



LANDSCAPE MAINTENANCE DISTRICT NO. 1

Proposition 218 Proceedings Property Owner Presentation

Overview

Landscape Maintenance District No. 1 (LMD No. 1)



Provides Funding for Landscaping Services, Utilities & Maintenance

- Established in 1990



Comprised of 10 Zones

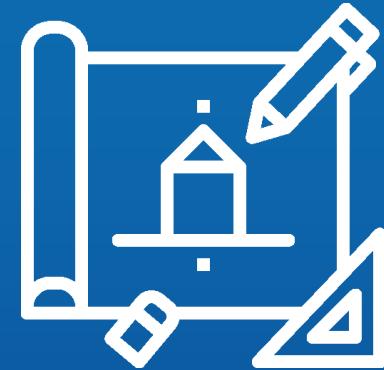
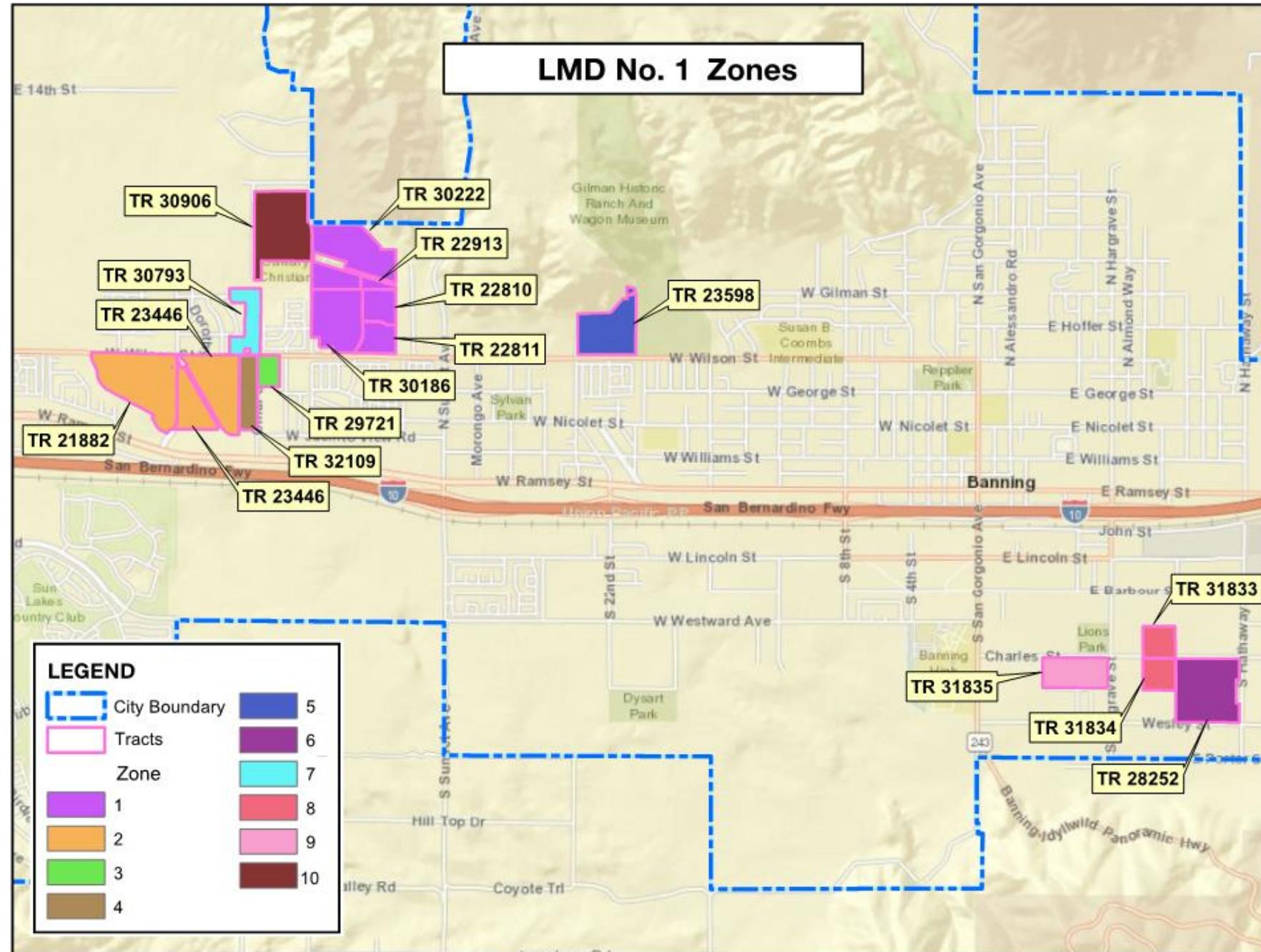
- Original Zones Established without an Annual Escalator



