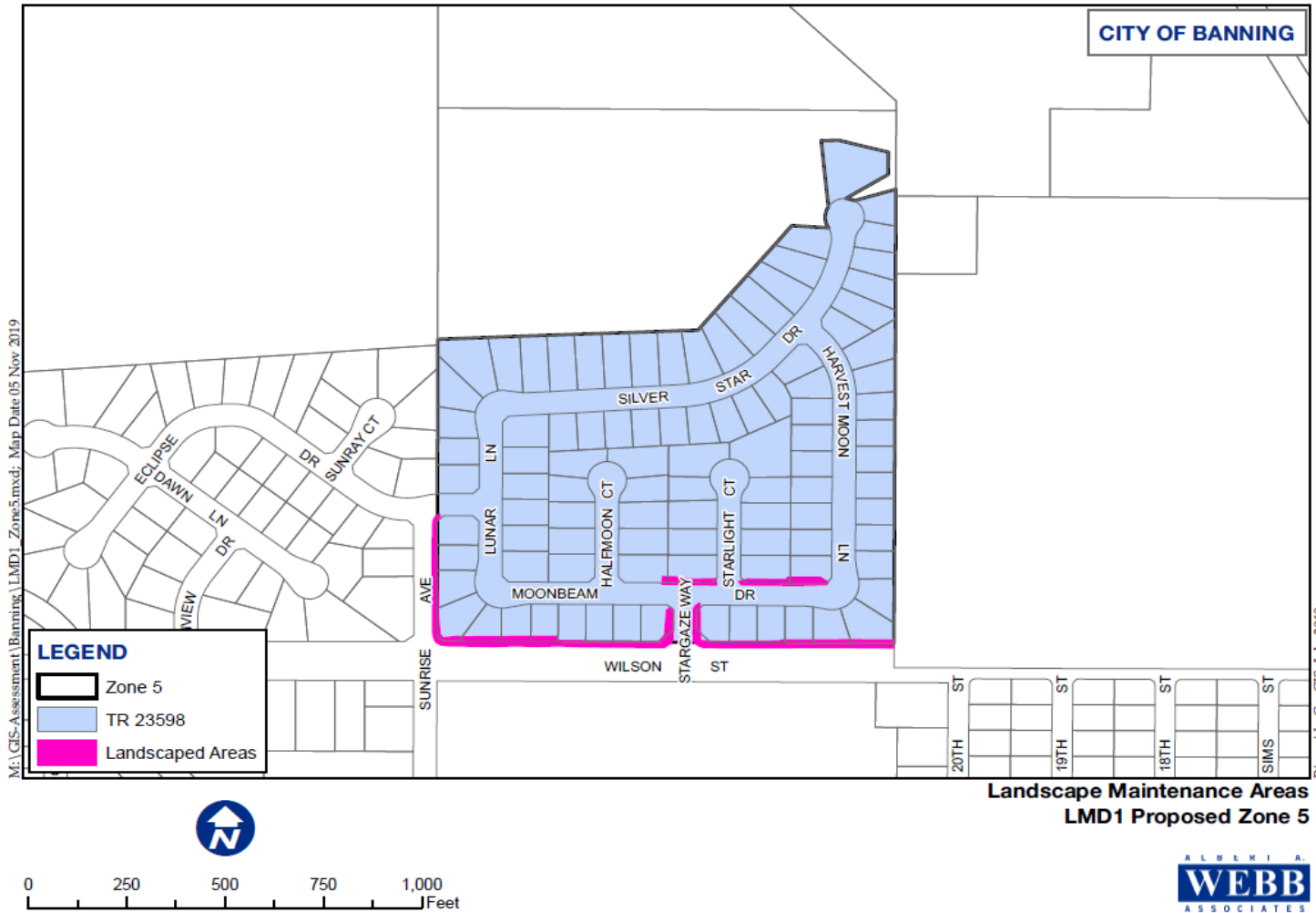


Financial Analysis

Budget Fiscal Year 2024-25	Zone 4
	Tract No.
	32109
DIRECT COSTS	
Landscape Contract	\$1,920.00
Utilities (water and electric costs)	\$1,151.71
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$0.00
TOTAL DIRECT COSTS	\$3,071.71
INDIRECT COSTS	
City Administration Costs	\$1,616.05
TOTAL INDIRECT COSTS	\$1,616.05
TOTAL COSTS	\$4,687.76
PROPOSED ASSESSMENT RATE	
AUs	38
FY 2024-25 Assessment Rate	\$113.31
TOTAL REVENUE	\$4,305.78
Annual Surplus/Deficit	(\$381.98)
Existing Reserve Balance	\$5,334.04
Reserve Balance at End of FY24/25	\$4,952.06

- No CPI Escalator in Zone 4
- Zone is in a small structural deficit
- No projects proposed in this zone to minimize expenses





Zone 5 includes the following areas:

- Wilson Street Roadway Frontages
- Sunrise Avenue Roadway Frontages
- Stargaze Way Roadway Frontages
- Moonbeam Drive Roadway Frontages

