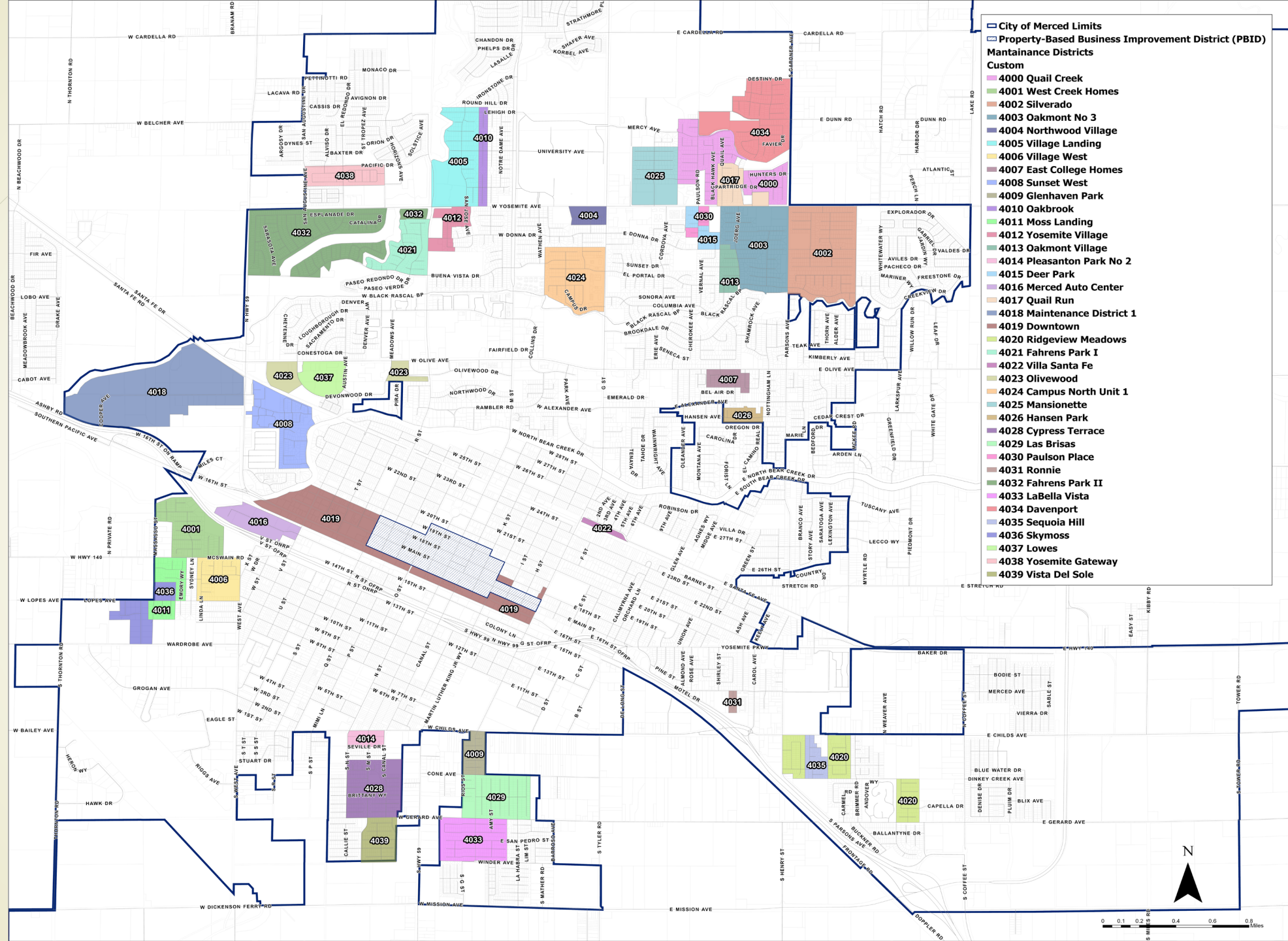




Assessment Ballot Proceeding for Underfunded Maintenance Districts

Maintenance Districts Map







Underfunded Maintenance Districts

- 12 Maintenance Districts are underfunded and in jeopardy of having a reduction of services in storm pump maintenance, landscaping services, or both
- Assessment increases to these Maintenance Districts are being proposed to cover necessary expenses

