



# City of Hercules Virtual Workshop

*Victoria by the Bay  
Landscaping & Lighting  
Assessment District*

*September 19, 2023*



**This meeting is  
being recorded.**

# Introductions – City Landscaping and Lighting Assessment District Team

- Dante Hall, City Manager
- Mike Roberts, Public Works Director/City Engineer
- Ed Espinoza, Consulting Assessment District Engineer
- Jeff Brown, Maintenance Superintendent
- Ben Fay, Consulting Legal Counsel
- JR, Pacific Site, Contract Landscaping Contractor





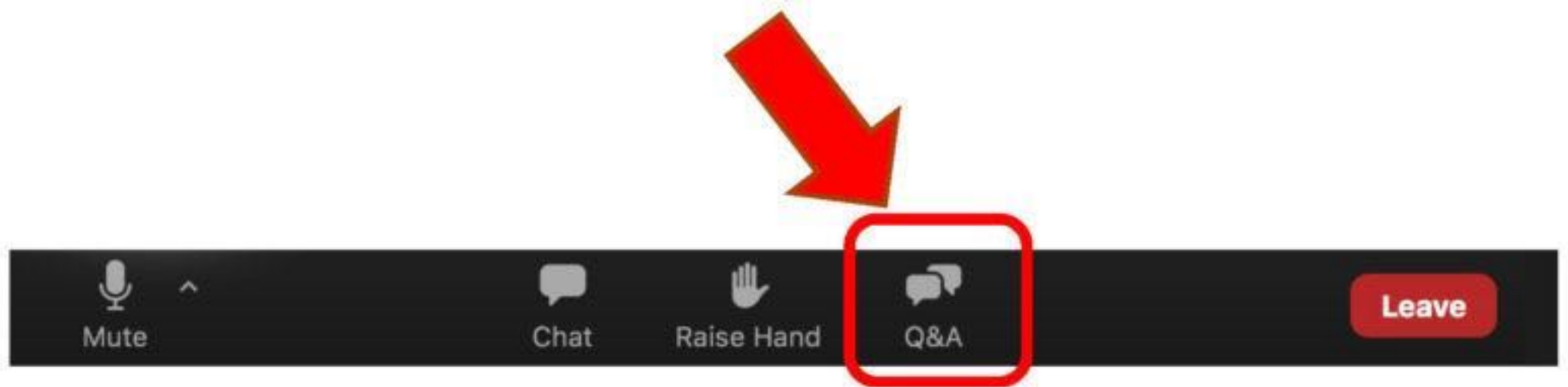
# Today's Agenda

- Victoria By the Bay Landscaping & Lighting Assessment District Overview
- Levels of Service and Funding Shortfall
- Why This Matters
- Potential Solutions
- How to Get Involved
- Question and Answer Session



# How to ask a question

Type a question in the Q&A and we will respond.



# City Council's Mission Statement:

Our mission is to lead our diverse community and enhance the quality of life in the City of Hercules.

We do this by providing effective, efficient, responsive and innovative services with integrity and a culture of transparency.





