

2024–2025 LINDSAY LANDSCAPE & LIGHTING ASSESSMENT DISTRICTS

PREPARED BY; NEYBA AMEZCUA, PRINCIPAL PROJECT MANAGER–QK, INC

LLAD's

- ▶ What is LLAD?
 - Landscape & Lighting Assessment District
 - “Assessment” means any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property by a public improvement or service, that is imposed to pay the capital cost of the public improvement, the maintenance and operation expenses of the public improvement, or the cost of the service being provided. “Assessment” includes, but is not limited to, “Special Assessment,” “Benefit Assessment,” and “Maintenance Assessment.”
- ▶ How are LLAD created?
 - Assessment Districts are created when new development is proposed as part of Conditions of Approvals.
- ▶ How are fees collected?
 - Tax roll
 - is an official record of property subject to property tax within a given jurisdiction.

ENGINEER'S REPORT

Parkside Estates

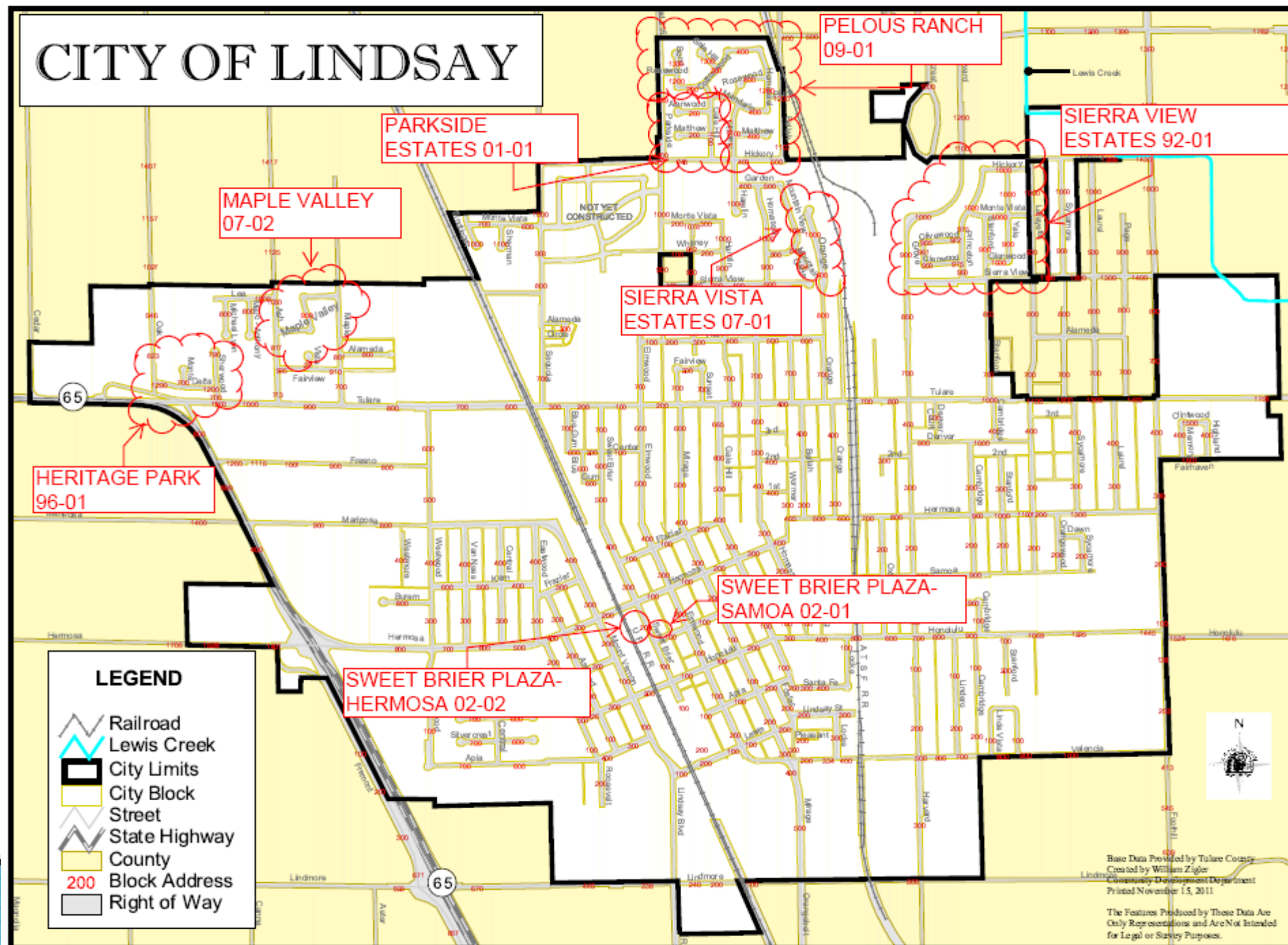
ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 01-01

