

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
Ray Madrigal
Eddie Neal
Willard Rodarmel



**Public Works/
Planning Department**

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Staff Report

ITEM NO. SS-1

To: Lemoore City Council *SB*
From: Steve Brandt, City Planner
Date: September 10, 2014 **Meeting Date:** September 16, 2014
Subject: Public Benefit Assessment - Public Outreach and Study Session

Discussion:

At the July 1, 2014, Council Study Session the City Council reviewed the idea of creating a Benefit Assessment District on the properties in the City of Lemoore to fund future improvements to the Lemoore Municipal Golf Course. Quad Knopf presented a scope of work that would provide the technical documents and requirements to follow the process for creating new Benefit Assessment Districts under Proposition 218. Previous discussions by the Council over the past year have detailed the financial difficulties with the Golf Course and the desire to pursue solutions such as a Benefit Assessment District to keep the Course financially viable.

Benefit Assessment Districts must be approved by over 50% of the returned ballots of the property owners who would be assessed. Voting would occur by mailed ballot to the property owners listed on the County assessment rolls.

Before the ballots are mailed, an engineer's report must be prepared that specifically identifies the projects that the assessment will fund and their estimated cost. The total estimated cost is divided by the number of parcels that would be assessed to determine the amount of the yearly assessment. The assessment would be set up to expire after a certain number of years.

State law states that only new improvements that currently do not have a funding source can be funded by Benefit Assessment Districts. The revenue from the Assessment District cannot be used to replace a funding source that is already in place. It must also be shown in the Engineer's Report that the projects funded by the Assessment would provide a special benefit to the property owners that they are not already enjoying.

As has been stated in previous discussions, Benefit Assessment Districts that have been proposed in the Central Valley by various local government entities have had only a 20% success rate. Therefore, there should be some indication of a successful outcome of the vote by the property owners before the process is started. This is the reason for this public outreach study session. To be successful there should be

advocates in the community (outside of the City Council or City staff) that will speak in favor of the Assessment to generate a groundswell of public support.

The purpose of this study session is to listen to ideas from the public and see what might be used to generate the public support needed for the proposed Assessment to garner over 50% of the vote in the mailed ballots.

For example, it has been proposed that adding other improvements such as a community pool to the list of improvements could generate broader community support. Conversely, it has been suggested that keeping the improvements to the golf course only would keep the total costs (and the assessment) as low as possible. The public may have other ideas as well.

A notice inviting people to this meeting was included in the August water bill mailed to property owners. The notice also provided a phone number and email address for people to express their views about the proposed assessment. As of this writing, about 30 responses have been received. Most of the responses indicated that they would not support a Benefit Assessment District, while some thought it was a good idea to pursue.

Budget Impact:

The estimated cost of the technical work for the Proposition 218 process is \$22,000. There will be additional costs to print mail ballots and return envelopes, as well as any costs for additional public outreach.

Recommendation:

Staff recommends that the City Council invite the public to speak on their ideas, thoughts, and opinions regarding the City of Lemoore's consideration of pursuing a Benefit Assessment District to support future improvements to the Lemoore Golf Course and possibly other recreation facilities.

After public comment and discussion, Staff further recommends that the Council then direct staff on how to proceed with the process of the Benefit Assessment District. Options include:

- 1) Formally begin the Proposition 218 procedures to establishment a Benefit Assessment District for golf course improvements only;
- 2) Formally begin the Proposition 218 procedures to establishment a Benefit Assessment District for golf course improvements as well as other specified improvements; or
- 3) Direct staff to abandon or table the pursuit of a Benefit Assessment District. If the process is started, the Council can also provide direction about the type and amount of public outreach to accompany the process.