Definition of Terms on Engineer's Reports

- Admin – Portion of costs for City Council, City Manager, City Clerk, City Attorney, Finance, and Purchasing based on number of parcels and/or acreage in the District
- PW – Portion of cost for Public Works administrative employees based on number of parcels and/or acreage in the District
- DSC – Direct Service Charges for services provided by Parks, Sewer, Streets, Wastewater, and Refuse employees to the District (where applicable)
- Support Services – Charges for services provided by other City employees/departments to the District

**2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
QUAIL CREEK LANDSCAPE
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40006100**

ITEM

PERSONNEL SERVICES \$0.00

MATERIALS, SUPPLIES & SERVICES \$73,129.00

TOTAL BUDGET \$73,129.00

PRIOR YEAR ADJUSTMENT (Reserves) \$0.00

DISTRICT ASSESSMENT \$73,129.00

TOTAL ASSESSABLE RESIDENTIAL UNITS 369

ASSESSMENT PER RESIDENTIAL UNIT \$198.18

CPI-AUC/W as of 12/1/24 331.084

CPI-AUC/W as of 3/1/03 188.10

Original Maximum Assessment \$81.99

Calculation #1: \$144.31

FY 25-26 Maximum Assessment: \$144.31

Calculation #2: 1.3733

Admin \$777

PW \$289

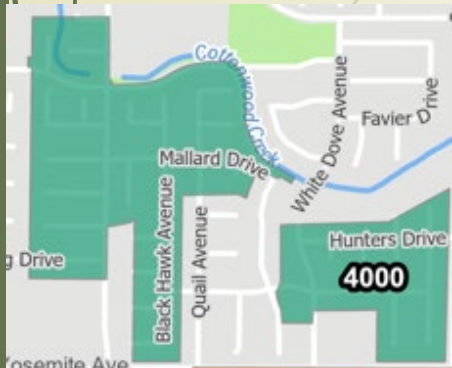
DSC \$7,703

Support Services \$561

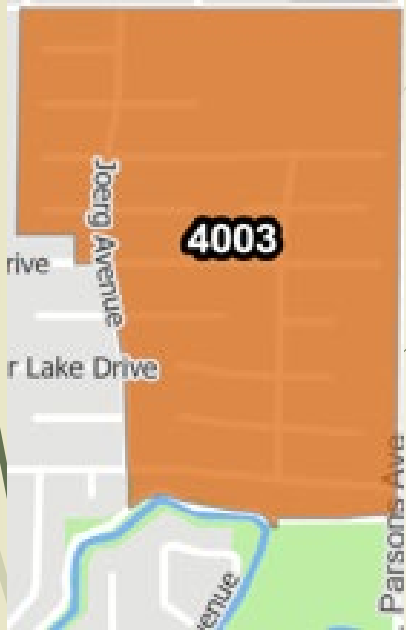
Landscape maintenance weekly \$50,400/year (Bi-Weekly service currently)



INCREASE OF \$56.11/year



2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
OAKMONT NO. 3 LANDSCAPE
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40036100



ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$58,890.60
TOTAL BUDGET	\$58,890.60
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$58,890.60
TOTAL ASSESSABLE UNITS	308
ASSESSMENT PER UNIT	\$191.20
CPI-AUC/W as of 12/1/24	334.084
CPI-AUC/W as of 2/1/17	252.252
Original Maximum Assessment	\$89.75
Calculation #1:	\$118.87
FY 25/26 Maximum Assessment:	\$118.87
Calculation #2:	1.6086

Admin \$619
PW \$228
DSC \$4,940
Support Services \$410
Landscape maintenance weekly \$39,000/year (Monthly service currently)