Current State

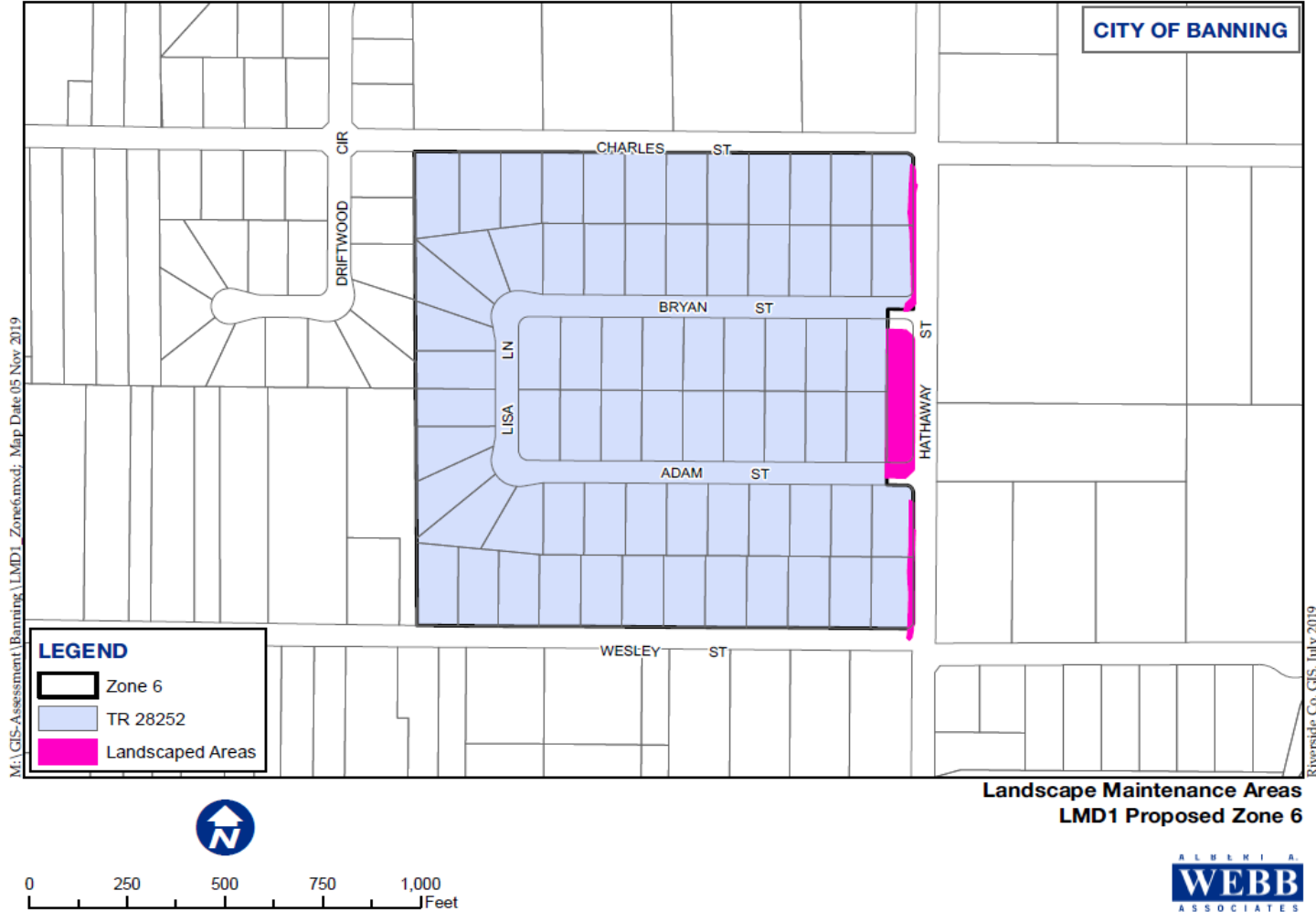


Financial Analysis

Budget Fiscal Year 2024-25	Zone 5
	Tract No.
	23598
DIRECT COSTS	
Landscape Contract	\$3,216.00
Utilities (water and electric costs)	\$5,280.80
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$291.50
TOTAL DIRECT COSTS	\$8,788.30
INDIRECT COSTS	
City Administration Costs	\$4,623.58
TOTAL INDIRECT COSTS	\$4,623.58
TOTAL COSTS	\$13,411.88
PROPOSED ASSESSMENT RATE	
AUs	97
FY 2024-25 Assessment Rate	\$98.91
TOTAL REVENUE	\$9,594.27
Annual Surplus/Deficit	(\$3,817.61)
Existing Reserve Balance	\$11,885.46
Reserve Balance at End of FY24/25	\$8,067.85

- No CPI Escalator in Zone 5
- Zone is in a structural deficit, anticipated to have negative fund balance in FY 28/29
- No projects proposed in this zone to minimize expenses.





Zone 6 includes the following areas:

- Hathaway Street Roadway Frontages
- Hathaway Street Stormwater Basin

Current State



Financial Analysis

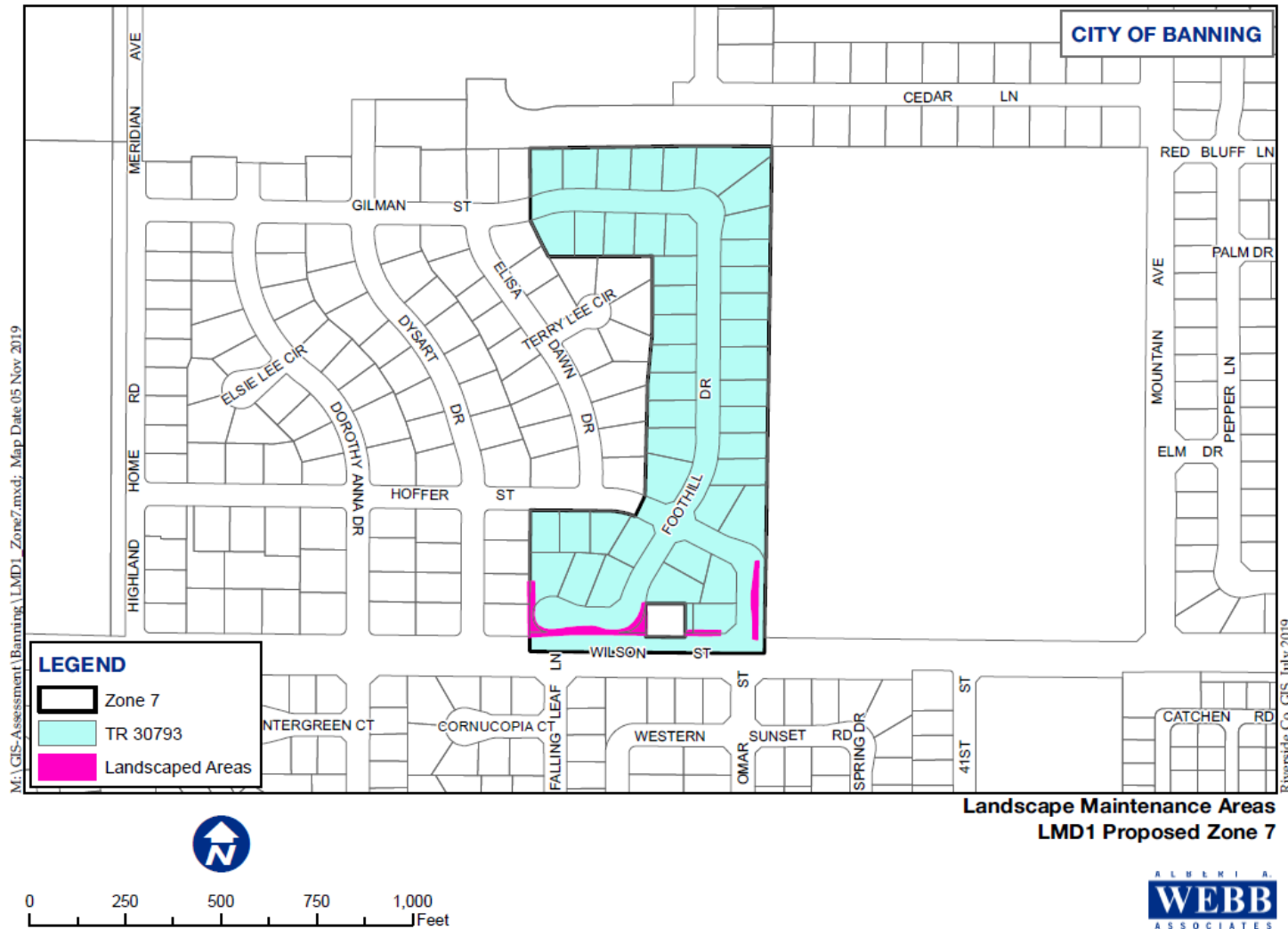
Budget Fiscal Year 2024-25	Zone 6
	Tract No.
	28252
DIRECT COSTS	
Landscape Contract	\$2,568.00
Utilities (water and electric costs)	\$1,771.29
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$0.00
TOTAL DIRECT COSTS	\$4,339.29
INDIRECT COSTS	
City Administration Costs	\$2,282.92
TOTAL INDIRECT COSTS	\$2,282.92
TOTAL COSTS	\$6,622.21
PROPOSED ASSESSMENT RATE	
AUs	70
FY 2024-25 Assessment Rate	\$259.91
TOTAL REVENUE	\$18,193.70
Annual Surplus/Deficit	\$11,571.49
Existing Reserve Balance	\$22,538.51
Reserve Balance at End of FY24/25	\$34,110.00

- CPI Escalator in Zone 6
- Zone has a surplus of funds each year
- Additional projects are proposed in this zone
 - Install new plants in the Hathaway St. planter area and replace broken sprinkler heads
 - Remove turf and install plants and mulch
- Retention Basins require regular maintenance to remain effective at mitigating runoff for Stormwater Ordinance requirements.