Public Meeting Invitation - Special Assessment - September 16, 2014
Call In Opinions

Date	Last Name	First Name	Favor/Not Favor
9/2/2014	Nelson	Cathy	Not in favor - retired, Longtime resident of Lemoore. Does not want to waste money on something they have no use for.
9/2/2014	Fabry	Betty	Not in favor.
9/3/2014	Fernandez	Doris	Not in favor - Former golfer, the golf course in good condition there is nothing to add to it. Does not support a city pool.
9/3/2014	Wright	Andy	Not in favor.
9/4/2014	Britts	Haven	Not in favor - Retired, longtime resident of Lemoore.
9/5/2014	Regalado	Maria	Not in favor - Senior citizens, fixed income, if anything, there should be a tax break for senior citizens.
9/8/2014	Kurtz	Clinton	Not in favor - Lived in Lemoore for 44 years. Bad time for special assessment in light of the drought and tight money. Wonders what is wrong with the Lemoore High School pool that would warrant the proposal of a new pool being built.
9/9/2014	Humbarter	Phillip (Phil's Locksmith)	Not in favor - Is a golfer but states his vote is "A Hard No". People in Lemoore are already paying a lot in property taxes with all the bonds out, making it harder on people with fixed income. If it comes down to food or golf, its going to be food.
9/9/2014	Stitch	Nikki	In favor - A good idea to have a pool because does not have one.
9/9/2014	Novasca	Clara	Not in favor - It is not the right time to be building a pool in light of the water crisis and the sour economy. Use what money we have to fix what is currently wrong with the City
9/9/2014	Novasca	Rogelio	Not in favor.
9/12/2014	Palomo	Ida	Not in favor - Can't afford own pool, don't want to pay for someone else's.

Jennifer Scarbrough

From: Janie Venegas
Sent: Monday, September 08, 2014 5:16 PM
To: Jennifer Scarbrough
Subject: Fwd: Do you want to keep Lemoore's recreation facilities here for the future?

Sent from

Begin forwarded message:

From: "Jerry Knutson"
Date: September 8, 2014 at 12:27:49 PM PDT
To: <cityclerk@lemoore.com>
Cc:

Subject: Do you want to keep Lemoore's recreation facilities here for the future?

If this proposal is to place a measure on the ballot for all voters in Lemoore to approve raising property taxes for property owners then this is not a valid or legal way to handle these issues. I am a property owner and I do not appreciate non property owners voting to raise my taxes.

1. The City of Lemoore needs to divorce itself from the golf course if it cannot be maintained by private funds.
2. The new city pool idea is ludicrous. Look at the number of homes with private pools in Lemoore. Why should they be forced to pay more taxes to maintain a pool for who? Already some home owners with pool are not filling them because of the drought and trying to conserve water.
3. This area and state is faced with many issues that will cause many taxes to be raised, i.e. Drought, Illegal immigrants, More dams for water, Fire protection for city, county, and State, plus all the stupid stuff that the Liberal law makers can dream up to get more money. i.e. Global warming, Stopping the U.S. and State from becoming energy independent, save the fish and not allow the farms to have the water they need to grow food, THE STUPID TRAIN TO NO WHERE THAT WILL NEVER BE ABLE TO PAY FOR ITSELF. These are just a few of the LIES that the Liberal Politicians promote to raise taxes.

We are registered voters and vote in all elections, I am also retired and disabled and live on a fixed income that does not increase when someone things I have too much money and they think I need to give them more of it.

Jared and Mary Knutson

Lemoore CA

PS, please feel free to call me at [redacted] if you want (need) more information or advice.

See you at the POLE or is that the Polls.

Jennifer Scarbrough

From: Janie Venegas
Sent: Monday, September 08, 2014 7:40 PM
To: Jennifer Scarbrough
Subject: Fwd: Special assessment

Sent from my iPhone

Begin forwarded message:

From: Melissa Rice
Date: September 8, 2014 at 7:21:00 PM PDT
To: "cityclerk@lemoore.com" <cityclerk@lemoore.com>
Subject: **Special assessment**

As a property owner in town, I'm interested in the details of this proposal. While I am in favor of supporting improvements, I, personally, have preferences on where my support would go. Unfortunately, I'm not able to make the meeting but I would like to hear further details to this plan. Thank you.