# What *is* a Landscaping & Lighting Assessment District (LLAD)?

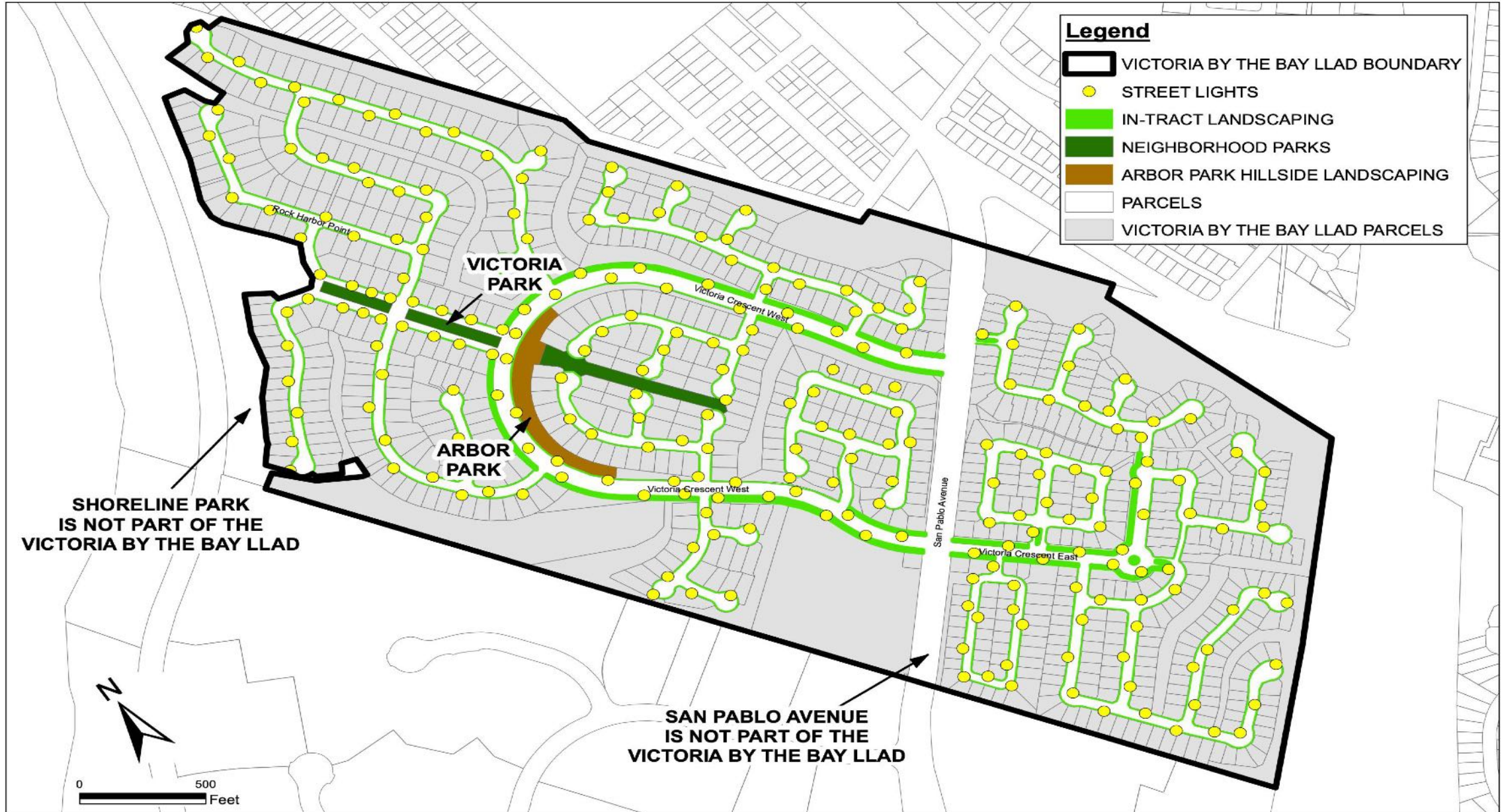
- LLADs provide for the maintenance of our City's streetlights, parks, roadway landscaping and open spaces.
- There are three primary types of services provided by the City's LLADs through annual assessments paid by property owners: street lighting, landscaping and upkeep of park amenities.
- Well-maintained landscaping, lighting and parks keep our neighborhoods attractive and safe.



# **Map of Victoria by the Bay Lighting and Landscaping Assessment District Boundaries and Maintenance Areas**



# Map of LLAD District boundaries





# Amenities Maintained in the District



# 245 total energy-efficient LED streetlights





# Collector streets

- Maintain the entire corridor, including Victoria Crescent West, Victoria Crescent East and Craftsman Drive





# Residential streets



- Maintain planter strip between sidewalk and curb in front of **approx. 800 homes.**
- This includes **approx. 4,950 total trees.**





# Arbor Park



Arbor Park and Victoria Park collectively cover 3.4 acres.



# Victoria Park



Arbor Park and Victoria Park collectively cover 3.4 acres.