INCREASE OF \$75.23/year



**2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
NORTHWOOD VILLAGE NO. 1, PHASE 2 LANDSCAPE
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40046100**

ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$13,609.00
TOTAL BUDGET	\$13,609.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$13,609.00
TOTAL ASSESSABLE UNITS	168
ASSESSMENT PER UNIT	\$81.01



INCREASE OF \$41.55/year

Admin \$61
 PW \$22
 DSC \$1,245
 Support Services \$23
 Landscape maintenance weekly \$6,700/yearr (Monthly service currently)

W Yosemite Ave

4004

2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
EAST COLLEGE HOMES STORM DRAINAGE
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40076100



ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$5,343.00
REPLACEMENT EXPENSE	\$900.00
TOTAL BUDGET	\$6,243.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$6,243.00
TOTAL ASSESSABLE UNITS	118
ASSESSMENT PER UNIT	\$52.91

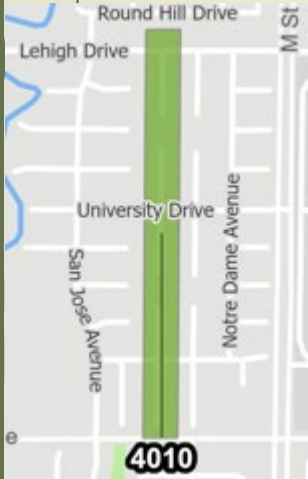
FY 25-26 budget \$378

INCREASE OF \$25.27/year

Admin \$224
PW \$82
DSC \$1,399
Support Services \$152
Weed abatement \$250/year (\$0 budget currently)



2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
OAKBROOK STORM DRAINAGE
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40106100



ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$ 11,738
PUMP REPLACEMENT EXPENSE	\$900.00
TOTAL BUDGET	\$12,638.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$ 12,638
TOTAL ASSESSABLE UNITS	689
ASSESSMENT PER UNIT	\$18.34

FY 25-26 budget \$575

INCREASE OF \$7.25/year

Admin \$162
PW \$61
DSC \$4,972
Support Services \$401
Weed abatement \$300/year



2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
PLEASANTON PARK NO. 2 LANDSCAPE
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40146100

ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$12,896.00
TOTAL BUDGET	\$12,896.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$12,896.00
TOTAL ASSESSABLE UNITS	82
ASSESSMENT PER UNIT	\$157.27

INCREASE OF \$98.21/year

Admin \$171
PW \$63
DSC \$484
Support Services \$123
Landscape maintenance bi-weekly \$5,976/year (Monthly service currently)



2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
MERCED AUTO CENTER
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40166100

ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES (LANDSCAPE)	\$2,435.00
MATERIALS, SUPPLIES & SERVICES (STORM DRAIN)	\$17,129.00
REPLACEMENT EXPENSE (STORM DRAIN)	\$900.00
TOTAL BUDGET	\$20,464.00
LESS CITY CONTRIBUTION (90% OF STORM DRAIN)	(\$16,226)
Budget less City Share	\$4,238
PRIOR YEAR ADJUSTMENT (Reserves)	\$0
DISTRICT ASSESSMENT	\$4,238
TOTAL ASSESSABLE ACRES	30.50
ASSESSMENT PER ACRE	\$138.95

NOTE:

There are areas outside the boundaries of the maintenance district that are serviced by the storm drainage system. The MS&S costs for storm drain, therefore, have been reduced. Calculations are based on a total design pumping rate of 3,600 gallons per minute. The Auto Center requires a pumping rate of 360 gallons per minute, so their portion of the storm drain would be 10%. The City will contribute 90% of the storm drain MS&S costs.

