

# McKinleyville Community Services District

## Central Avenue Open Space Zone 2021 Reformation



# Central Avenue Open Space Zone

- Enhances the downtown McKinleyville area and businesses.
- Having trees and landscaping throughout the community provide special benefits to local business owners and community members.
- Provides an aesthetically pleasing experience throughout the McKinleyville shopping and business district.



# History



Open Space was first established and approved by voters through Proposition 218 with a 5-year “sunset clause” requiring MCSD to reform the zone every 5-years. Work was contracted.

1997

2000

Zone approved by voters, MCSD employees took over the maintenance of the zone.

2005

Zone approved by voters, included newly developed businesses, re-assessed frontages.

2010

2016

Zone approved by voters and was expanded to include eastern Central Avenue just south of school Road. Work was contracted.

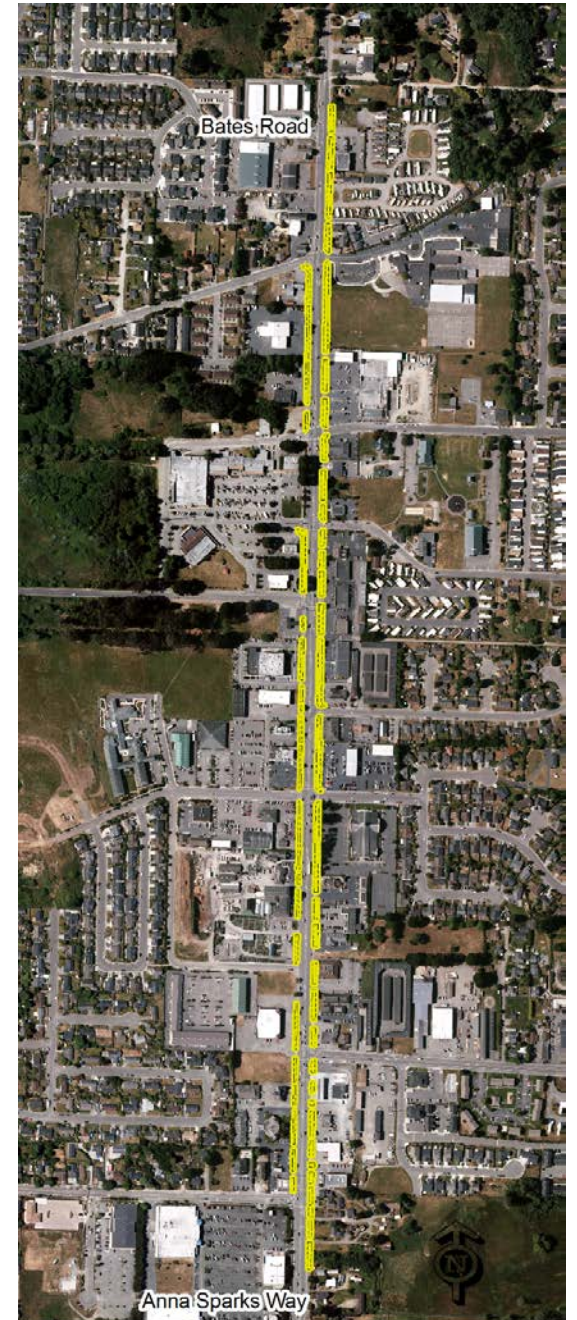
Zone approved by voters, included the installation and hanging of banners.

2021

**2021: The Zone is to be reformed based on current maintenance cost and cost of materials. Voters will vote through the 218 process.**

