



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

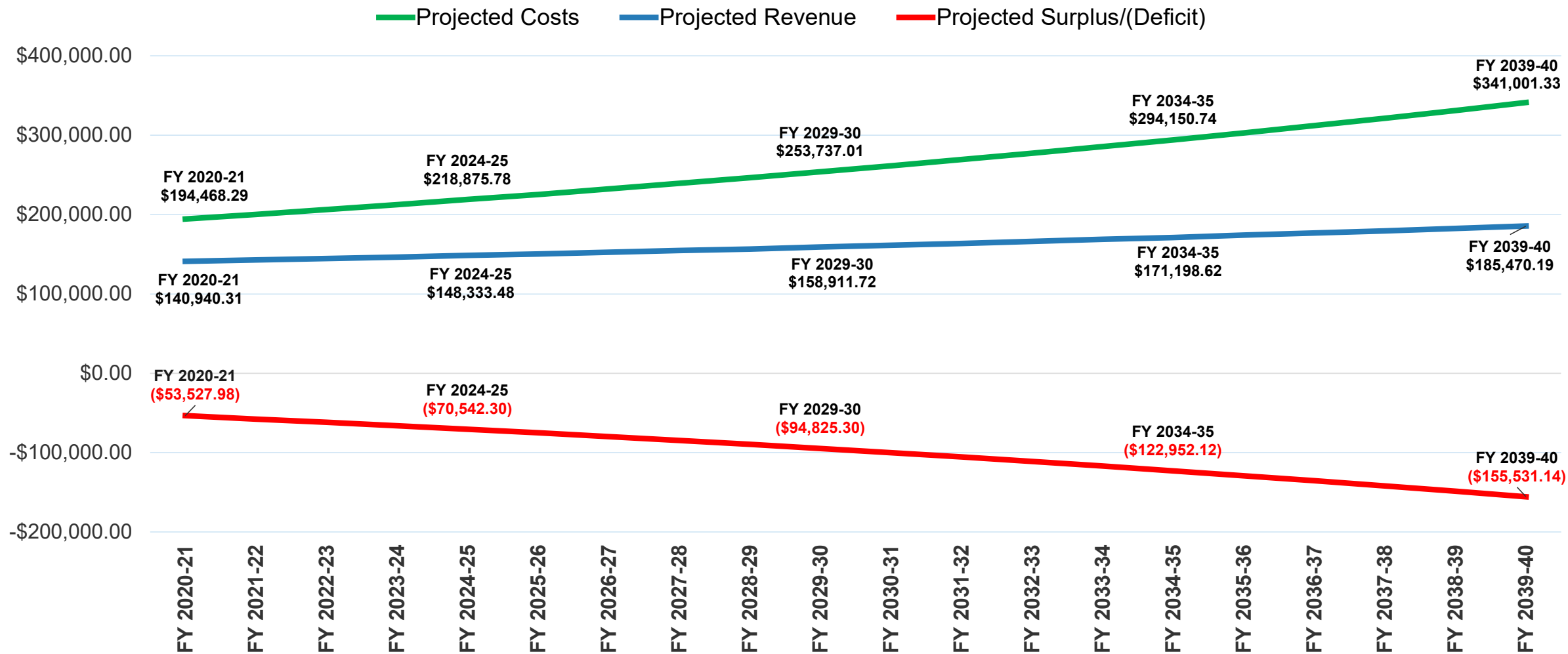
| Zone | Tract No(s).                                | # of Assessment Units |
|------|---|-----------------------|
| 1    | TR22810, TR22811, TR22913, TR30186, TR30222 | 319                   |
| 2    | TR21882 & TR23446                           | 272                   |
| 3    | TR29721          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