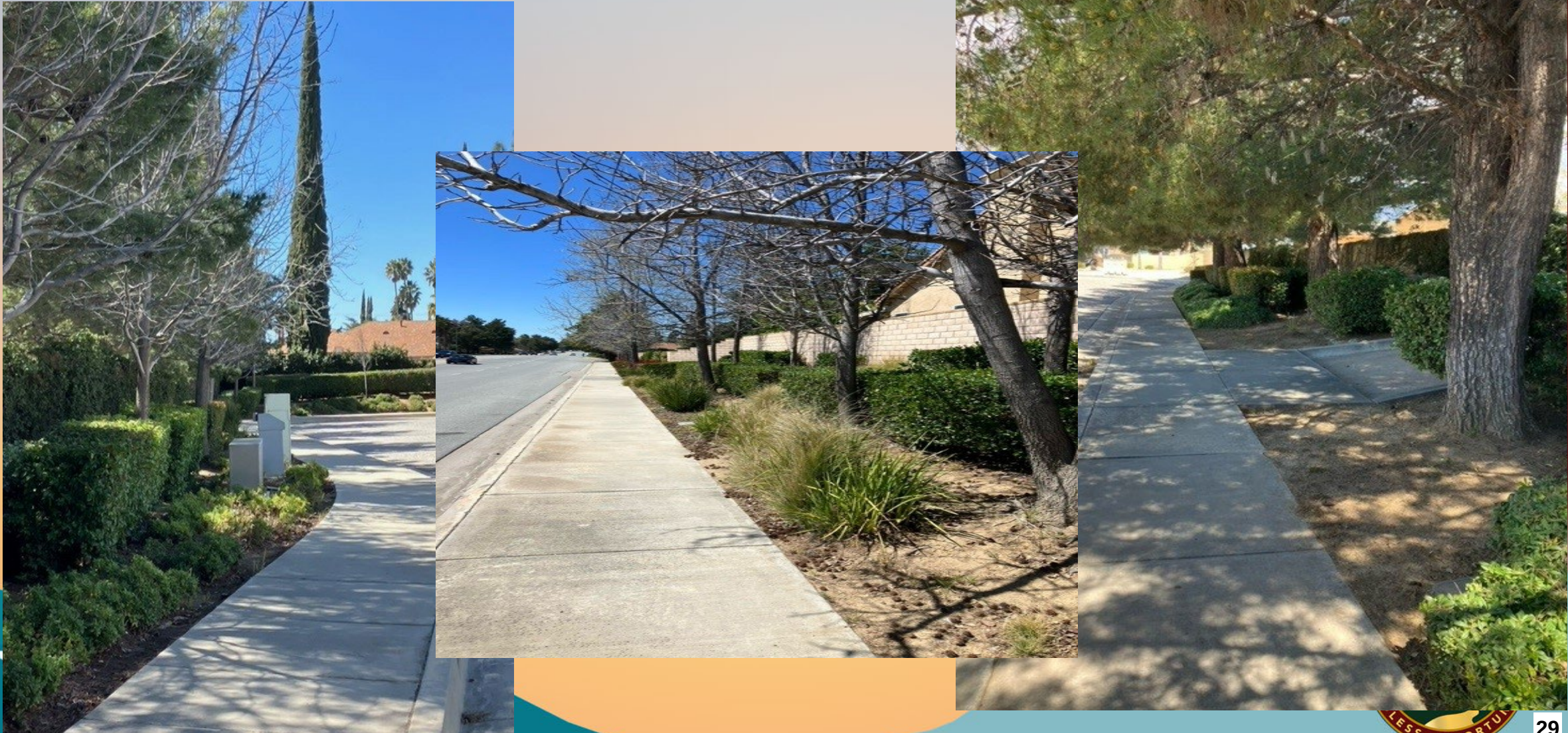


Zone 7 includes the following areas:

- Wilson Street Roadway Frontages
- Hoffer Street Roadway Frontages



Current State



Financial Analysis

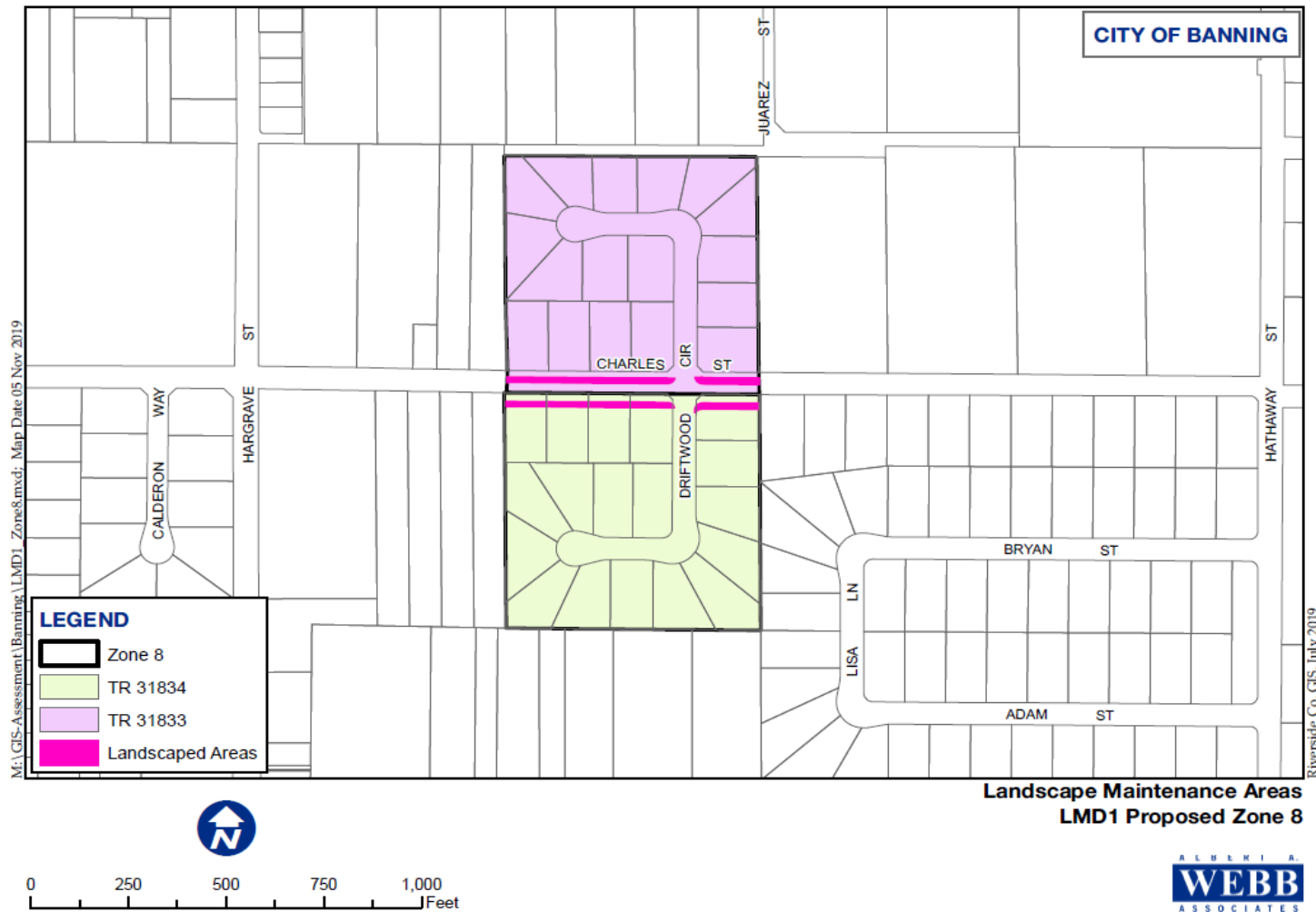
Budget Fiscal Year 2024-25	Zone 7
	Tract No.
	30793
DIRECT COSTS	
Landscape Contract	\$1,920.00
Utilities (water and electric costs)	\$1,337.51
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$1,869.35
TOTAL DIRECT COSTS	\$5,126.86
INDIRECT COSTS	
City Administration Costs	\$2,697.27
TOTAL INDIRECT COSTS	\$2,697.27
TOTAL COSTS	\$7,824.13
PROPOSED ASSESSMENT RATE	
AUs	43
FY 2024-25 Assessment Rate	\$259.91
TOTAL REVENUE	\$11,176.13
Annual Surplus/Deficit	\$3,352.00
Existing Reserve Balance	\$13,845.08
Reserve Balance at End of FY24/25	\$17,197.08