Melissa Rice

Sent from

Janie Venegas

From:
Sent: Friday, September 05, 2014 4:04 PM
To: City Clerk

We are residents living at [redacted], Lemoore.

This email is in response to your request for comments on a special assements for improvements to the Lemoore Golf Course and additional facilities such as a swimming pool. **WE ARE AGAINST ANY ASSESSMENTS FOR THESE FACILITIES.** Those people that want to use those facilities should pay the costs to use them. The rest of us citizens that do not use them should not have to pay for them. We already pay higher taxes then anyone else in the city based on the subdivision we live in. Supposedly for landscape services which we do not receive. The service is deplorable.

We will not support any assessments.

Bill & Carol Wallace

Janie Venegas

From: ROBERT POBLADOR
Sent: Saturday, September 06, 2014 6:30 PM
To: City Clerk
Subject: Special assesment

I would like vote for new city pool, thanks

Robert Poblador

Lemoore, CA. 93245

Janie Venegas

From: Glen Neal
Sent: Saturday, September 06, 2014 12:14 PM
To: City Clerk
Subject: tax assessment for golf course, etc

I am replying to an enclosure that was sent with my utility bill. I would like to state that I am not in favor of my properties being assessed additional taxes for the entertainment of others. I am already heavily taxed. Thank you very much.

Sincerely,

Glen Neal, property owner

Janie Venegas

From: John & Dianna Armor >
Sent: Friday, September 05, 2014 8:01 PM
To: City Clerk
Subject: Lemoore Recreation

To whom it may concern:

I am against any special assessment to pay for improvements to the Lemoore Golf Course or any other recreational facilities. Especially a city pool....we are in a exceptional drought and how many gallons of water would you use to fill this pool? And on top of that, the cost for the upkeep and care for a public pool. If this assessment passed would it be free to the public? I would think it should be if the public is paying for the pool.

The City has already spent enough money on their garbage trucks....sporting chrome rims!

There are not many people who can afford to pay out money for "extras" that they would not partake in. The citizens of Lemoore already pay plenty for water, sewer and garbage. We don't need any additional assessments, taxes or fees.

My own opinion.

Thank you,

Dianna Armor

Janie Venegas

From: kenneth jones
Sent: Sunday, September 07, 2014 3:43 PM
To: City Clerk
Subject: Public Meeting Invitation

To the Lemoore City Counsel,

in response to the invitation received in our monthly billing on Lemoore's recreation facilities for the future, my wife and I are willing to vote on a special assessment to pay for a new city pool. As for the improvements to the Golf Course, we are not golfers so we say let those that do golf or live on the course pay for that. Thank you for your time, Mr. Kenneth Jones.

Janie Venegas

From: David Nikles
Sent: Sunday, September 07, 2014 9:38 AM
To: City Clerk
Subject: special assessment

In regards to the City Councils considering to ask property owners in Lemoore to vote for a special assessment to pay for improvements to the Lemoore Golf Course and possibly other recreations, like a new city pool. I VOTE NO.

If the golf course needs improvements then use the fees charged to the people that use the golf course. Not to home/property owners that don't even play golf.

As for a city pool. After years of sever drought (with no end in site) are you really going to consider building a pool? Residents of Lemoore are already restricted to two day a week for lawn watering. What part of drought do you not understand?

Respectfully
David E. Nikles

Janie Venegas

From: Dave Moore
Sent: Friday, September 05, 2014 6:26 AM
To: City Clerk
Subject: Special Assessment for Golf Course

Follow Up Flag: Flag for follow up
Flag Status: Flagged

City Council Members,

I would not vote for an assessment to property owners to pay for improvements to the Lemoore Golf Course or any other recreational facilities. A special assessment to property owners only is an unfair tax applied only to a select group of people. However, everyone stands to benefit from that assessment. Even placing the issue on a ballot would be unfair because non-property owners would be entitled to vote for something they benefit from but is paid for by others.