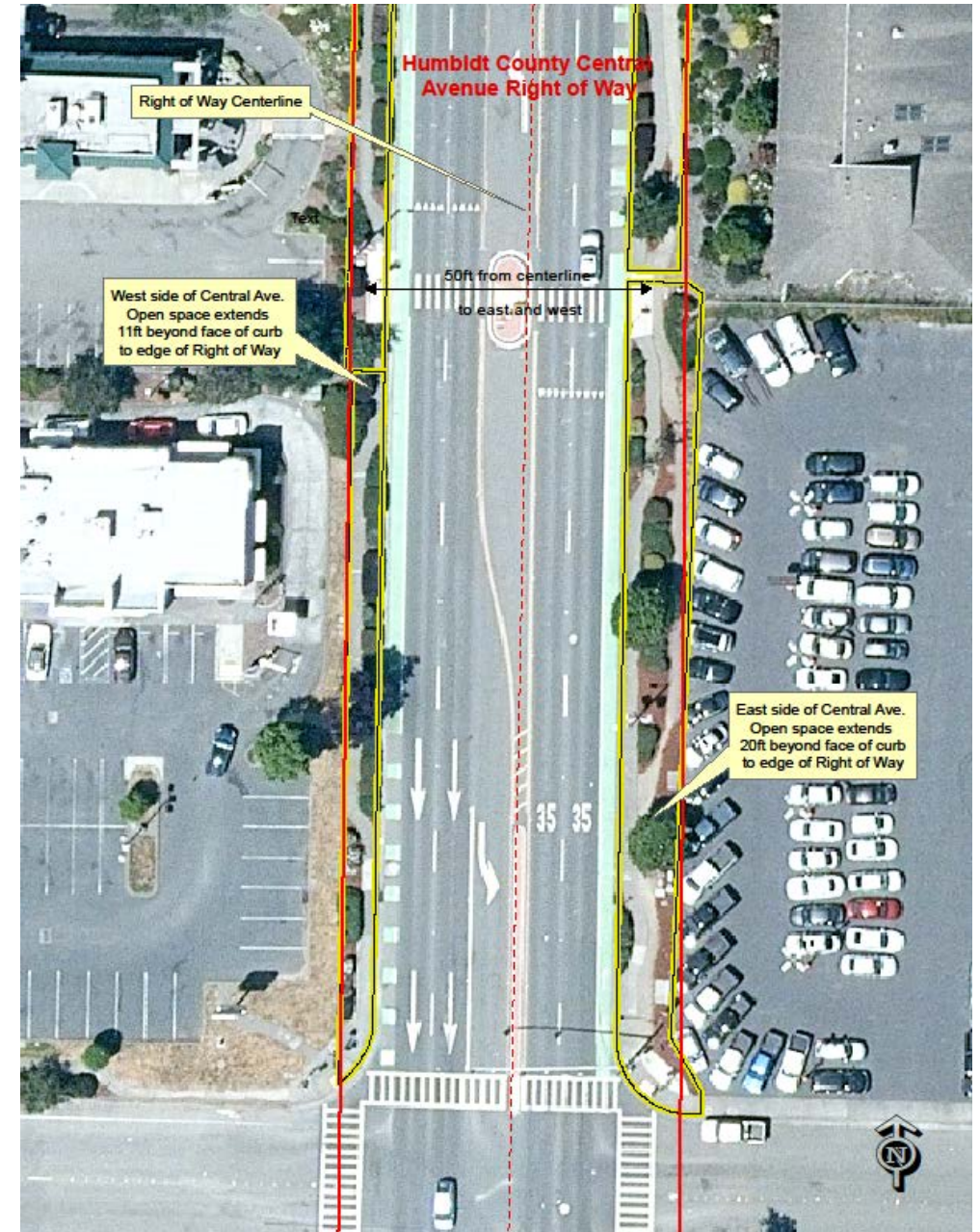
# The Zone

- The zone extends from just south of School Road to just north of Bates Rd.
- Western portion extends 11 feet west from face of curb and includes planter beds and a sidewalk.
- Eastern portion extends 20 feet from face of curb to the east and includes planter beds a sidewalk and a 5ft wide bridle trail.



# The Customers

- **93 Customers**
  - Customers are charged based on how much landscape area fronts their property.
- **75 Properties**
  - Properties include mostly commercial businesses with a few private residences.



# Maintenance Activities



Maintenance activities for the landscape zone shall include:

- **Weeding**: Weed removal along planter beds and bridle trail.
- **Hedging**: Hedging and trimming of shrubs, bushes and hedges.
- **Pruning**: Pruning of trees and removal of debris as needed.
- **Planting**: Planting of new plants or replacement of plants.
- **Mulching**: Areas are refreshed with new mulch as needed.
- **Trail Repair and Maintenance**: Bridle trail, created in the 1970's as a horse and multi-use trail, is maintained monthly with planned re-surfacing every five years.



# Assessment Calculations

- Uses Humboldt County Assessor Maps to determine linear frontage.
- All Driveways and entry point footages were subtracted.
- Linear feet was multiplied by depth of zone. 11ft for west side, 20ft for east side.
- Area of sidewalks were calculated and subtracted from the area.
- Determines Assessed Square Footage: which is the landscape area to be paid by each parcel.
- Applies same method to both sides of zone.



# The Fees



## Monthly Fees Include

- The cost of conducting maintenance: \$.05/square foot per month
- 2% overhead for insurance costs
- 10% for overhead and contract fees
- \$.50 added to each account per month for bookkeeping costs



# Proposition 218 Process

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**Proposition 218:** The “Right to Vote on Taxes Act” 1996. Limits the methods by which local governments can create or increase taxes, fees and charges without taxpayer consent. Proposition 218 requires voter approval prior to imposition or increase of general taxes, assessments, and certain user fees.



# Reformation Approval

1. Follows Proposition 218 process.
2. Created with a 5-year “Sunset Clause”. Zone must be re-assessed and voted on every 5-years.
3. Assessments must include an Engineers Report. Report Includes:
  - Zone Background & Description.
  - Assessment of fees.
  - Ensures assessments are apportioned by a formula that fairly distributes the net cost in accordance with general and special benefits that are received.
  - Include an annual inflation rate adjustment .
4. Business and property owners vote on assessment and reformation.
5. The District holds a protest hearing to tally votes and vote on reformation.

THANK YOU  
ANY  
QUESTIONS