- CPI Escalator in Zone 7
- Zone has a surplus of funds each year
- Additional projects are proposed in this zone.
 - Trim the overhung trees and thin them out
 - Improve ground cover, Install mulch



Zone 8 includes the following areas:

- Charles Street Roadway Frontages



Current State



Financial Analysis

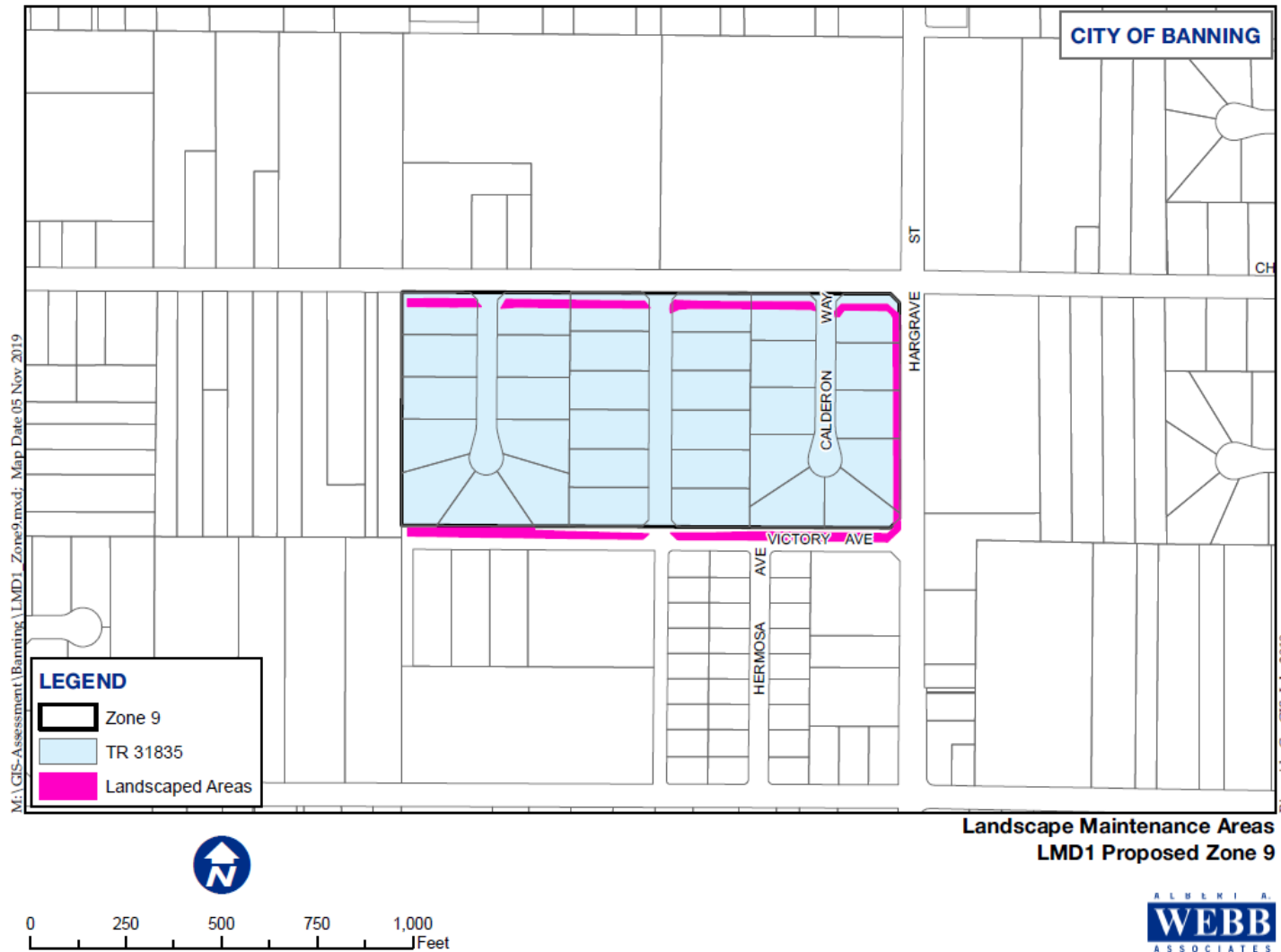
Budget Fiscal Year 2024-25	Zone 8
	Tract Nos.
	31833 & 31834
DIRECT COSTS	
Landscape Contract	\$3,840.00
Utilities (water and electric costs)	\$1,909.72
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$295.26
TOTAL DIRECT COSTS	\$6,044.98
INDIRECT COSTS	
City Administration Costs	\$3,180.30
TOTAL INDIRECT COSTS	\$3,180.30
TOTAL COSTS	\$9,225.28
PROPOSED ASSESSMENT RATE	
AUs	35
FY 2024-25 Assessment Rate	\$259.91
TOTAL REVENUE	\$9,096.85
Annual Surplus/Deficit	(\$128.43)
Existing Reserve Balance	\$11,269.25
Reserve Balance at End of FY24/25	\$11,140.82

