



CITY OF EXETER

*Landscape and Lighting Maintenance Assessment Districts
Analysis for Consolidation of Districts
February 25, 2025*

Presentation Outline

- 8 LLMAD's that can be consolidated into 2 LLMAD's
 - Water cost discussion
 - Maintenance cost discussion
- Determine LOS to Ballot for each consolidation
 - Council needs to think about a policy decision about what they would like the LLMAD's to have as a basic LOS.
- Balloting Process
- Public Hearing

Water Cost discussion

- Staff evaluated Orchard Estates and Park Place 1 and 2
- After evaluation, meters were functioning and water use correlated to time of year. (i.e. Summer, Winter)
- Doesn't appear any corrections to water use are required

Maintenance Cost discussion

- Spoke to Contractor to discuss maintenance costs
- Maintenance costs are higher because they include all of the following:
 - Irrigation repairs
 - Irrigation clock repair and replacement
 - Shrub and Bush trimming (every 4-6 weeks)
 - Tree Canopy (up to 10 feet)
- Monthly maintenance costs could be lowered but overall annual costs would likely stay the same

8 Districts Projected 2025 Costs (if approved at next meeting, these contractor costs go up 3%)

L&L Assessment District Budget

2024-25 Budget

District	Name	Parcel #	Maintenance						Incidental Costs					SubTotal	TOTAL
			Contractor	Water	Electricity	Irrigation	Tree Trimming/ Sidewalk Repairs	SubTotal	Supervision	Accounting	Engineering	City Admin	County Expense		
00-01	Glen View Estates No. 1	27	\$ 3,324.00	\$ 1,142.84	\$ -	\$ 250.00	\$ -	4716.84	75	75	225	75	74	524	5240.84
00-02	Glen View Estates No. 2	19	\$ 3,324.00	\$ 921.88	\$ -	\$ 250.00	\$ -	4495.88	75	75	225	75	69	519	5014.88
01-01	Glen View Estates No. 3	32	\$ 3,324.00	\$ 798.43	\$ -	\$ 250.00	\$ -	4372.43	75	75	225	75	69	519	4891.43
03-01	Glen View Estates No. 4	12	\$ 3,324.00	\$ 1,058.50	\$ -	\$ 250.00	\$ -	4632.50	75	75	225	75	80	530	5162.50
03-02	Glen View Estates No. 5	36	\$ 3,324.00	\$ 1,058.50	\$ -	\$ 250.00	\$ -	4632.50	75	75	225	75	80	530	5162.50
04-01	Glen View Estates No. 6	33	\$ 3,324.00	\$ 1,058.50	\$ -	\$ 250.00	\$ -	4632.50	75	75	225	75	80	530	5162.50
04-04	Park Place No. 1	39	\$ 3,276.00	\$ 518.52	\$ 220.00	\$ 500.00	\$ -	4514.52	75	75	225	75	80	530	5044.52
04-05	Park Place No. 2	66	\$ 5,568.00	\$ 3,498.54	\$ 220.00	\$ 500.00	\$ -	9786.54	75	75	225	75	80	530	10316.54

**Proposed
2024/25
Budget**

Annual Costs based upon Level of Service (if approved at next meeting, these contractor costs go up 3%)

2024-25 Budget - combined													<u>Proposed</u> <u>2024/25</u> <u>Budget</u>
Maintenance						Incidental Costs						<u>TOTAL</u>	
	Contractor	Water	Electricity	Irrigation	Tree Trimming/ Sidewalk Repairs	SubTotal	Supervision	Accounting	Engineering	City Admin	County Expense		SubTotal
<u>Park Place 1 & 2</u>													-
<u>LOS A</u>	\$ 17,712.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 24,452.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>24982.52</u>
<u>LOS B</u>	\$ 13,452.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 20,192.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>20722.52</u>
<u>LOS C</u>	\$ 12,024.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 18,764.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>19294.52</u>
<u>LOS D</u>	\$ 8,844.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 15,584.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>16114.52</u>
<u>Glen View Estates 1-6</u>													-
<u>LOS A</u>	\$ 26,280.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 33,818.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>34348.65</u>
<u>LOS B</u>	\$ 19,944.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 27,482.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>28012.65</u>
<u>LOS C</u>	\$ 17,856.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 25,394.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>25924.65</u>
<u>LOS D</u>	\$ 13,032.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 20,570.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>21100.65</u>

Current Rates vs. Proposed Rates based upon Levels of Service

	Annual Costs	Annual Assessment Needed per lot (including reserve)
Park Place 1 & 2		
LOS A	\$ 24,982.52	\$ 237.93
LOS B	\$ 20,722.52	\$ 197.36
LOS C	\$ 19,294.52	\$ 183.76
LOS D	\$ 16,114.52	\$ 153.47

	Current Rate	LOS A	LOS B	LOS C	LOS D	Current Debt Service
Park Place 1	173.94	36.79%	13.46%	5.64%	-11.77%	(14,705.81)
Park Place 2	165.46	43.80%	19.28%	11.06%	-7.25%	(18,753.61)

Current Rates vs. Proposed Rates based upon Levels of Service

	Annual Costs	Annual Assessment Needed per lot (including reserve)
Glen View Estates		
LOS A	\$ 34,348.65	\$ 188.73
LOS B	\$ 28,012.65	\$ 153.92
LOS C	\$ 25,924.65	\$ 142.44
LOS D	\$ 21,100.65	\$ 115.94

	Current Rate	LOS A	LOS B	LOS C	LOS D	Current Debt Service
Glenn View Estates 1	202.08	-6.61%	-23.83%	-29.51%	-42.63%	31,424.20
Glenn View Estates 2	189.54	-0.43%	-18.80%	-24.85%	-38.83%	47,412.56
Glenn View Estates 3	141.34	33.53%	8.90%	0.78%	-17.97%	6,942.61
Glenn View Estates 4	219.22	-13.91%	-29.79%	-35.02%	-47.11%	(1,783.30)
Glenn View Estates 5	139.40	35.39%	10.41%	2.18%	-16.83%	10,601.87
Glenn View Estates 6	153.76	22.74%	0.10%	-7.36%	-24.60%	11,134.73

Schedule and Process

February 25, 2025 CC Meeting
Council Direction on Consolidation of Districts

March 11, 2025
Approve Engineer's Report and Set Public Hearing

March 25, 2025
Mailed Ballots (8 Districts)

May 20, 2025 CC Meeting
Public Hearing / Final Notification with all LLMADs to Levy and Collect Assessments

Deadline: AUGUST 2025
Deliver items to Tulare County Assessors Office for TAX ROLL

The background features a stylized landscape with rolling hills. The top portion consists of several layers of light blue and white wavy bands, suggesting a sky or mist. The bottom portion shows rolling green hills in various shades of green, from light to dark, with some overlapping layers.

QUESTIONS