Maintenance cost breakdown based on 44 lots with an estimated maint. Area of 7,536 square feet.

			Budgeted 2012-2013			Spent 2012-2013	Projected 2013-2014		
COUNTY FEES									
Assessment Fee			44	\$ 0.20	\$ 8.80	\$ 44.00	44	\$ 1.00	\$ 44.00
Roll Corrections			1	\$ 25.00	\$ 25.00	-	1	\$ 25.00	\$ 25.00
Reporting Fee			1	\$ 50.00	\$ 50.00	\$ 200.00	1	\$ 200.00	\$ 200.00
TOTAL					\$ 83.80	\$ 244.00			\$ 269.00
CITY COSTS									
Engineering			\$ per hr	# hr			\$ per hr	# hr	
Office Support Staff			\$ 33.34	8	\$ 266.68	\$ 54.65	\$ 33.34	8	\$ 266.68
City Services Director			\$ 82.99	4	\$ 331.95	\$ 69.40	\$ 82.99	2	\$ 138.80
Associate Engineer			\$ 43.97	12	\$ 527.65	\$ 104.09	\$ 43.97	5	\$ 207.30
Administration									
City Manager			\$ 114.06	1	\$ 114.06	\$ 104.09	\$ 114.06	1	\$ 104.09
City Attorney			\$ 125.00	1	\$ 125.00	\$ 125.00	\$ 125.00		\$ -
Finance Director			\$ 69.98	2	\$ 139.95	\$ 64.45	\$ 64.45	1	\$ 64.45
TOTAL					\$ 1,506.30	\$ 727.79			\$ 781.32
WALL MAINTENANCE									
Graffiti Incidents					\$ 784.00	-			\$ 15.00
TOTAL					\$ 784.00				\$ 15.00
UTILITIES			\$ per month	# months			\$ per month	# months	
Irrigation Timer Electrical costs			\$ 150.13	12	\$ 1,801.55	\$ 150.13	\$ 150.13	12	\$ 1,801.55
Water used for irrigation		# Street Lights	\$ 133.50	12	\$ 1,601.95	\$ 133.50	\$ 133.50	12	\$ 1,601.95
Lighting		6	\$ 778.32	12	\$ 9,339.84	\$ 778.32	\$ 778.32	12	\$ 9,339.84
TOTAL					\$ 1,925.40	\$ 4,181.82			\$ 4,181.82
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)			\$/hr	hrs		\$ 1,327.23	\$/hr	hrs	
Senior Employee			\$ 18.92	50	\$ 946.00		\$ 18.92	9	\$ 170.28
Regular Employee			\$ 9.04	65	\$ 587.34		\$ 14.50	40	\$ 580.00
Regular Employee			\$ 9.04	65	\$ 587.34		\$ 14.50	40	\$ 580.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)					\$ 1,250.00	\$ 2,370.34			\$ 1,000.00
TOTAL					\$ 3,370.68	\$ 3,697.57			\$ 2,330.28
SUBTOTAL COSTS					\$ 7,669.18	\$ 8,851.18			\$ 7,577.42
Carry Over from Previous Fiscal Year					\$ (229.24)				\$ 1,411.66
TOTAL COSTS					\$ 7,439.94	\$ 8,851.18			\$ 8,989.08
Costs per square foot of area		7536			\$ 0.99				\$ 1.19
					\$ 169.09				\$ 204.30
Assessment per Lot:		44			\$ 169.08				\$ 199.74

