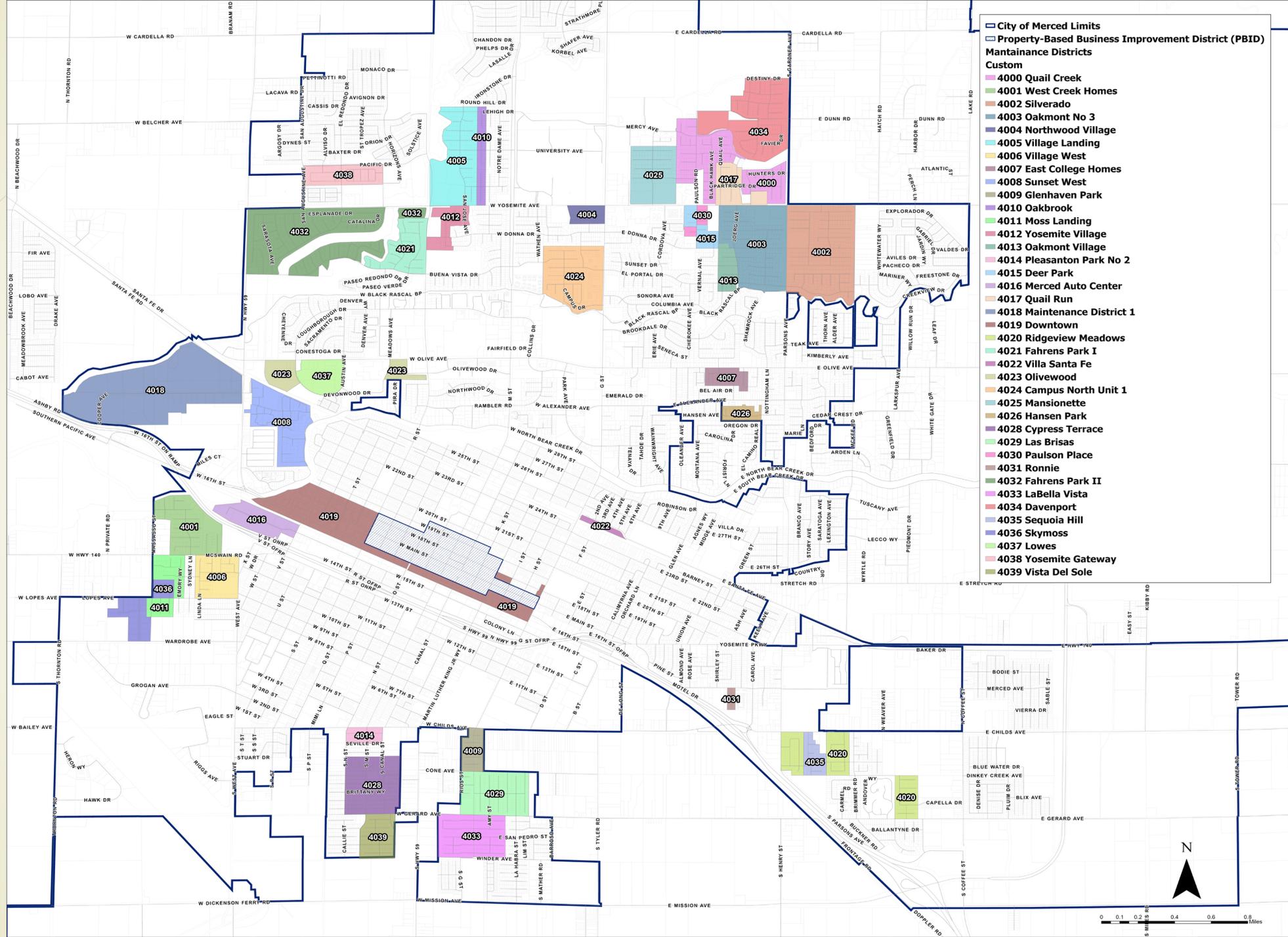


**Assessment Ballot  
Proceeding  
for Underfunded  
Maintenance Districts**



# Maintenance Districts Map



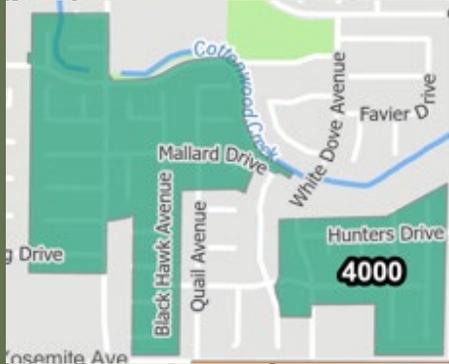




# Underfunded Maintenance Districts

- 12 of the 39 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

**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
<b>ASSESSMENT PER RESIDENTIAL UNIT</b>	<b>\$198.18</b>
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