- CPI Escalator in Zone 8
- Zone has a small structural deficit
- No projects proposed in this zone to minimize expenses.
- Consideration of turf removal along Charles Street, would require additional funding sources



Zone 9 includes the following areas:

- Hargrave Street Roadway Frontages
- Victory Avenue Roadway Frontages
- Charles Street Roadway Frontages



Current State

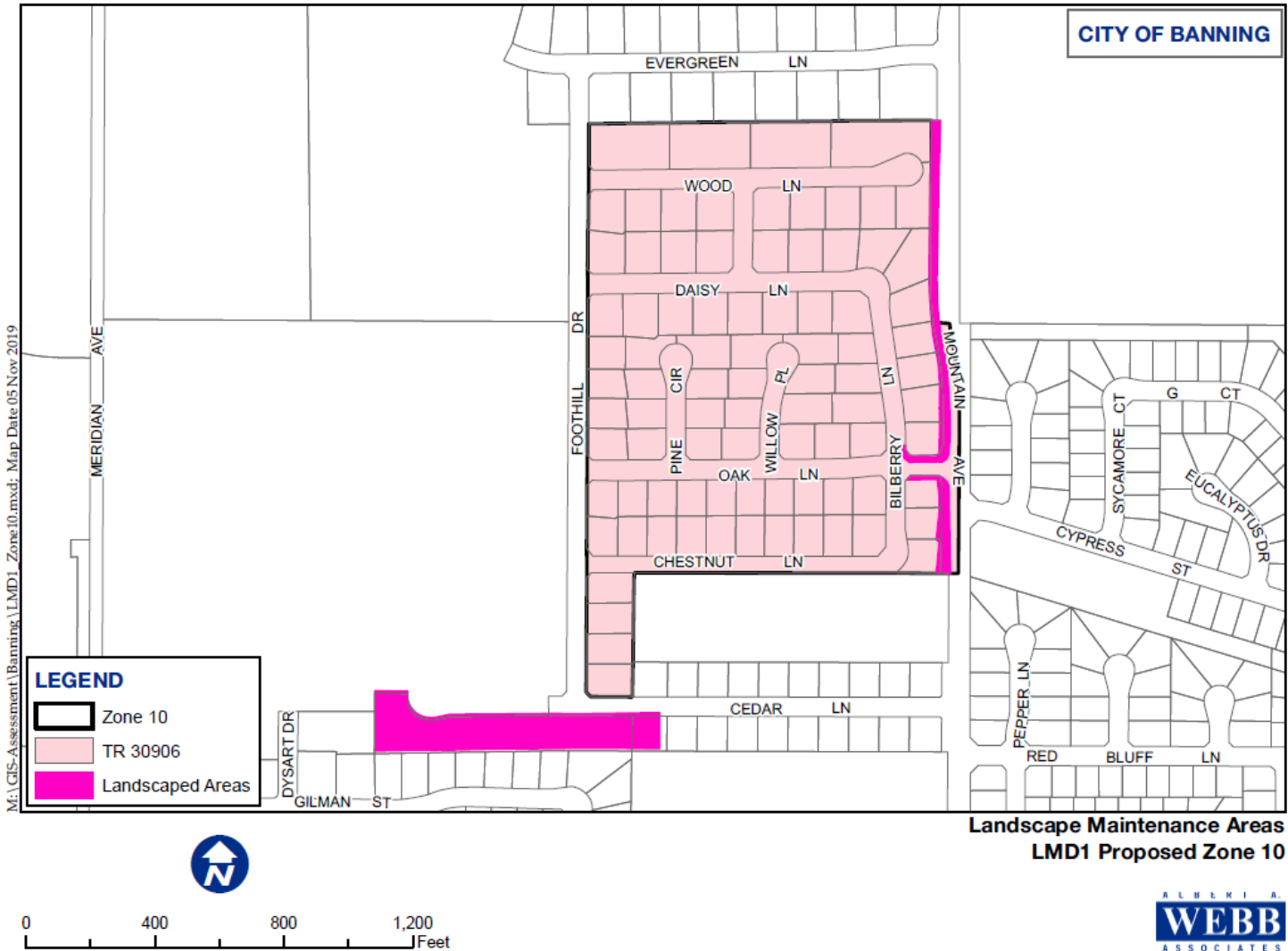


Financial Analysis

Budget Fiscal Year 2024-25	Zone 9
	Tract No.
	31835
DIRECT COSTS	
Landscape Contract	\$1,860.00
Utilities (water and electric costs)	\$2,187.44
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$533.53
TOTAL DIRECT COSTS	\$4,580.97
INDIRECT COSTS	
City Administration Costs	\$2,410.07
TOTAL INDIRECT COSTS	\$2,410.07
TOTAL COSTS	\$6,991.04
PROPOSED ASSESSMENT RATE	
AUs	33
FY 2024-25 Assessment Rate	\$259.91
TOTAL REVENUE	\$8,577.03
Annual Surplus/Deficit	\$1,585.99
Existing Reserve Balance	\$10,625.30
Reserve Balance at End of FY24/25	\$12,211.29