\$ 30.66 Proposed increase per lot/year
 \$ 2.56 Proposed increase per lot/month
 18% Increase

CITY OF LINDSAY



LANDSCAPE DISTRICT NO.92-01

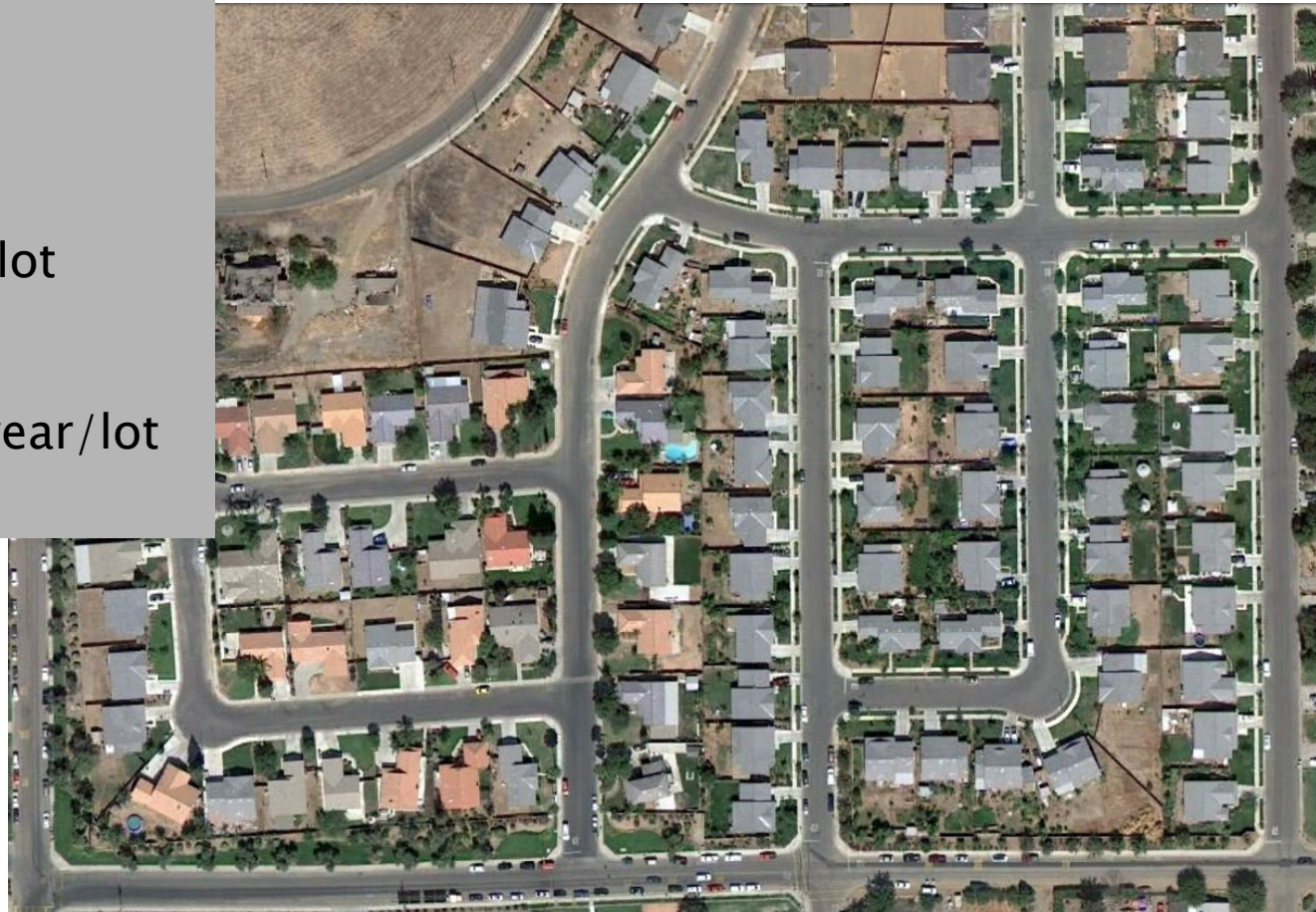
SIERRA VIEW ESTATES

Maint. Area= 41,523 ft²

92 Lots

Max= \$295.40/year/lot

Proposed=\$299.69/year/lot



LANDSCAPE DISTRICT NO.96-01

HERITAGE PARK

Maint. Area=11,600 ft²

37 Lots

Max= \$260.30/year/lot

Proposed=
\$186.84/year/lot



LANDSCAPE DISTRICT NO.01-01

PARKSIDE ESTATES

Maint. Area=7,536 ft²

44 Lots

Max= \$307.72/year/lot

Proposed= \$214.60/year/lot



LANDSCAPE DISTRICT NO.02-01

SWEET BRIER – SAMOA

Maint. Area=4,924 ft²

6 Lots

Max= \$1,929.83/year/lot

Proposed=
\$767.10/year/lot



LANDSCAPE DISTRICT NO.02-02

SWEET BRIER – HERMOSA

Maint. Area=20,766 ft²

12 Lots

Max= \$1,923.33/year/lot

Proposed=
\$961.14/year/lot



LANDSCAPE DISTRICT NO.07-01

SIERRA VISTA ESTATES

Maint. Area=22,200 ft²

19 Lots

Max= \$502.84/year/lot

Proposed= \$344.60
/year/lot



LANDSCAPE DISTRICT NO.07-02

MAPLE VALLEY ESTATES

Maint. Area=1,720 ft²

42 Lots