INCREASE OF \$56.11/year

Admin \$777  
 PW \$289  
 DSC \$7,703  
 Support Services \$561  
 Landscape maintenance weekly \$50,400/year (Bi-Weekly service currently)



**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
<b>ASSESSMENT PER UNIT</b>	<b>\$191.20</b>
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
<b>ASSESSMENT PER UNIT</b>	<b>\$81.01</b>



INCREASE OF \$41.55/year

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

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

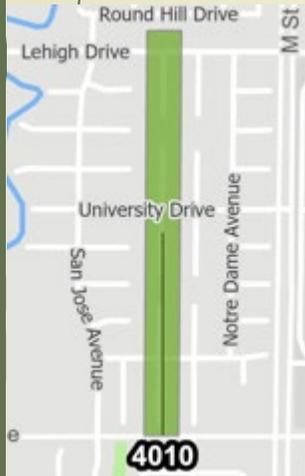


ITEM	AMOUNT	
PERSONNEL SERVICES	\$0.00	
MATERIALS, SUPPLIES & SERVICES	\$5,343.00	
REPLACEMENT EXPENSE	\$900.00	FY 25-26 budget \$378
<b>TOTAL BUDGET</b>	<b>\$6,243.00</b>	
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00	
DISTRICT ASSESSMENT	\$6,243.00	
TOTAL ASSESSABLE UNITS	118	
<b>ASSESSMENT PER UNIT</b>	<b>\$52.91</b>	<b>INCREASE OF \$25.27/year</b>

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
<b>ASSESSMENT PER UNIT</b>	<b>\$18.34</b>

FY 25-26 budget \$575

INCREASE OF \$7.25/year

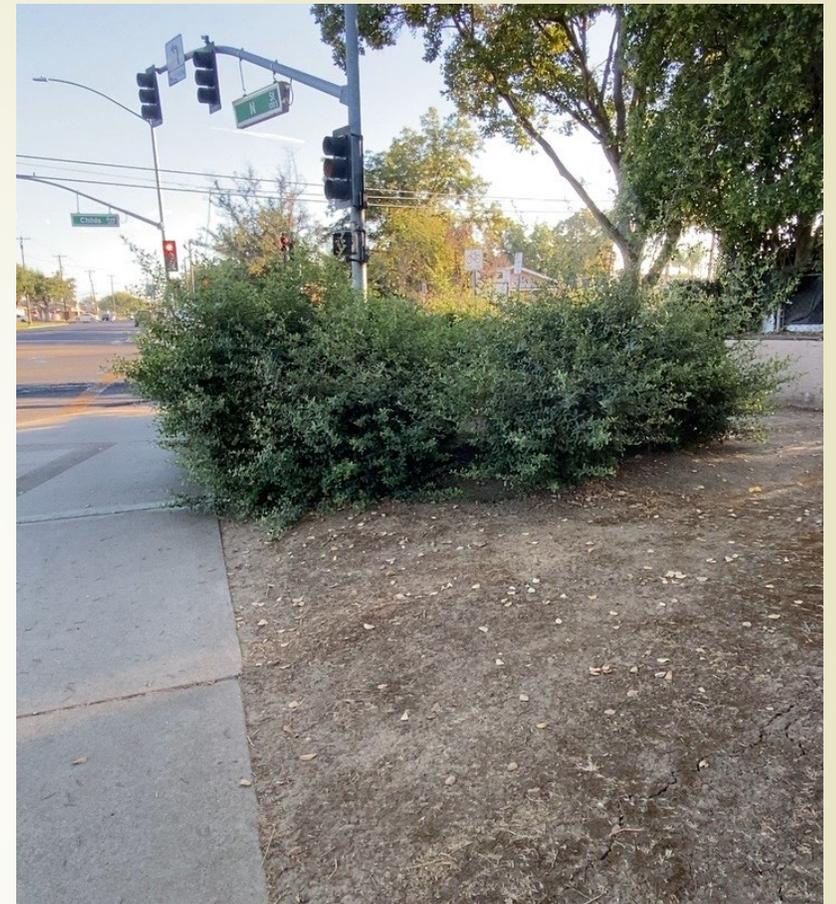
Admin \$162  
 PW \$61  
 DSC \$4,972  
 Support Services \$401  
 Weed abatement \$300/year



**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	
<b>ASSESSMENT PER UNIT</b>	<b>\$157.27</b>	<b>INCREASE OF \$98.21/year</b>



