



**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 1 Hercules by the Bay)

### **Why am I receiving this notice?**

**The existing City street lights in your Zone 1 Neighborhood are failing and need to be replaced.** The existing wooden street light poles are deteriorating and have exceeded their useful life. The street lights use older technology, are expensive to maintain and repair, and are failing at an increasing rate. There is insufficient funding in Zone 1 to continue to pay for their repairs. When a street light fails now, it is not being repaired by the City. New street lights and poles are needed if Zone 1 is going to have working street lights in the future.

The City is proposing to purchase and install new street lights with energy-efficient LED bulbs and low-maintenance, long-lasting metal poles to replace the existing street lights. The City is proposing an assessment increase for a period of 10 years to pay for the replacement street lights and also alleviate a fund deficit that has accumulated over the past few years. This added 10-year annual assessment increase at the proposed assessment rate shown in the attached ballot is subject to annual inflationary adjustments and will cease after FY 2028-29.

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

Hercules' Landscape & Lighting Assessment Districts (LLADs) provide funding for the maintenance of our City's street lights, parks, roadway landscaping, and open spaces. The sustainability of our LLADs is critical to 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 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.

Landscaping services provide healthy and well-maintained neighborhood and city parks, recreation facilities, and open space. 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 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.



Deteriorated wooden street light poles to be replaced



Hercules Avenue Median

**What improvements/services will be provided in Zone 1 if the proposed assessment increase is approved?**

- The failing deteriorated wooden street light poles are in unrepairable condition and have exceeded 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.
- 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.
- 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.

**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. If approved, the assessment increase would be in effect for a period of 10 years and cease after FY 2028-29. 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 the prior year’s change in the Annual Consumer 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. For a 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>.

| Land Use*     | Current Annual Assessment Rate | Proposed Additional Annual Assessment Rate | Proposed Total Annual Assessment Rate |
|---------------|--------------------------------|--|---------------------------------------|
| Single-Family | \$62.44/parcel                 | \$11.16/parcel                             | \$73.60/parcel                        |
| Condominium   | \$46.83/parcel                 | \$8.37/parcel                              | \$55.20/parcel                        |
| Townhome      | \$46.83/parcel                 | \$8.37/parcel                              | \$55.20/parcel                        |
| Public        | \$320.55/acre                  | \$57.29/acre                               | \$377.84/acre                         |

\*Undeveloped parcels are assessed at 25% of the developed rates shown in the table above.

If an assessment increase is approved, the public and private property owners within all 11 zones of the LLAD will contribute approximately \$1.77 million in FY 2019-20. Zone 1 would contribute a total of \$83,694 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 ballots returned approving the proposed assessment increase, 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 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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