I would however vote for a city imposed sales tax to cover the cost of improvements to the golf course and other recreational facilities. Using sales tax revenue would be fair because it is applied equally to all citizens of Lemoore and not just the select group of property owners.

Respectfully Submitted,

David Moore

Janie Venegas

From: Villa, Julie
Sent: Thursday, September 04, 2014 3:56 PM
To: City Clerk
Subject: Special Assessment

Dear City Council,

I would vote a big "NO".

Just because I'm a property owner it doesn't mean I have extra money for the city or anything else. It is unfair to ask property owners to pay extra.

I would not use a pool, ever. I do not use the golf course either; I don't care if it has to close.

Many property owners have their own pool; they shouldn't have to pay for someone else's.

This is not right. Resident of

Julie Villa,

Janie Venegas

From: Michael Sanner 1>
Sent: Thursday, September 04, 2014 6:38 AM
To: City Manager
Subject: Special assessment to pay for improvements to Lemoore Golf Course and other recreation facilities

My name is Michael Sanner. I have been a resident of Lemoore for over 22 years. I am a retired navy of 21 years.

I would like to know how long this assessment would be in years. Also, would we get any discount on golfing at the gold course?

Would the money also go to improving any activities for senior citizens.

My wife and I would be leaning towards voting yes on the measure if some of these questions be answered.

It would also would be nice of any information on activities for senior citizens or where to find it.

The golf course is a nice addition to the city of Lemoore and a good activity for us. Also the management at the golf course is great and very professional. I try to go there as often a possible on a fix income.

Thank you for your time.

Michael Sanner

Janie Venegas

From: mike mayes <
Sent: Wednesday, September 03, 2014 3:06 PM
To: City Clerk
Subject: Recreation Facilities Assessment

We would support an assessment but would like to see some specifics. In any case, we feel the golf course must remain in business as it is, and property of the citizens of Lemoore.

We would like to attend the upcoming meeting but will be out of town. Thanks for the opportunity to voice our opinion.

Mike and Brenda Mayes

Janie Venegas

From: Mike Thomas
Sent: Wednesday, September 03, 2014 3:26 PM
To: City Clerk
Subject: Public Hearing Invitation

Respectfully to the City Council Members,

As a citizen of this city for 34 years I would like to express my feelings with regard to the special assessment you are proposing. I was a property owner at the time the Lemoore High School passed a bond measure for the new pool. When that bond went through the High School had made a promise that the city would be allowed to use the pool during the summer which is what is happening. With that there is no need to build another pool. The community isn't big enough to support another pool. The base has 3 or 4 pools which they use and with the high school that should be sufficient.

I have recently begun to play golf. The course is nice and the people there who are managing it seem to be doing a good job. It has been running in the black for the past few years. I understand you are looking to the future but feel you are burdening the citizens of this city with more taxes. We are currently paying on 2 bonds for the high school and 3 for West Hills College. Until these bonds are paid for I am not willing to add to my tax bill for another pool which I feel we do not need and to give money to the golf course when it appears to be holding its own at this time.

Respectfully,

Diana Thomas

Lemoore, CA 93245

Janie Venegas

From: Bobby Hartzell >
Sent: Tuesday, September 02, 2014 8:27 PM
To: City Clerk
Subject: September 16 Parks & Rec Mtg

Parks & Rec,

I will be unable to attend the September 16th meeting, but I am very interested in hearing the details concerning the golf course. In my opinion the golf course is a great asset to the Lemoore/Hanford area and should continue to be funded appropriately.

Sincerely

Bobby Hartzell
Lemoore Resident

Janie Venegas

From: Terri Dishion
Sent: Wednesday, September 03, 2014 12:45 PM
To: City Clerk
Subject: Regarding Public Meeting on Recreation Facilities

In regard to this proposal, our family is against this assessment to improve recreation facilities. Many families are older and/or retired and use none of these facilities. Taxes are going up everywhere and this proposal would be a financial hardship. This is a town of military people who come and go so when they go, they're not stuck with the assessment. If we would have known about the high misc taxes, we probably wouldn't have moved here.