- Re-occurring vandalism of horse vinyl fence
- CPI Escalator in Zone 9
- Zone has a surplus of funds each year
- Additional projects are proposed in this zone
 - Continued repair of vinyl fencing
 - Install new shrubs and ground cover





Zone 10 includes the following areas:

- Mountain Avenue Roadway Frontages
- Retention/WQ Basin (shared with Zone 11)
- Oak Lane Roadway Frontages

Current State

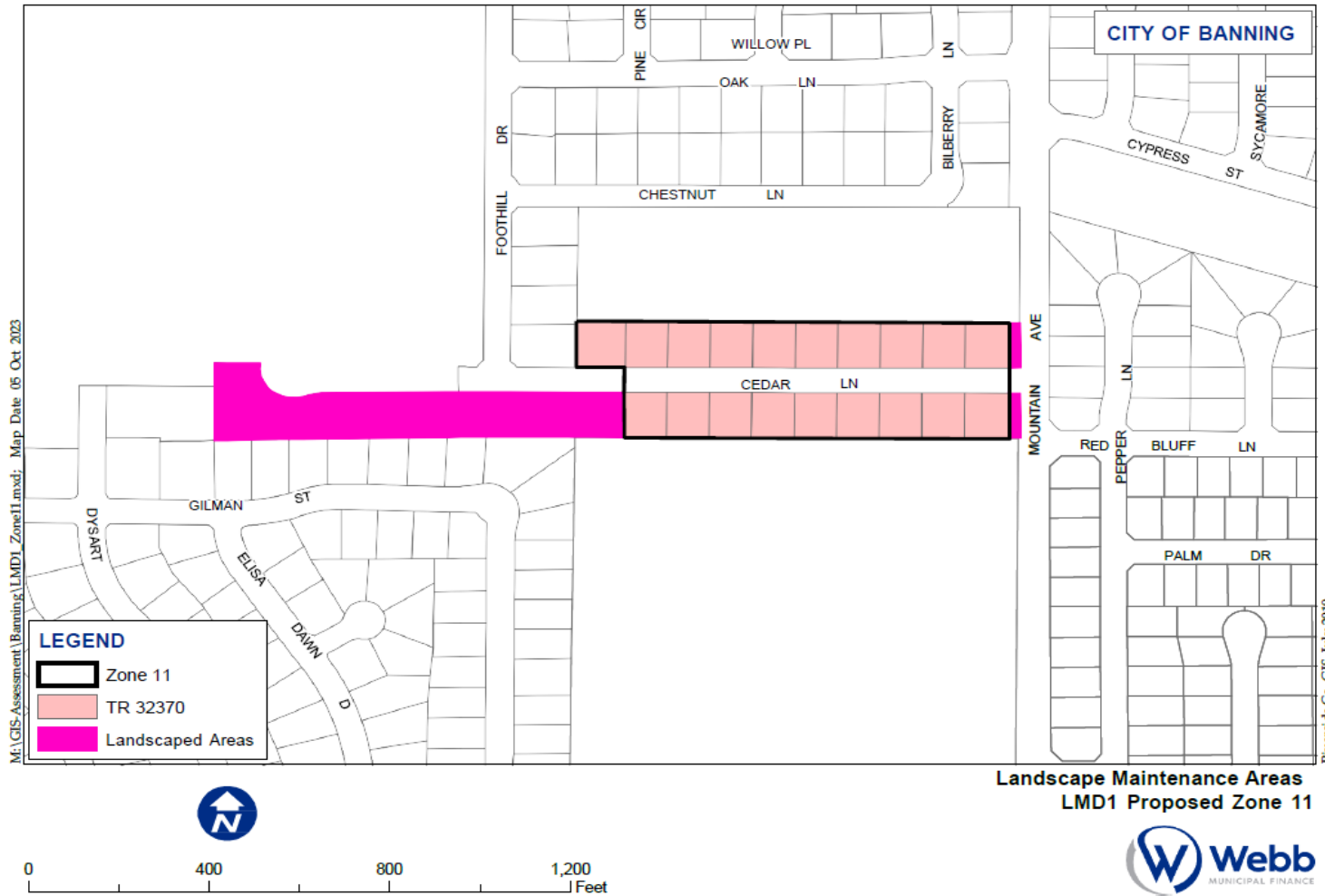


Financial Analysis

Budget Fiscal Year 2024-25	Zone 10
	Tract No.
	30906
DIRECT COSTS	
Landscape Contract	\$4,140.00
Utilities (water and electric costs)	\$3,946.66
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$2,725.00
TOTAL DIRECT COSTS	\$10,811.66
INDIRECT COSTS	
City Administration Costs	\$5,688.08
TOTAL INDIRECT COSTS	\$5,688.08
TOTAL COSTS	\$16,499.74
PROPOSED ASSESSMENT RATE	
AUs	87
FY 2024-25 Assessment Rate	\$259.91
TOTAL REVENUE	\$22,612.17
Annual Surplus/Deficit	\$6,112.43
Existing Reserve Balance	\$28,012.14
Reserve Balance at End of FY24/25	\$34,124.57