Annexed 8 Additional Tracts (Originally Zone D Now Multiple Zones) that Escalate Annually by Consumer Price Index (CPI)

Zone Configuration

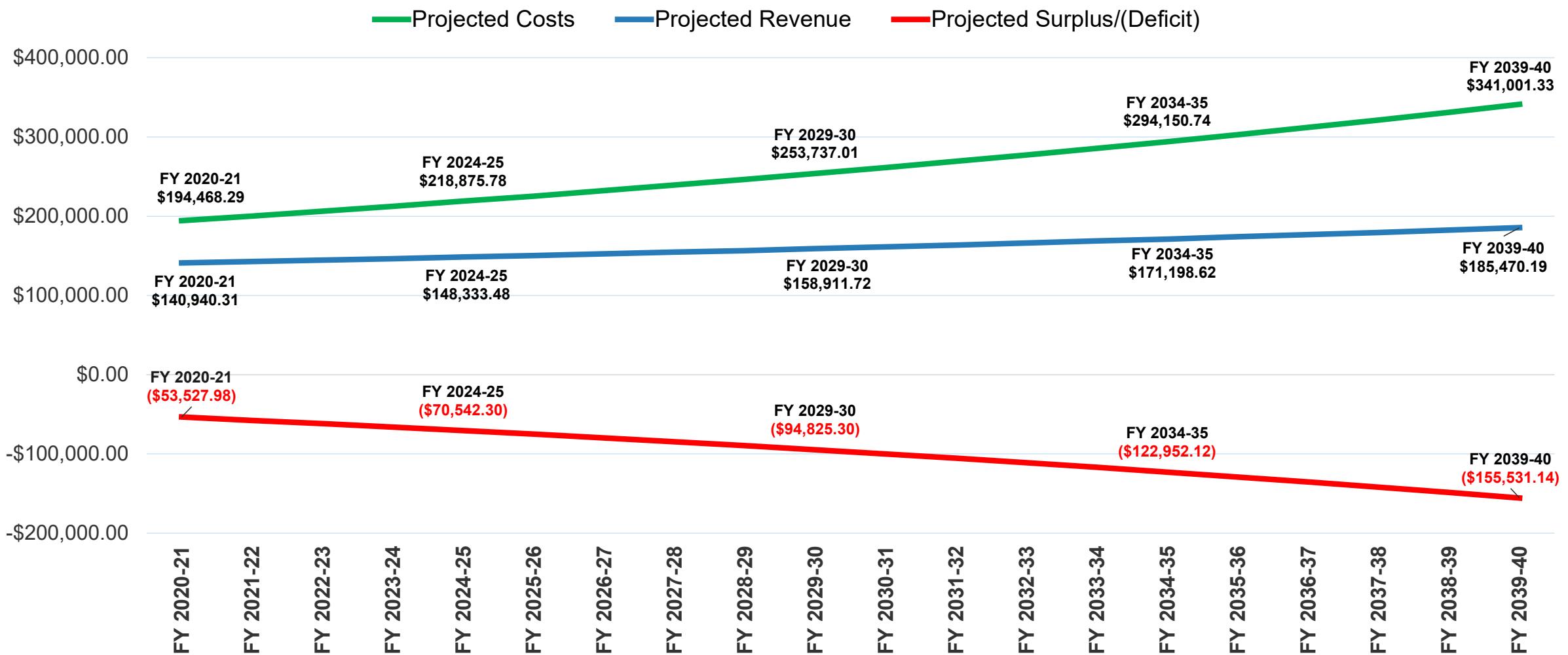
Zone	Tract No(s.)	# of Assessment Units
1	TR22810, TR22811, TR22913, TR30186, TR30222	319
2	TR21882 & TR23446	272
3	TR29721	21
4	TR32109	38
5	TR23598	97
6	TR28252	70
7	TR30793	43
8	TR31833 & TR31834	35
9	TR31835	33
10	TR30906	87