Admin \$28
PW \$9
DSC \$3,306
Support Services \$19
Weed abatement \$1,200/year for storm basin and medians

INCREASE OF \$12.56/year



2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
RIDGEVIEW MEADOWS
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40206100



ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$26,645.00
REPLACEMENT EXPENSE	\$900.00
TOTAL BUDGET	\$27,545.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$27,545.00
TOTAL ASSESSABLE UNITS	353
ASSESSMENT PER UNIT	\$78.03



INCREASE OF \$45.55/year weekly landscape

Admin \$585
PW \$216
DSC \$6,377 (Total DSC for Sewer & Storm are not being fully paid by MD currently)
Support Services \$424
Landscape maintenance weekly \$6,000/year (Monthly service currently)
Weed abatement \$850/year
2 pump stations

2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
 FAHRENS PARK
 MAINTENANCE DISTRICT
 BUDGET ACCOUNT NO. 40216100

ITEM	AMOUNT
MATERIALS, SUPPLIES & SERVICES	\$ 70,034
REPLACEMENT EXPENSE	\$900.00
TOTAL BUDGET	\$70,934.20
PRIOR YEAR ADJUSTMENT (Deduct from Reserves)	\$0.00
DISTRICT ASSESSMENT	\$70,934.20
TOTAL ASSESSABLE UNITS	171
ASSESSMENT PER UNIT	\$414.82

INCREASE OF \$383.24/year

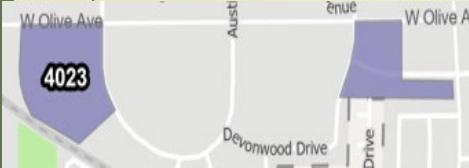
Admin \$372
 PW \$135
 DSC \$6,760
 Support Services \$269
 Landscape maintenance weekly \$38,400/year (Bi-weekly service currently)
 Weed abatement storm basin \$300/year





Fahren's Park I

- Two subdivisions formed this District (Fahren's Park Village No. 1 and Buena Vista Village Unit No. 1) by adoption of Resolution 90-91
- The open spaces and parks are serviced and funded within Fahren's Park I and General Parks
- The City's Contribution of 90% of landscape costs should no longer continue in accordance with Resolution 90-99



2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
OLIVEWOOD
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40236100

ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES (LANDSCAPE)	\$4,270.30
MATERIALS, SUPPLIES & SERVICES (STORM DRAIN)	\$9,885.10
REPLACEMENT EXPENSE (STORM DRAIN)	\$900.00
TOTAL BUDGET	\$15,055.40
LESS CITY CONTRIBUTION (84% OF STORM DRAIN)	(\$9,059.00)
BUDGET (Less City Contribution)	\$5,996.40
PRIOR YEAR ADJUSTMENT (Reserves)	(\$0.00)
DISTRICT ASSESSMENT	\$5,996.40
TOTAL ACREAGE WITHIN DISTRICT BENEFIT AREA	172.00
ACREAGE NOT WITHIN DISTRICT (CITY CONTRIBUTION)	145.22
TOTAL ASSESSABLE ACREAGE	29.49
ASSESSMENT PER ACRE	\$203.34

FY 25-26 budget \$450

INCREASE OF \$151.39/year

THERE ARE AREAS OUTSIDE THE BOUNDARIES OF THE MAINTENANCE DISTRICT
THAT ARE SERVICED BY THE STORM DRAINAGE SYSTEM.

CALCULATIONS SHOW 84% OF THE BENEFITING AREA IS NOT IN THE DISTRICT
THE CITY WILL CONTRIBUTE 84% OF THE STORM DRAINAGE COSTS.

Admin \$61
PW \$22
DSC \$3,734 (Total DSC for Sewer & Storm are not being fully paid by MD currently)
Support Services \$42
Landscape maintenance monthly \$1,500/year (currently no service)
Weed abatement \$750/year (Storm is paying currently)



**2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
CAMPUS NORTH
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40246100**

ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$48,119.00
REPLACEMENT EXPENSE	\$900.00
TOTAL BUDGET	\$49,019.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$49,019.00
TOTAL ASSESSABLE UNITS	353
ASSESSMENT PER UNIT	\$138.86
CPI-AUC/W as of 12/1/24	334.084
CPI-AUC/W as of 4/1/99	169.00
Original Maximum Assessment	\$21.82
Calculation #1:	\$43.13
FY 25/26 Maximum Assessment:	\$43.13
Calculation #2:	3.2193