# 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

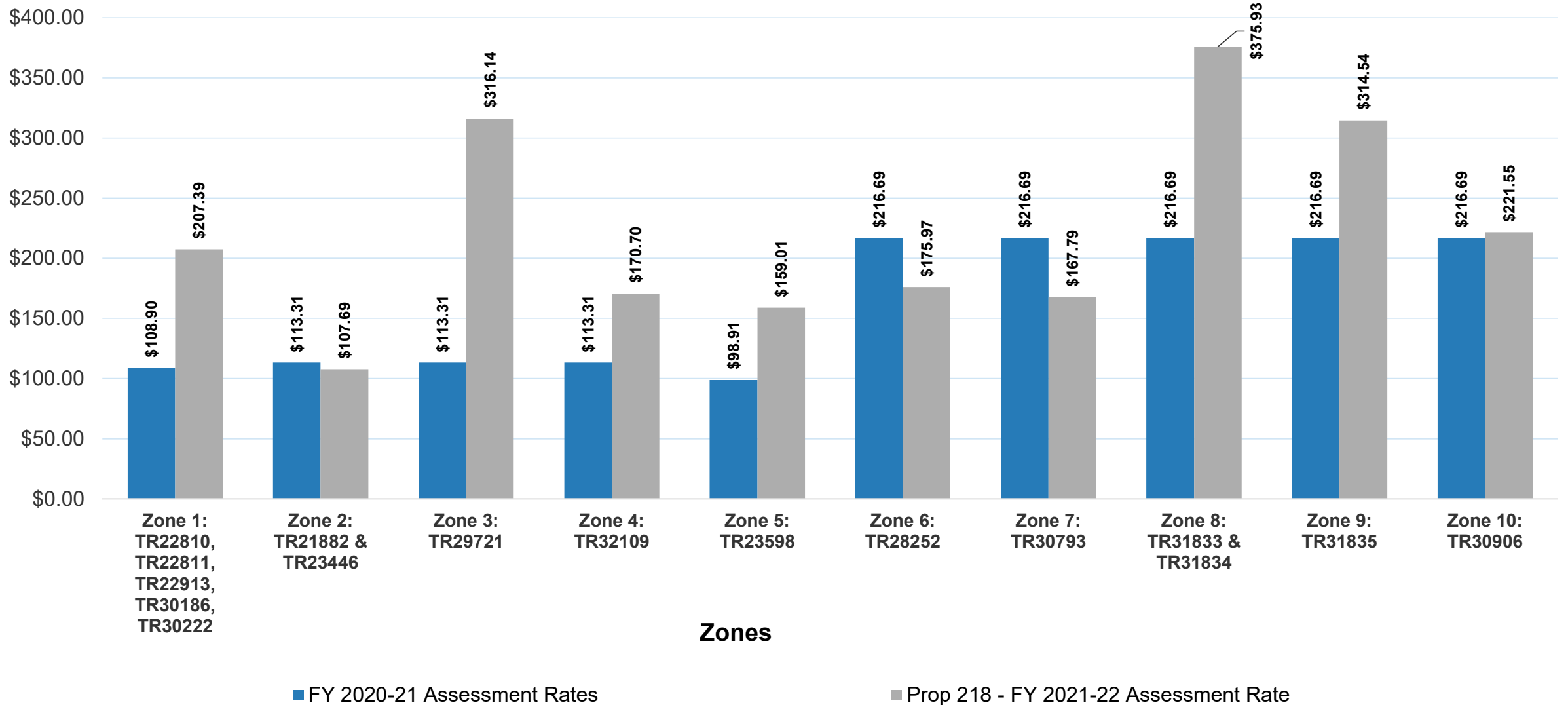
# Proposition 218 Process

- 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  |
| <b>Total</b> |           | <b>1015</b>           |                                     |   |

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.

|         |  |
|---------|--|
| SUPPORT |  |
|---------|--|



|        |  |
|--------|--|
| OPPOSE |  |
|--------|--|



**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 volteé la página para la versión en español.



# Assessment Ballot



# Financial Analysis, Redevelopment, & Proposition 218 Report

## Landscape Maintenance District No. 1