Max= \$120.00
/year/lot

Proposed=
\$94.62/year/lot



LANDSCAPE DISTRICT NO.09-01

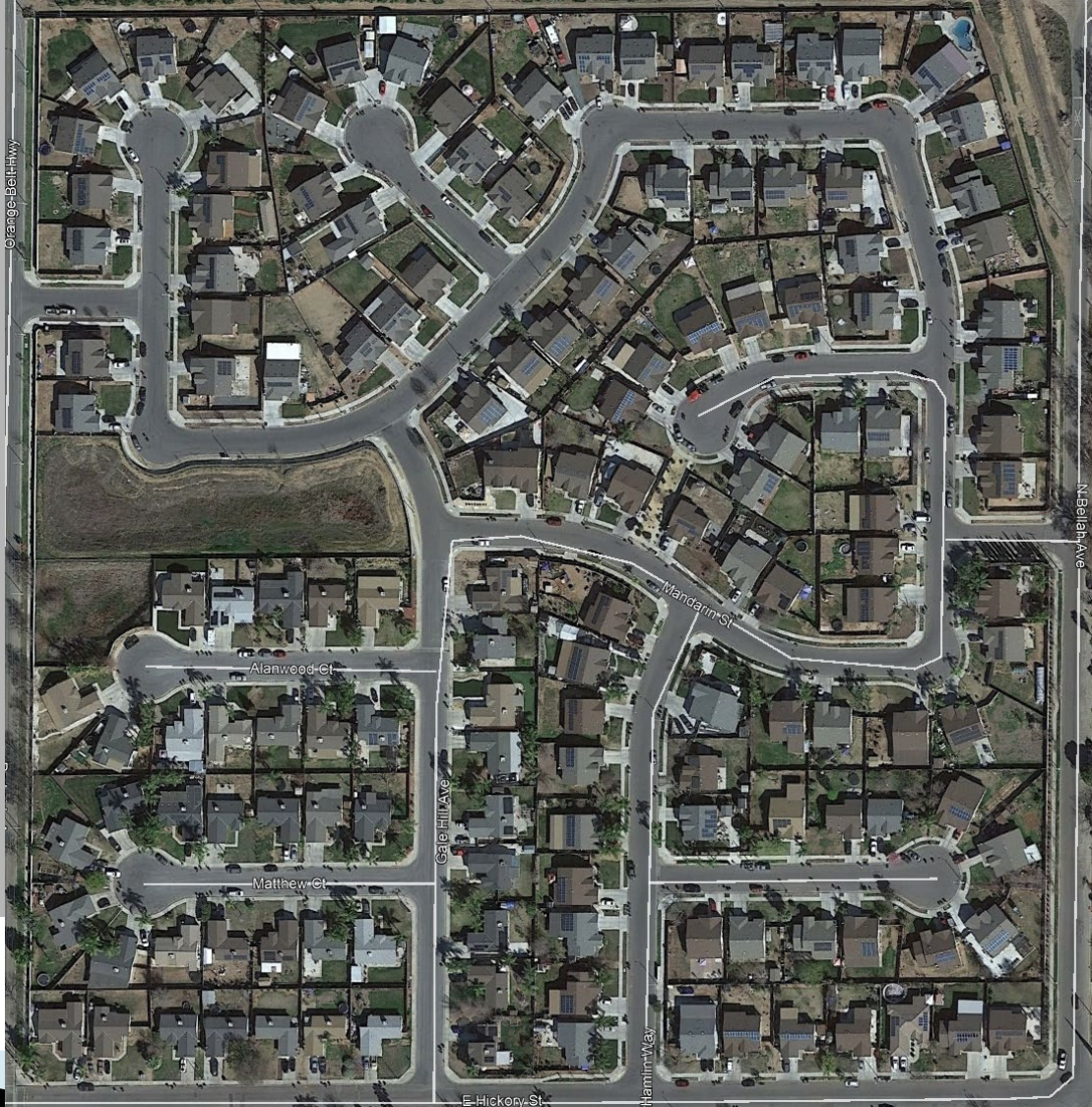
PELOUS RANCH

Maint. Area=27,593.1
ft²

105 Lots

Max= \$200.62/year/lot

Proposed=
\$209.79/year/lot



SUMMARY OF CHARGES

		Maximum Allowed		Budgeted 2023-2024 FY		Proposed 2024-2025 FY		
	No. Lots	Amount per Year/lot	Amount per Month/lot	Amount per Year/lot	Amount per Month/lot	Amount per Year/lot	Amount per Month/lot	Increase/ Decrease per Year
Sierra View Estates Assessment District 92-01	92	\$ 295.40	\$ 24.62	\$ 224.50	\$ 18.71	\$ 299.69	\$ 24.97	\$ 6.27
Heritage Park Assessment District 96-01	37	\$ 260.30	\$ 21.69	\$ 208.10	\$ 17.34	\$ 186.84	\$ 15.57	\$ (1.77)
Parkside Estates Assessment District 01-01	44	\$ 307.72	\$ 25.64	\$ 142.52	\$ 11.88	\$ 214.60	\$ 17.88	\$ 6.01
Sweet Brier Plaza (Samoa) Assessment District 02-01	6	\$ 1,929.83	\$ 160.82	\$ 788.26	\$ 65.69	\$ 767.10	\$ 63.93	\$ (1.76)
Sweet Brier Plaza (Hermosa) Assessment District 02-02	12	\$ 1,923.33	\$ 160.28	\$ 966.42	\$ 80.54	\$ 961.14	\$ 80.10	\$ (0.44)
Sierra Vista Assessment District 07-01	19	\$ 502.84	\$ 41.90	\$ 321.30	\$ 26.78	\$ 344.60	\$ 28.72	\$ 1.94
Maple Valley Assessment District 07-02	42	\$ 120.00	\$ 10.00	\$ 100.00	\$ 8.33	\$ 94.62	\$ 7.89	\$ (0.45)
Pelous Ranch Assessment District 09-01	105	\$ 200.62	\$ 16.72	\$ 160.00	\$ 13.33	\$ 209.79	\$ 17.48	\$ 4.15

Action Item:

- Resolution No. 24–13 giving preliminary approval of Engineer's Report for Fiscal Year 2024–2025 for Landscape and Lighting Maintenance Districts &
- Resolution No. 24–14 declaring its intention to levy and collect assessments for Fiscal 2024–2025 Landscape & Lighting Maintenance Assessment Districts; declaring the work to be of more than local or ordinary public benefit; specifying the exterior boundaries of the areas within the Landscape Maintenance Districts to be assessed and the cost and expense thereof; designating said districts as Landscape & Lighting Maintenance Districts; determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972; and offering a time and place for hearing objections thereto.
 - Public Hearing– June 25, 2024