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**

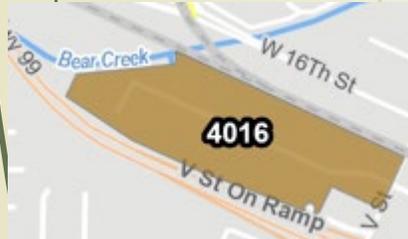
ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES (LANDSCAPE)	\$2,435.00
MATERIALS, SUPPLIES & SERVICES (STORM DRAIN)	\$17,129.00
REPLACEMENT EXPENSE (STORM DRAIN)	\$900.00
TOTAL BUDGET	\$20,464.00
LESS CITY CONTRIBUTION (90% OF STORM DRAIN)	(\$16,226)
Budget less City Share	<b>\$4,238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

INCREASE OF \$12.56/year

**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



**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
<b>ASSESSMENT PER UNIT</b>	<b>\$78.03</b>

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
<b>ASSESSMENT PER UNIT</b>	<b>\$414.82</b>

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
<b>ASSESSMENT PER ACRE</b>	<b>\$203.34</b>

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
<b>ASSESSMENT PER UNIT</b>	<b>\$138.86</b>
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

INCREASE OF \$95.73/year

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



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

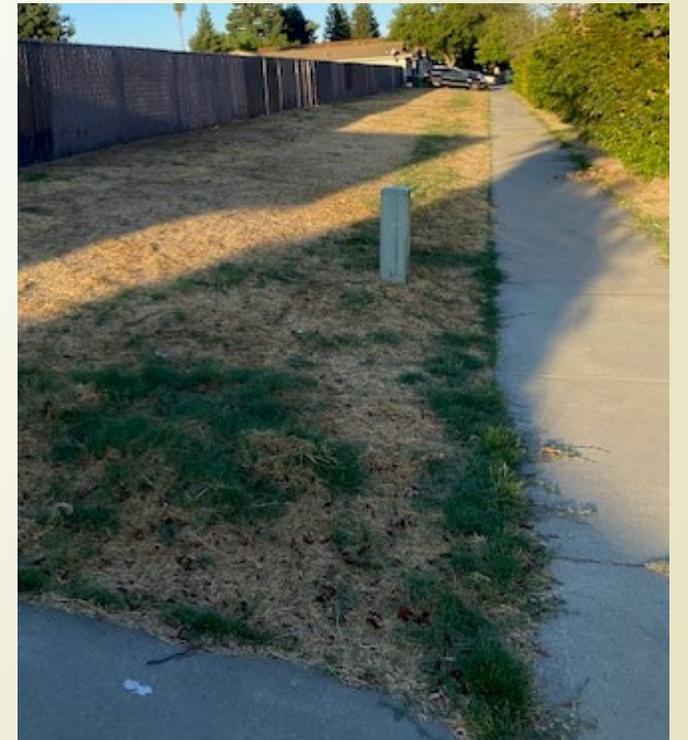


ITEM	AMOUNT
PERSONNEL SERVICES	\$0.00
MATERIALS, SUPPLIES & SERVICES	\$8,001.20
REPLACEMENT EXPENSE	\$900.00
TOTAL BUDGET	\$0.00
PRIOR YEAR ADJUSTMENT (Reserves)	\$0.00
DISTRICT ASSESSMENT	\$8,001.20
TOTAL ASSESSABLE UNITS	73
<b>ASSESSMENT PER UNIT</b>	<b>\$109.61</b>

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



# Outreach Measures

- Three Town Hall meetings held: Rivera Middle School (12/9/25), Chenoweth Elementary School (12/11/25), and Golden Valley High School (1/7/26).
- Approximately 25 individual phone calls and meetings taken with property owners.
- City Council Town Hall meetings attended: Stephen Leonard Park (1/8/26), Burbank Elementary School (1/13/26), and El Capitan High School (1/14/26).
- Social Media posts were made on the City's Facebook and Instagram pages.
- Messages were sent through Subscribe Merced
- Radio interview on KYOS aired multiple times

# What's Next?

- Property owners complete their ballot and return it to the City Clerk's Office in the return envelope provided with their ballot or in-person. Ballots must be received (not postmarked) before the close of the public hearing tonight.
- Opening and counting of ballots received will take place tomorrow, January 21, beginning at 8:00 a.m. in the Sam Pipes Room. This is open to the public.
- Public hearing is continued to February 2, 2026, at 6:00 p.m., in conjunction with the normally scheduled Merced City Council meeting. Results of each individual Maintenance District vote will be shared at this meeting.
- Based on the results of the ballots, Engineer's Report and budget will be adjusted and brought with all Maintenance District budgets to Council at the June 1, 2026, meeting as part of the regular budget cycle.



Questions?

