



AGENDA DATE: _____ N/A _____

Board Briefing Report

DATE: April 3, 2012

TO: Board of Supervisors

FROM: Alan Weaver, Director
Department of Public Works and Planning

SUBJECT: Special Districts Consolidation/Dissolution Survey For County Service Area 35, Shaver Lake Area

EXECUTIVE SUMMARY:

During a Board presentation on October 25, 2011 to approve bylaws for County Service Area's (CSA) 35 U (Ockenden Ranch) and 35 AK (Woody Lane), both located in the Shaver Lake area, there were questions raised amongst the Board members on whether districts (specifically the smaller ones) within CSA 35 should be combined, consolidated or dissolved due to the perceived lack of cost savings they may experience. Members of the Board were also concerned about whether the CSA's were aware of the option to dissolve their Zone of Benefit and form another acceptable entity to provide road maintenance and snow removal services. During a Board presentation on January 10, 2012, for a Budget Resolution for CSA 35 AG, the issue of consolidation and dissolution was once again raised by the Board. At that meeting, the Department did not hear a consensus from the Board on providing a CSA Workshop and therefore is providing some basic information to your Board regarding the issues discussed at these Board meetings.

A survey was sent out to the Citizen's Advisory Committees (CAC's) for the eight (8) districts (Attachment A) that receive road maintenance and snow removal services through the County of Fresno. The evaluation revealed that there is insufficient interest in either consolidation or dissolution by any one district surveyed.

HISTORY/STATUS:

Following the October 25, 2011 Board meeting staff sent out a survey (Attachment B) to the eight (8) CAC's for the Shaver Lake area road districts, to assess whether those districts were interested in consolidation or dissolving their district. The survey was sent out to 28 CAC members, and 23 surveys were returned (82%).

There were two questions posed:

1. Would you be interested in staff evaluating consolidation of your CSA with others in your area (consolidation includes combining revenues and forming one CAC to

advise the Department on expenditures and priorities for road maintenance and snow removal services)?

2. Would you be interested in dissolving your CSA altogether and forming an entity to take care of the road maintenance and snow removal services (i.e. Private Maintenance agreement, Homeowners Association, Community Service District, etc.)?

Both questions had an overwhelming response of "No" (Attachment C).

There does not appear to be sufficient interest in pursuing an evaluation for consolidation of the CSA 35 Shaver districts.

FISCAL IMPACT:

There is no net County cost. Funds required for the survey and any consolidation or dissolution are borne by the districts.

CURRENT STATUS/PLAN OF ACTION:

As CSA's inquire about the dissolution process staff coordinates with the CAC to provide them with the necessary information to allow them to make an informed decision. If a district does not have a CAC, staff will help them organize one so they can move forward with considering dissolution. The dissolution procedures will also be made available on the Special Districts web page.

Recently, staff has been contacted by the CAC for CSA 35AG regarding the dissolution process and a meeting was held on March 14, 2012 to provide explanation of the process and answer any questions the CAC had. The CAC members for that district will take the information they received in the meeting back to their community for discussion and will subsequently inform staff whether they would like to move forward with the dissolution process or continue with the CSA.

CONTACT PERSON:

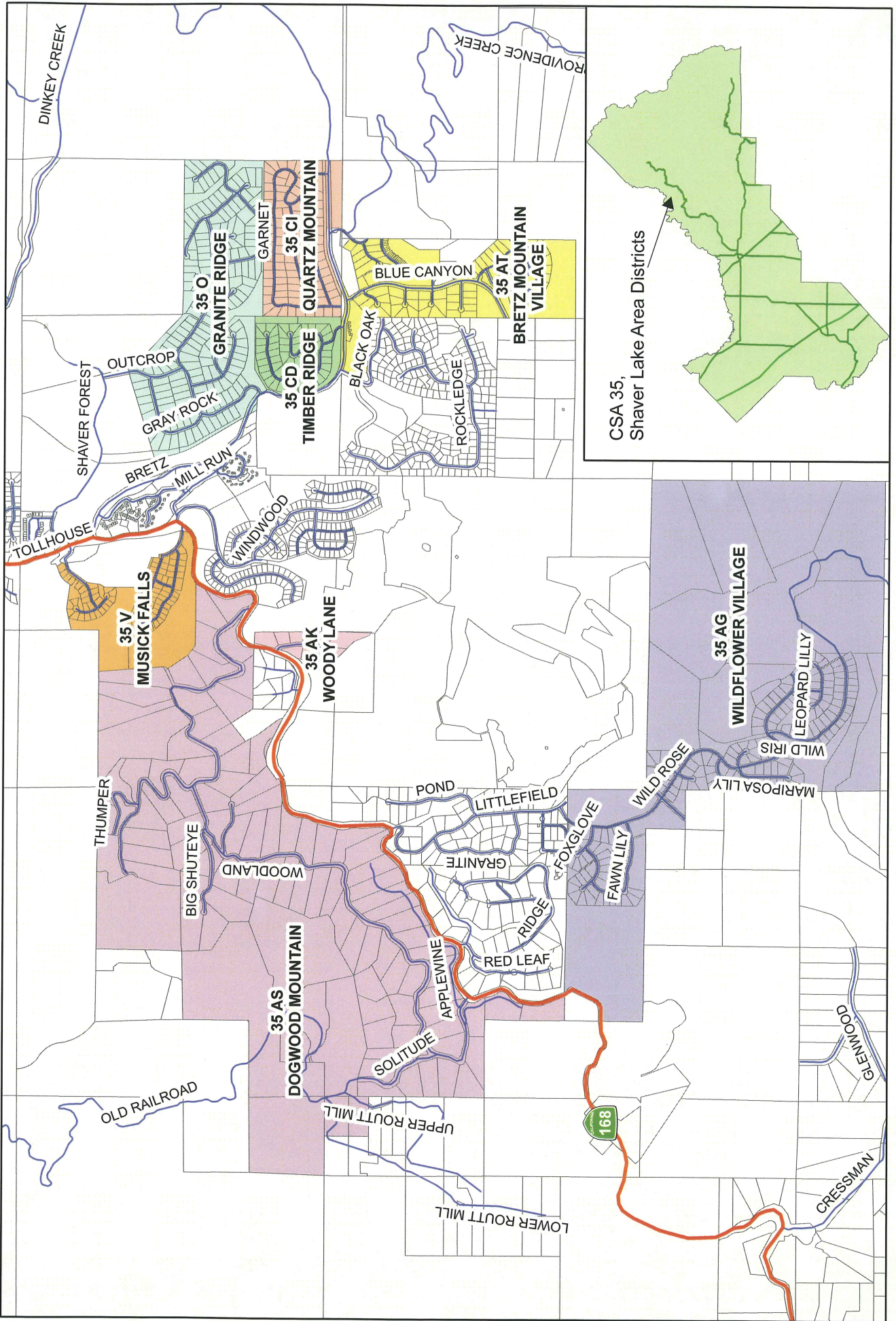
Contact Joe Prado, Principal Staff Analyst, at 600-4259 for further information.



CSA 35, Shaver Lake Area

Public Works and Planning

EXHIBIT A



CSA 35,
Shaver Lake Area Districts

EXHIBIT B

SURVEY SHAVER LAKE CSAs

On October 25, 2011 the County of Fresno Board of Supervisors asked staff to look into consolidation of County Service Areas (CSA). As a member of a CSA, we would like to have your opinion on this topic.

You are currently a member of one (1) of the eight (8) CSA's in the Shaver Lake area that collect yearly assessments for road maintenance and snow removal. Your CSA has a Citizen's Advisory Council (CAC) that provides input to staff regarding the specific needs of your community and how your money is spent.

By consolidating with other CSAs in your area you would be pulling together your resources to provide road maintenance and snow removal services. Consolidation would mean there would be one (1) budget and one (1) CAC that would advise staff on the priorities to be addressed and how the collective monies should be spent.

The eight (8) CSAs being surveyed are:

CSA 35 Zone O – Granite Ridge

CSA 35 Zone V – Musick Falls

CSA 35 Zone AG – Wildflower Village

CSA 35 Zone AK – Woody Lane

CSA 35 Zone AS – Dogwood Mountain

CSA 35 Zone AT – Bretz Mountain

CSA 35 Zone CD – Timber Ridge

CSA 35 Zone CI – Quartz Mountain

****Note:** the potential cost associated with consolidation (i.e. evaluation, engineer's report, dissolution, etc.) would be shared amongst those CSA's choosing to participate in the consolidation.

Please provide an answer to the following questions:

- 1. Would you be interested in staff evaluating consolidation of your CSA with others in your area (consolidation includes combining revenues and forming one CAC to advise the Department on expenditures and priorities for road maintenance and snow removal services)?**

Yes ☐

No ☐

- 2. Would you be interested in dissolving your CSA altogether and forming an entity to take care of the road maintenance and snow removal services (i.e. Private Maintenance agreement, Homeowners Association, Community Service District, etc.)**

Yes ☐

No ☐

- 3. Please provide us with your comments and/or suggestions.**

Submit by Email

EXHIBIT C

CSA 35 - Shaver Lake area Survey Results

28 CAC members surveyed	NO	YES
Evaluate Consolidation	65%	35%
Dissolve	78%	22%
Response Rate	82%	

8 Districts surveyed
23 CAC members responded
82% response rate

	Evaluate Consolidation		Dissolve		Response Rate
	Yes	No	Yes	No	
CSA 35 AG	43%	57%	43%	57%	88%
CSA 35 AK	0%	100%	0%	100%	67%
CSA 35 AS	0%	100%	0%	100%	50%
CSA 35 CD	0%	100%	0%	100%	67%
CSA 35 AT	75%	25%	25%	75%	100%
CSA 35 O	25%	75%	25%	75%	100%
CSA 35 V	50%	50%	0%	100%	100%
CSA 35 CI	0%	0%	0%	0%	0%