Zone Boundaries

Current Rising Cost vs. Revenue

20-Year Projected Cost vs. Revenue



Proposition 218

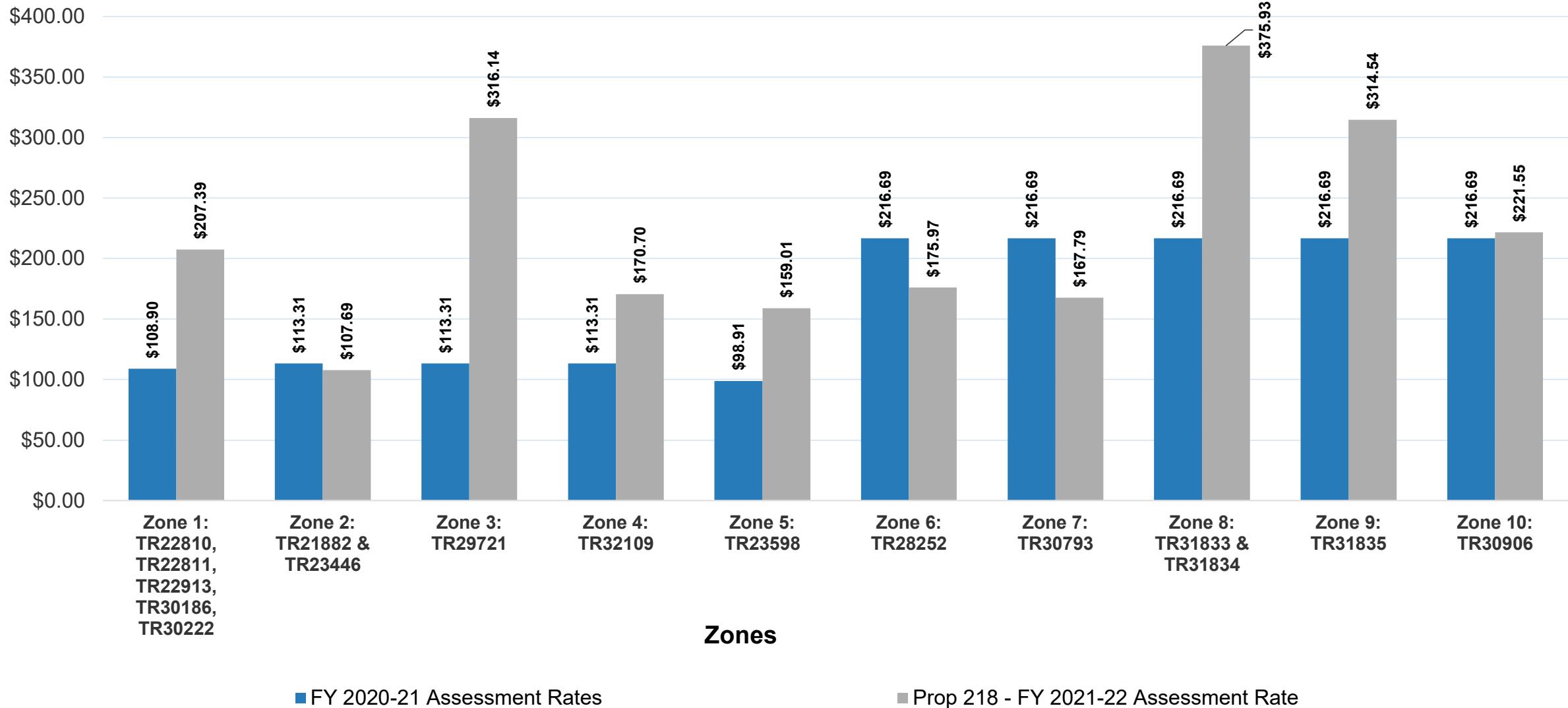
- Enacted in 1996, Proposition 218 is known as the “Right to Vote on Taxes Act”
- Requires taxpayer approval of new and increased property related assessments
- Requires a majority “Yes” vote of the ballots returned for the assessment increase to be approved

Proposition 218 Process

- Rate Analysis Report
- Property owner outreach and feedback meetings
- Online survey with options
- Council approval of proposed assessment rates
- Resolution of Intention council meeting, October 13, 2020
- Ballots mailed on October 23, 2020 and must be returned by December 8, 2020
- Public Hearing, ballot tabulation and declaration of election results on December 8, 2020

