

**September 27, 2016**

**Central Avenue OSMZ Informational Package**

**1. How the Central Avenue Maintenance Plan was devised?**

The Central Avenue OSMZ maintenance plan describes the open space, the process for assessment of the fees and cost related to maintenance and repair, the location of the engineer's report, the process for the protest hearing and voting process, the estimated cost of maintenance including bookkeeping and billing fees, and a list of maintenance activities.

Maintenance Activities:

Weeding, hedging, pruning, planting, mulching, and trail repair and maintenance

**2. Ownership within county Right of Way**

The Central Ave. Open Space Zone is located within the Humboldt County Central Avenue Right of Way which extends 50ft to the east and west of the Central Ave. center line. Central Avenue itself is 71ft across leaving 11 additional feet along the west side and 20 additional feet along the eastern side. The Central Ave. OSMZ is within the right of way on both the east and west sides of Central Ave. The eastern side of Central Ave. contains a 5-foot-wide bridal trail in addition to the sidewalk and landscape areas while the western side contains a sidewalk and landscape areas.

**3. Process of Assessment and Reformation**

**Assessment**

In previous years (1997- 2010) the Central Ave. open space fees were assessed by calculating how many linear feet of each parcel fronted Central Avenue minus driveways and entry points. This method was applied to all parcels within the zone.

As of 2015 the method for assessing fees was changed to an area based calculation to account for the difference in open space width along the eastern and western sides of Central Ave.

**Reformation**

The Central Ave. OSMZ was originally formed in 1997 and was established with a 5-year "sunset clause". This means every five years the zone is re-assessed to assure the fees reflect all current maintenance and material costs to repair and maintain the zone. **Inflation formula**

**Proposition 218**

In November 1996, California voters passed Proposition 218, the "Right to Vote on Taxes Act". This constitutional amendment protects taxpayers by limiting 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.

### **Zone History**

McKinleyville Community Services District formed the Central Avenue Open Space Zone #6 in June of 1997. The zone extends from Anna Sparks Way at the Ray's shopping center on the south end of Central Avenue to the intersection of Central Avenue and Bates Rd. to the North.

The zone was established with a five-year "sunset clause" and, in accordance with proposition 218, was reformed on July 1, 2000. An independent contractor was retained to perform landscape maintenance work along the zone at a cost of \$1,020/month or .15/Linear foot of Central Ave. frontage. **No fees were increased.** 8.5hrs/week

In January 2005 the zone was again reformed and with the addition of a new maintenance person MCSD took over all maintenance. Fee increase of .19%, at a cost of \$1,350 per month. Estimated 10hrs/week

In 2010 the zone was again reformed, new assessment included banners and insurance cost increases. Zone maintenance fees increased to \$2,202.01 per month.

In 2015 the zone was again assessed and reformed. During this assessment the method for assessing fees was revised and changed to maintenance area opposed to linear frontage. Zone maintenance fees increased to \$2,496.90 per month.

#### **4. How important it is to have consistent appearance along Central Ave.**

Trees and landscaping along McKinleyville's Central Avenue enhance the downtown area environmentally, economically and culturally.