Survey Comments:

- I don't see how combining the CSA's, as poorly managed as they are, would be a benefit to our District
- We need to know all cost prior to any consolidation
- Would consider converting to a district but would not be in support of CSAs consolidation
- This is regarding Woody Lane, zone AK. We are looking forward to working with the County in the maintenance of our road. Thank you.
- The CAC for CSA 35, Zone AK, Woody Lane was formed in August of this past year. Many of the residents that live, or own homes, on Woody Lane have done so for the past 12 years. Prior to forming the CAC no one remembers seeing a Fresno County Maintenance vehicle on Woody Lane. The snow removal is performed by a vendor hired by the County. Since forming the CAC, Fresno County Maintenance staff "spot" patched the badly decomposing road and have performed shrubbery removal from the sides of the road where home, and or lot, owners have neglected to do so. And what's nice, they did a suburb job! In conversation with some of the road maintenance crew, several expressed surprise that Woody Lane even existed. They remarked that they had driven past the street numerous times over the past several years but did not realize Woody Lane was a County road. Unfortunately, the neglect by the County since the inception of Woody Lane approximately 15 years ago is readily apparent by the poor condition of the asphalt road that has never been serviced. We are excited and delighted to finally have the County pay attention to Woody Lane. The amount of money paid by the 10 property owners in property tax each year to the County should be adequate for the services required. We would prefer to remain as our own CAC.
- (CSA 35 Zone AS) is a new CSA with roads that will require a lot of repair work during the next ten years. We need to keep all of our revenues to repair and bring our roads up to proper standards. When the roads were managed by the Dogwood HomeOwners Association the lack of maintenance created deteriorating roads. I am not against a new CAC except the idea of combining revenues from CSA 35 Zone AS to the CAC. If our CSA was dissolved we would have people who would not contribute to the maintenance and snow removal and we would be back to our former problems of repair, maintenance and snow removal.
- Anything that will help consolidate and reduce County and taxpayer costs appreciated.

EXHIBIT C

Survey Comments (cont'd):

- I have concerns with becoming a member of a larger CSA group. My concerns are that since Dogwood is a smaller group once the monies are placed in one budget we would not get our roads completed. This was the main reason we became a County CSA. We tried for years to get the road work done but the same individuals always volunteered for the road work. Currently, our neighbors are getting older and are not able to assist with these projects. How would you ensure that smaller groups get priority to their projects? What is the County's reason for consolidation of all the CSA groups? Will there be a vote to determine the outcome of the potential consolidation?
- I do not support County staff doing research on combining CSAs if the costs of research will be charged back to the CSAs. I would need further information on estimated costs, goals, means of research, etc. before I could support this study if our CSA would be charged. Our CAC would need to meet to make a decision before any costs are incurred.
- The proposal includes areas which we understand have serious problems. We have taken care of our subdivision and don't want to incur costs and problems of others. Consolidation would ultimately lead to serious disagreements on how to allocate funds and would probably lead to increased assessments to our subdivision. Consolidating all these individual zones into one would result in a big unmanageable zone. We recently had an election to increase our annual assessment. It took two ballots and a big effort on our part to educate residents on the need. Trying to accomplish this with a big consolidated zone would be a nightmare. We certainly don't want to incur the cost of another study and/or election. Things are working fine as is. We see no reason to change.
- I am an owner and member of the CAC in Zone "O" and Zone "CD." Granite Ridge and Timber Ridge have been attentive to their maintenance and budgets not anxious to take on problems of areas that have not done the same.
- Would we be given back the portion of our property tax proceeds to be used as we think necessary?? Would the County still keep a portion for management??
- Until someone from Fresno County can explain to me what the benefit to Granite Ridge CSA 35, Zone "O" of consolidating with the seven other CSA's would be, I would vote NO! As President of the Granite Ridge CSA Advisory Council, it makes no sense to me.
- It's difficult enough with the members of one CSA let alone (8) and collection would be a nightmare. The County does an OK job, we in CSA 35V have a low assessment which is a problem.
- I am an owner and member of the CAC in Zone "O" and Zone "CD." Granite Ridge and Timber Ridge have been attentive to their maintenance and budgets not anxious to take on problems of areas that have not done the same.
- The zones in which I have property (Zone O & CD) are in good financial conditions due to the diligence of the owners. To consolidate with zones that are in poor shape due to the lack of diligence on their owners' part would be cause for action!