



**CITY COUNCIL STAFF REPORT**

**ITEM NO. 6.5**

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**DATE:** June 8, 2026

**TO:** Honorable Mayor and City Council

**FROM:** Carl Brown, Public Works Director

**SUBJECT:** Resolution directing the City Engineer to file the Annual Engineer's Reports for the City's Landscape Maintenance Districts, and Resolution of Intention to levy annual assessments for the Landscape Maintenance Districts for Fiscal Year 2026-27, preliminarily approve the Annual Engineer's Reports, and establish a Public Hearing date for the annual levy of assessments.

**RECOMMENDED ACTION**

Staff recommends the City Council:

1. Adopt a resolution directing the City Engineer to file the Annual Engineer's Reports for the City's Landscape Maintenance Districts.
2. Adopt a resolution of Intention to:
  - a. Levy and collect landscape maintenance assessments for all Districts formed under the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-27;
  - b. Preliminarily approve the Annual Engineer's Reports for all City Landscape Maintenance Districts; and
  - c. Establish a Public Hearing for June 22, 2026 for the levy of assessments for Fiscal Year 2026-27.

**SUMMARY**

In order to levy and collect annual assessments for the City of Livermore (City) Landscape Maintenance Districts (Districts) under the Landscaping and Lighting Act of 1972 (Act), the City must follow certain legal procedures. The initial procedures consist of directing the filing of the Annual Engineer's Reports and adopting a resolution of intention to levy and collect assessments, preliminarily approving the Annual Engineer's Reports, and establishing the public hearing date.

**DISCUSSION**

The City has previously formed the Districts listed below. Under the Act, the City Council must follow certain procedures to levy annual assessments with the Districts. The City Council should consider the initial action for FY 2026-27 by adopting the attached resolution directing the filing of the Annual Engineer's Reports. The next step under the Act is for City Council to adopt a second resolution declaring its intent to levy and collect assessments within the Districts in FY 2026-27, preliminarily

approve the attached Annual Engineer's Reports, and establish a public hearing date.

The Annual Engineer's Reports (see Attachment 4) has been prepared for the Districts listed below for FY 2026-27 in accordance with the requirements of the Act.

Maintenance District No. LL-1; Annexation Nos. 1989-1, 1989-2, 1989-4, 1990-1, 1990-2; Maintenance District No. LL-2; Annexation Nos. 1992-0, 1992-1, 1993-1, 1993-2, 1994-1, 1994-2, 1994-3, 1994-4, 1994-6, 1994-7, 1994-8, 1995-1, 1995-2, 1995-3, 1995-4, 1995-6, 1995-7, 1996-1, 1996-2, 1996-3, 1996-5, 1996-6, 1996-7, 1996-8, 1996-9, 1997-2, 1997-3, 1997-4, 1997-5; and Maintenance District Nos. LL-801, LL-802, LL-803, LL-804, LL-805, LL-806, LL-807, LL-808, LL-809, LL-810, LL-811, LL-813, LL-814, LL-815, LL-817, LL-818, LL-819, LL-820, LL-821, LL-822, LL-823, LL-824, LL-826, LL-827, LL-828, LL-829, LL-830, LL-831, LL-832, LL-833, LL-835, LL-836, LL-837, LL-838, LL-839, LL-840, LL-841, LL-842, LL-843, LL-844, LL-845, LL-846, LL-847, LL-848, LL-849, LL-850, LL-851, LL-852, LL-853, LL-854, LL-855, LL-857, LL-858, LL-859, LL-860, LL-861 LL-862, and LL-863.

### **Proposed Schedule for the Levy of Assessments for FY 2026-27**

The following tentative schedule is proposed to approve FY 2026-27 Assessments for the Districts:

- June 8, 2026 – City Council adopts a resolution directing the City Engineer to file the Annual Engineer's Reports or the City's Landscape Maintenance Districts and adopts a Resolution of Intention declaring the City's intention to levy assessments for the Districts for FY 2026-27, preliminarily approving the Annual Engineer's Reports, and establishing a public hearing date of June 22, 2026.
- June 22, 2026 – City Council holds a public hearing and considers the levy of assessments for the Districts for FY 2026-27.
- August 8, 2026- Deadline to submit assessments to the Alameda County Auditor's Office.

### **FY 2026-27 Assessments**

Depending upon the annual assessment escalator that was approved at the time of formation or subsequently approved by the District property owners, the maximum assessment for each District and zones of benefit may be adjusted annually by either the annual change in the Consumer Price Index (All Urban Consumers) published for the San Francisco-Oakland-Hayward Area by the U.S. Bureau of Labor Statistics ("CPI") for the month of February or the annual change in CPI plus 1%. For FY 2026-27, CPI is 2.48% and therefore the maximum assessment rates for each District are increased by either 2.48% or 3.48%, as applicable.

Staff developed cost estimates that include revenue and expenditure budgets for each District based on the anticipated maintenance and reserve collection needs for FY 2026-27. Attachment 1 shows the comparison of proposed FY 2026-27 assessments versus current FY 2025-26 assessments for the Districts, except LL-859 for the Downtown Landscape Maintenance District (DTLMD). Attachment 2 compares the current and proposed assessments for the DTLMD. The proposed assessment rates to be levied for the Districts are equal to or less than each District's respective FY 2026-27 maximum assessment rate.

### **FISCAL AND ADMINISTRATIVE IMPACTS**

Property owners within each District pay assessments to cover the cost of landscape maintenance,

utilities, operation, and maintenance of equipment. Maintenance operations are performed by staff and supplemented by private contractors under the direction of staff.

The aggregate projected maintenance costs for all Districts, except for the DTLMD, for FY 2026-27 is estimated to be approximately \$4.2 million. Projected revenue for all Districts, except for the DTLMD, is estimated to be approximately \$3.7 million. Any funds collected in excess of expenditures remain in each District's respective account for future needs such as asset replacement or repairs.

The DTLMD has projected maintenance costs of approximately \$1,020,000 in FY 2026-27. Projected revenue for the DTLMD is approximately \$640,000. The total cost for maintaining improvements benefiting the DTLMD includes approximately \$200,000 attributed to general benefit to the public at large, which the City pays directly. Additionally, the City's General Fund will also make a supplemental contribution of approximately \$180,000 because the maximum allowable assessments are not sufficient to cover the projected costs.

## **COMMUNITY PILLAR**

5: A City That Works

### **GOAL**

14: Develop and maintain the City's infrastructure, facilities, and property

### **ATTACHMENTS**

1. [Proposed Assessments for Districts FY 2026-27](#)
2. [Proposed Assessments for DTLMD No. 859 for FY 2026-27](#)
3. [Resolution - City Engineer's Direction](#)
4. [Exhibit A - Annual Engineer's Reports for the City of Livermore's Landscape Maintenance Districts \(FY 2026-27\)](#)
5. [Resolution of Intention](#)

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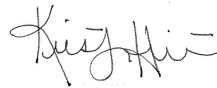
Approved by:



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Marianna A. Burch  
City Manager

Fiscal Review by:



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Kristen Hilton  
Acting Administrative Services Director