

CITY OF MERCED

**NOTICE OF PROPOSED ASSESSMENT
AND
ASSESSMENT BALLOT PROCEEDING FOR
MAINTENANCE DISTRICT**

000-000-08
678 W. 18th Street
MERCED, CA 95340

Fiscal Year 2017/2018 Annual Assessment: \$000.00

REASON FOR PROPOSED ASSESSMENT

The Maintenance District (the "District") annually levies an assessment on all property in the District based upon the special benefit conferred upon the property by the improvements described below. Article XIII C and D of the California Constitution requires the City allow all property owners to vote on any proposed increase in assessments to be levied.

DESCRIPTION OF IMPROVEMENTS

The District assessments are used to fund the maintenance of landscaping, storm drainage systems, wall, street tree maintenance within public right-of-ways, public utility, drainage and facility easements, tree planting easements, and landscape easements within the District's boundaries. It shall not fund the maintenance of additional items that may be placed or planted by individual lot owners such as, but not limited to, lawns, private sprinklers, front yard trees or bushes.

The following maintenance items shall be performed within the District boundaries:

- Litter pick-up, plant pruning, replacement, and fertilizing
- Landscape irrigation as needed to sustain optimum plant growth;
- Weed control and cultivation as needed to keep the area free of weeds;
- Inspect pump and motor
- Repair or replace parts as needed;
- Walls in landscaped areas
- Mow and edge turf,
- Other maintenance as necessary, including equipment, devices, and other items and efforts recommended for specific landscape/open space elements.

AMOUNT OF PROPOSED ASSESSMENT

A. Total District Assessment: \$00,000.00

The proposed total annual assessment for the entire District for Fiscal Year 2017/2018 is \$00,000.00. Subsequent assessments could be adjusted annually by the Consumer Price Index for All Urban Consumers (West).

B. Individual Parcel Assessment: \$00,000.00

The annual assessment for your parcel for fiscal year 2017/2018 will be \$000.00. The maximum annual assessment ("cap") for your parcel could be adjusted annually, but not to exceed the increase in the Consumer Price Index for All Urban Consumers (West).

C. Duration of Assessment

The proposed assessment will be levied annually up to the maximum as stated above. The assessment may be increased in the future above the maximum amount, ONLY with the support of a majority of property owners using the process explained below.

BASIS FOR CALCULATING ASSESSMENTS

Each year the City determines how much it will cost to operate and maintain the specified improvements within the District. These costs are then spread among all of the assessable parcels on the basis of special benefit conferred upon each parcel. The assessment is spread on an area basis for each type of zoning; with residential areas within each type of residential zoning re-spread on a per unit basis.

PROCEDURES FOR COMPLETING THE BALLOT

Accompanying this notice is a ballot, along with a self-addressed, postage paid return envelope. The ballot (or a facsimile thereof) may be completed by the property owner(s) of record and returned to the City to indicate the owner's support of or opposition to the proposed assessment. If a tenant is responsible for payment of the assessment, the ballot must be completed and returned by the tenant. For your ballot to be counted, you must clearly mark the appropriate box, sign the ballot, and return it sealed in the enclosed envelope by the conclusion of the public hearing on _____.

Ballots may be returned either by mail or delivered to the City Clerk at 678 West 18th Street, Merced, CA 95340, before the close of the public hearing. For properties with more than one owner of record, ballots will be accepted as valid if signed by at least one of the listed owners.

In the event that more than one of the record owners submits an assessment ballot, the amount of the proposed assessment to be imposed upon the parcel shall be allocated to each ballot submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown on the record, as established to the satisfaction of the City by documentation provided by you.

Regardless of the method of delivery, all ballots must be received at the address indicated, or at the public hearing, in order to be included. An assessment ballot may be submitted, changed, or withdrawn prior to the conclusion of the public hearing.

PUBLIC HEARING AND PROTEST PROCEDURE

The City Council will hold a public hearing on _____, hear testimony regarding the proposed assessment, to accept assessment ballots and to determine whether there is a majority protest against the proposed assessment. The hearing will be held in conjunction with the normally scheduled City Council meeting, which begins at **7:00 p.m.** The meeting (and hearing) will be held at the Civic Center located at 678 West 18th Street in Merced.

All ballots returned to the City will be tabulated and weighted according to the proportional financial obligation of the affected property. If the City Council determines that a majority of the ballots cast and as weighted according to the proportional financial obligation of the affected properties oppose imposition of the assessment, the proposed assessment will not be imposed. Instead, the previously approved assessment (\$00.00 per residential unit) will continue.

QUESTIONS REGARDING THESE PROCEEDINGS

If you have questions about the proposed assessment or this process, please contact the Public Works Office at (209) 385-6800.