- CPI Escalator in Zone 10
- Zone has a surplus of funds each year
- Additional projects are proposed in this zone
 - Thin out the trees along Mt. Ave.
 - Remove turf and install plants and mulch
- State obligation to maintain the stormwater basin as top priority.
- Consideration of turf removal along Mountain Ave, with additional funding sources





Zone 11 includes the following areas:

- Mountain Avenue Roadway Frontages
- Retention Basin (shared with Zone 10)

Current State



Financial Analysis

Budget Fiscal Year 2024-25	Zone 11
	Tract No.
	32370
DIRECT COSTS	
Landscape Contract	\$1,059.62
Utilities (water and electric costs)	\$2,438.01
Landscape Maintenance Costs (PW staff, repairs, plants, etc.)	\$0.00
TOTAL DIRECT COSTS	\$3,497.63
INDIRECT COSTS	
City Administration Costs	\$1,840.12
TOTAL INDIRECT COSTS	\$1,840.12
TOTAL COSTS	\$5,337.75
PROPOSED ASSESSMENT RATE	
AUs	19
FY 2024-25 Assessment Rate	\$403.95
TOTAL REVENUE	\$7,675.05
Annual Surplus/Deficit	\$2,337.30
Existing Reserve Balance	\$9,507.92
Reserve Balance at End of FY24/25	\$11,845.22

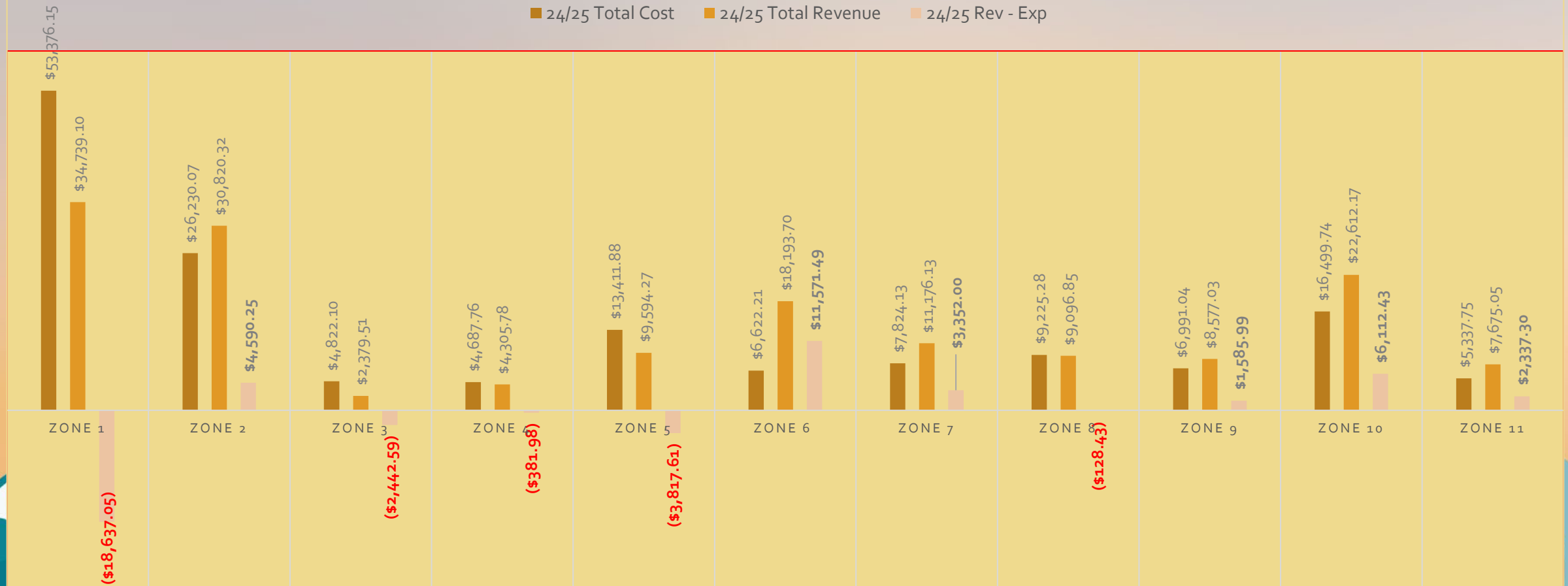
- CPI Escalator in Zone 11
- Zone has a surplus of funds this year
- State obligation to maintain the stormwater basin as top priority.
- Developer is responsible to turn over facilities to the City in acceptable condition at completion of construction



Graph of Revenues/Deficits

FY 24/25 LMD ZONE FUNDS

■ 24/25 Total Cost ■ 24/25 Total Revenue ■ 24/25 Rev - Exp



Potential Remedies

- Reduction of Services
 - What are mandatory vs. prudent
- Prop 218 Increases
 - Last effort in December of 2020 was rejected by majority protest, not implemented
- De-annexation
- General Fund Transfers
 - May be considered 'Gift of Public Funds' and not permitted



Questions?

Contact Information

Nate Smith, P.E.

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LMD No. 1 Zones 2024-2025