Al and Terri Dishion

Sent from

Janie Venegas

From: ...
Sent: Wednesday, September 03, 2014 11:54 AM
To: City Clerk
Subject: Public Meeting

This email is in response to the public meeting invitation.

As I longtime property owner in Lemoore, I am appalled that the council would even consider asking property owners for a vote. The Lemoore Golf Course has been mismanaged over a long period of time. Those responsible for this debacle should come up with another solution other than asking property owners for a bailout.

Nathan Smith

Janie Venegas

From: Christine Andrada
Sent: Wednesday, September 03, 2014 11:19 AM
To: City Clerk
Subject: Special assessment for golf course and new pool

As a property owner and tax payer I am against any assessments for the golf course or a new pool. Lemoore High School has a pool that has serviced the community for years. With the current water situation a new pool with be like biting the nose off the face. The Lemoore golf course serves a few in the community. It would be interesting to get a survey of the population of Lemoore to see what actual percentage of community members use the golf course. Times are hard and again the property owners and tax payers get the brunt of assessments.

Respectively,

Christine A. Andrada

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Christine A. Andrada

Lemoore, California 93245

Janie Venegas

From: BJA
Sent: Wednesday, September 03, 2014 10:31 AM
To: City Clerk
Subject: Special Assessment

As my wife and I are in our later years we do not use nor can we afford more property taxes for improvements on any city recreation facilities! A new city pool....that in itself does not make any sense whatsoever? California I believe is in a major drought....has been, is now, and probably will continue to be. I would rather use extra water to keep my yard alive....which at this time is not possible.

Now if you want to assess my property for safety issues...that would be another area I would be more incline to agree....I have to cross Lemoore Ave. on Sunday to attend church.....there is not even a crosswalk painted to utilize so we must continue to cross at our own risk....that is sad...perhaps when an incident occurs maybe the city will look into this matter? Then again probably not!

Benjamin J. Angel

Janie Venegas

From: John Murray
Sent: Wednesday, September 03, 2014 5:31 AM
To: City Clerk
Subject: Special Tax

I am strongly opposed to any new tax/assessment, as is everyone I have spoken to.
John Murray

Janie Venegas

From:
Sent: Tuesday, September 02, 2014 6:53 PM
To: City Clerk
Subject: City pool

We do not need a new city pool at this time let's solve this water shortage first

Janie Venegas

From: Christine Dickman
Sent: Tuesday, September 02, 2014 5:17 PM
To: City Clerk
Subject: Lemoore Recreation Funding

The golf course (or any other particular program):

I feel that those who use the service should subscribe to it, not the general public who may or may not use the golf course. Same thing with the pool. If people wish it, then charge an appropriate enrollment fee (with perhaps some subsidizing).

I have enjoyed some of the extra-curricular activities the rec department has created, such as the wine tasting tours. At \$65 per person, I think that is a fair price and hope it covered the transportation as anything else (lunch) was the individual's responsibility to pay.

Although a township should be able to support a golf course, it is still a high expense item and only those that use it should pay for it. I don't use it; therefore, I am not willing to be taxed for it.

Chriss Dickman

Lemoore

Janie Venegas

From: Claudia Chaffin-Ancona
Sent: Tuesday, September 02, 2014 4:54 PM
To: City Clerk
Subject: Golf course pool etc.

City Council,

How can you ask for money for golf course and we can't water. You are charging same for water and we are getting less. That does not include the plants 200.00 worth that have died with your new watering schedule at my house alone? I know that we must conserve so why do more to the golf course, they should be conserving also!

I do like how you are utilizing the old candle work facility and the programs for all ages.

Maybe you need to address these new issues after the water crisis resolves!

Thank you,

Claudia Chaffin-Ancona

Sent from