Proposed Assessment Rates

FY 2021-22 Proposed Rates



Proposed Maximum Assessment Rates Per Zone

Zone	Tract No.	# of Assessment Units	Current FY 2020-21 Assessment Rates	Prop 218 FY 2021-22 Proposed Maximum Assessment Rate per Unit
1	22810	43	\$108.90	\$207.39
1	22811	39	\$108.90	\$207.39
1	22913	9	\$108.90	\$207.39
1	30186	107	\$108.90	\$207.39
1	30222	121	\$108.90	\$207.39
2	21882	134	\$113.31	\$107.69
2	23446	138	\$113.31	\$107.69
3	29721	21	\$113.31	\$316.14
4	32109	38	\$113.31	\$170.70
5	23598	97	\$98.91	\$159.01
6	28252	70	\$216.69	\$175.97
7	30793	43	\$216.69	\$167.79
8	31833	17	\$216.69	\$375.93
8	31834	18	\$216.69	\$375.93
9	31835	33	\$216.69	\$314.54
10	30906	87	\$216.69	\$221.55
Total		1015		

Note: All Prop 218 Assessment Rates will include an Annual Consumer Price Index (CPI) increase not to exceed 5%.

Increased Assessment Rate

A portion of the increased assessment will go into a Maintenance Program fund for each individual Zone that will be used for the following:

- New plants to fill in bare planter areas
- Plant replacement
- Irrigation repair and replacement, as needed
- New mulch to help reduce water cost

Ballot Instructions



ASSESSMENT BALLOT
INCREASED ASSESSMENTS FOR FISCAL YEAR 2021-22
FOR THE CITY OF BANNING
LANDSCAPE MAINTENANCE DISTRICT NO. 1,
ZONE 1 (TRACT NOS. 22810, 22811, 22913, 30186, 30222)

«OWNER_1»
OR CURRENT PROPERTY OWNER
«MAILING_ADDRESS»
«CITY_STATE_ZIP»

APN: «APN»
Situs Address: «SITUS_ADDRESS»
Maximum Assessment Rate for FY 2021-22: **\$207.39**
Your Parcel's Assessment: **\$207.39**
Total Assessments for the Entire Zone for FY 2021-22: **\$66,157.41**

To be voted, this ballot must be returned to the City Clerk of the City of Banning prior to the conclusion of the public hearing which will be held at 5:00 p.m. or soon thereafter as the matter may be heard, on December 8, 2020, in the City Council Chambers at 99 E. Ramsey St., Banning, California. In order to vote this ballot, you must indicate your support for or opposition to the following proposition by placing a "+" in the appropriate box and sign the ballot.

PROPOSITION: Shall the annual assessments levied on parcels of property within Zone 1 of Landscape Maintenance District No. 1 be increased beginning in Fiscal Year 2021-22 (July 1, 2021 to June 30, 2022) to the amount of \$207.39 for each benefit unit (i.e., a single-family residential unit) and shall the methodology for determining the amounts to be assessed on parcels within Zone 1 be revised to provide that the amount of the assessment per benefit unit shall be increased for future fiscal years, commencing with Fiscal Year 2022-23, by a percentage equal to the increase in the Riverside-San Bernardino-Ontario Consumer Price Index All Items for all Urban Consumers (CPI-U), not to exceed 5% per fiscal year, as provided in Resolution No. 2020-124 adopted by the City Council on October 13, 2020.

NOTE: If the Proposition is approved, commencing in Fiscal Year 2021-22, the amount of the annual assessment for a single family residence will be \$207.39. If approved, commencing in Fiscal Year 2022-23, the amount of the maximum annual assessment for single family residence will be increased each subsequent fiscal year by a percentage equal to the increase in the Riverside-San Bernardino-Ontario Consumer Price Index All Items for all Urban Consumers (CPI-U), not to exceed 5% per fiscal year. To be counted, this voted ballot must be returned to the City Clerk prior to the conclusion of the public hearing that will be conducted on December 8, 2020.

PROPERTY OWNER(S):

Print Name(s) of Owner(s)

By: _____

(Signature)

By: _____

(Signature)

Please turn the page for the Spanish version. Por favor voltee la página para la versión en español.



Assessment Ballot



Financial Analysis, Redevelopment, & Proposition 218 Report
Landscape Maintenance District No. 1