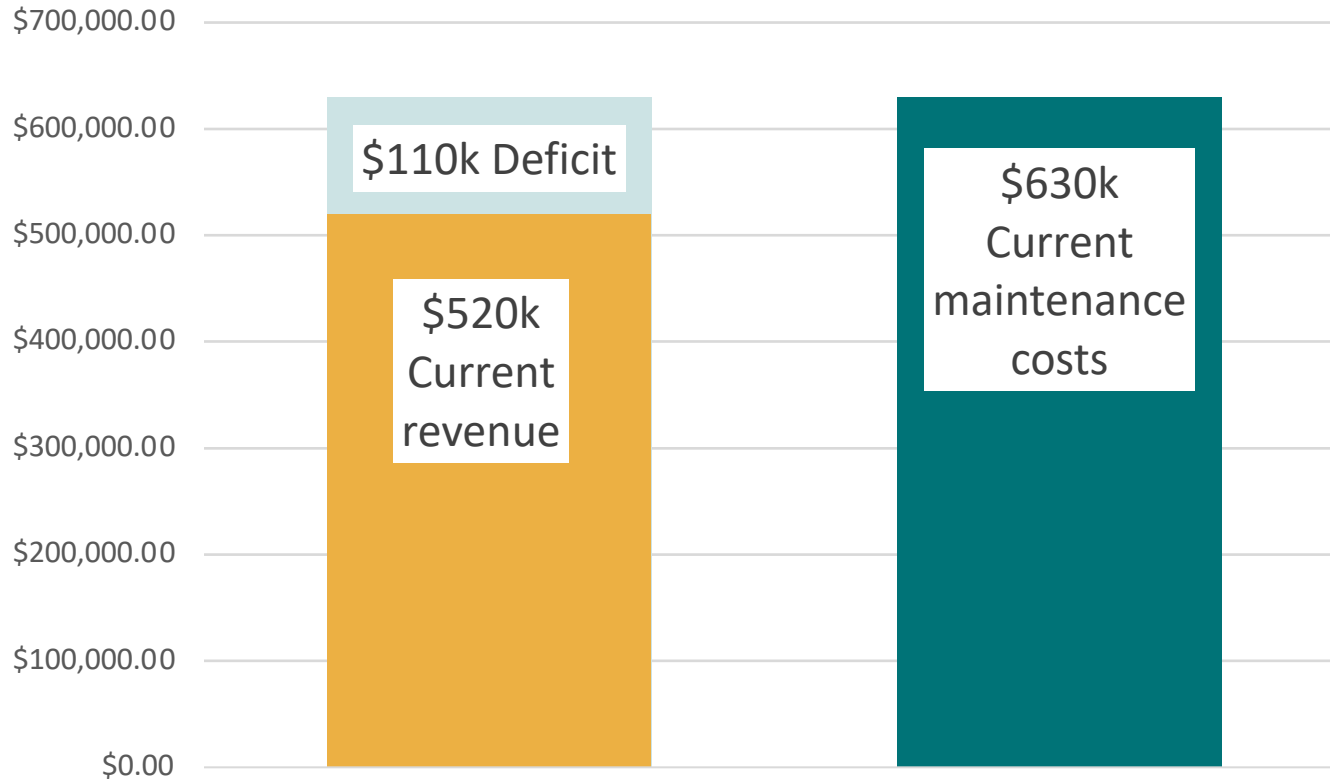


# Current Levels of Service and Funding Shortfall





# Funding Shortfall



- The current maintenance Level Of Service costs the District \$630K per year.
- The current revenue from property assessments is \$520K per year.
- This results in an operating budget shortfall of \$110K per year.



# What impacts the District's costs?

## **Maintenance Needs:**

The maintenance requirements of existing lighting and landscaping infrastructure, including the frequency of upkeep, repairs, and enhancements, can influence assessments. Neighborhood trees have grown to a size where a tree trimming company using a basket truck must be employed, versus the landscaping company which would trim the trees from the ground.



# What impacts the District's cost?

## **Environmental Changes:**

Hotter climate and more extreme weather have necessitated changes in landscaping practices, including increased watering.



# What impacts the District's cost?

## **Cost of Utilities:**

The cost of electricity and water have risen significantly over the past 5 years. While conversion to energy-efficient LED streetlights have lessened the impact of the electricity increases, irrigation water now makes up over a third of the total cost of the District.



# Why This Matters

# Landscaping and Turf

- The Victoria by the Bay LLAD currently has extensive landscaping and turf.
- We want to ensure property owners are aware of the repercussions that may result from insufficient funding to upkeep lighting and landscaping needs.



# Landscaping Changes

- Completely replacing or changing the existing landscape can be a significant financial burden for both the City and property owners.
- Costs for design, installation, materials, labor and ongoing maintenance can be substantial and may not be feasible.



# Property Values

- Lighting and landscaping can significantly impact property values by enhancing the overall appeal, aesthetics, functionality and desirability of a neighborhood or property.







# Potential Solutions



# Efforts from the City so far...

- The City commissioned an independent 3rd party to perform an analysis of services and cost-effectiveness.
- The report will be complete in early October.
- The City hired Francisco and Associates to determine what increases to the assessments may be necessary to meet near-term landscaping and lighting needs.



# Evaluation of LLAD Assessments

- The City is actively exploring various options to help maintain the beauty and functionality of our community while being fiscally responsible.
- Any potential assessment increase and its duration will be thoroughly evaluated and communicated to the community in a transparent manner.



## What would it take to increase assessments if that is deemed necessary to maintain services?

- Due to Prop 218, also known as the "Right to Vote on Taxes Act," California cities are unable to increase assessments for services and amenities such as lighting and landscaping without property owner approval.

- As required by Prop 218, property owners within the Victoria by the Bay LLAD would be mailed a notice and ballot in the fall of 2023.
- Ballots returned to the City would be tabulated.
- Results would be declared at a City Council meeting by year-end.

- If a majority of property owners that return a ballot do not oppose the increase, the property tax bills will reflect the increased assessment, commencing with the installment due in December of 2024.
- Returned ballots would be weighted by proposed assessment according to Prop 218.





# Q&A

*session*



NO  
PARKING  
THIS  
SIDE



# Next Steps and How to Stay Informed



- For questions about landscaping, street lighting, or park maintenance, please contact the City's Public Works Director, Mike Roberts, at [MikeRoberts@ci.hercules.ca.us](mailto:MikeRoberts@ci.hercules.ca.us) or (510) 799-8241.
- For questions about the assessments, voting procedures or process, please contact the City's Assessment Engineering Consultant, Ed Espinoza, at [EdE@franciscoandassociates.com](mailto:EdE@franciscoandassociates.com) or (925) 867-3400.
- For more information regarding the landscaping and lighting updates please visit: [www.VictoriaLLAD.org](http://www.VictoriaLLAD.org) or call the City's main line at: (510) 799-8200.