Admin \$540
 PW \$238
 DSC \$1,503
 Support Services \$471
 Landscape maintenance bi-weekly \$22,680/year (currently 2x/year)
 Weed abatement \$3,200/year



INCREASE OF \$95.73/year



**2026/2027 PROPOSED ENGINEER'S REPORT AND BUDGET
HANSEN PARK
MAINTENANCE DISTRICT
BUDGET ACCOUNT NO. 40266100**

ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$8,001.20
REPLACEMENT EXPENSE	\$900.00
TOTAL BUDGET	\$0.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$8,001.20
TOTAL ASSESSABLE UNITS	73
ASSESSMENT PER UNIT	\$109.61

FY 25-26 budget \$100

INCREASE OF \$52.39/year

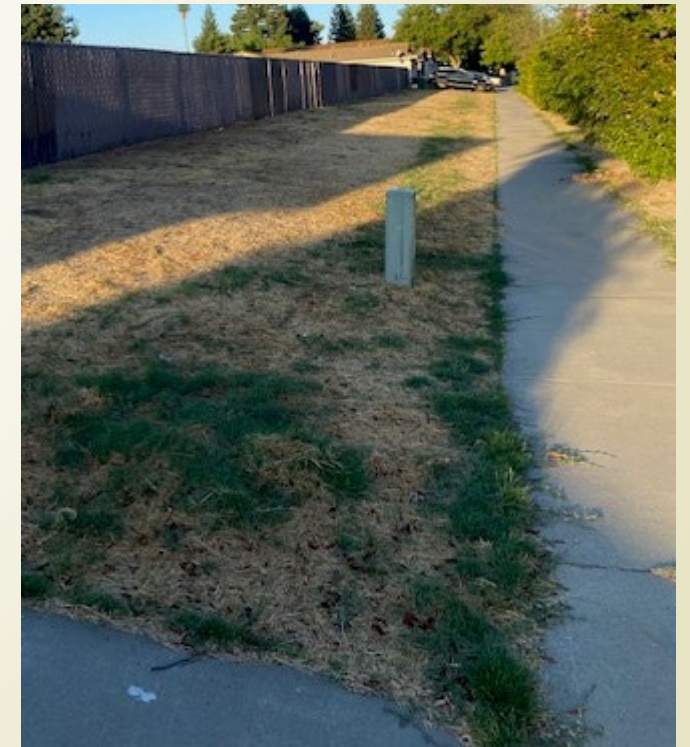
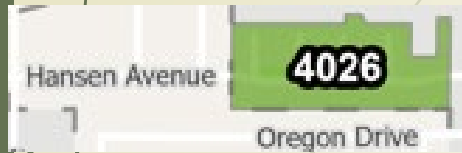
Admin \$160

PW \$59

DSC \$2,235 (Total DSC for Sewer & Storm are not being fully paid by MD currently)

Support Services \$116

Weed abatement \$300/year



What's Next?

- Council to approve a supplemental budget appropriation from the Unreserved Fund Balance of the General Fund in the amount not to exceed \$16,546, to cover the assessment balloting proceeding noticing costs for 1,939 parcels
- Council to set a public hearing for January 20, 2026, to obtain property owner approval prior to increase in annual assessment levy
- 45 days prior to the scheduled public hearing, ballot cover letters, notices, and forms will be mailed to each property owner on record informing them of the proposed increase in levy and other prudent balloting information
- Public Works staff will hold informational meetings to answer questions from the public regarding the proposed assessment increase prior to the January 20, 2026, public hearing
- Council holds a public hearing to determine voter approval of increased assessments, and the public hearing is continued to a subsequent meeting to allow time to open and tally the sealed ballots
- Following the “continued” public hearing, Council adopts a resolution approving, confirming, and adopting the Engineer’s Reports based on the results of the ballots

Questions?

