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**DATE:** December 2, 2025

**TO:** City Council

**FROM:** Steve Williams, Interim City Administrator

**RE:** **RESOLUTION 25-97 - ESTABLISHING THE GREENHORN CREEK LLD COMMISSION AS A COMMISSION OF THE CITY OF ANGELS**

**RECOMMENDATION:**

Adopt Resolution 25-97 formally establishing the Greenhorn Creek LLD Commission as a Commission of the City of Angels.

**BACKGROUND:**

The Greenhorn Creek Landscape and Lighting District (“LLD”) funds the ongoing protection and preservation of natural resources, and the maintenance of streetlights, landscaping, sidewalks, monument signs, and related community infrastructure within the Greenhorn Creek development.

The original LLD No. 1 was formed in 1995 with a maximum annual assessment of \$300 per parcel. In 2022, following a Proposition 218 ballot proceeding, the City dissolved LLD No. 1 and established Landscape and Lighting District No. 2 (“LLD2”), with a maximum initial assessment of \$650 per Single Family Equivalent (SFE), subject to annual Consumer Price Index adjustments.

Concurrent with formation of LLD2, a volunteer LLD2 Committee was created to provide community oversight of maintenance activities and to interface with City staff during development of the annual Engineer’s Report.

In October 2025, the Central San Joaquin Valley Risk Management Authority (RMA) notified the City that the volunteer LLD2 Committee—operating independently and without City oversight—was not covered under the City’s pooled insurance program for errors and omissions liability. As a result, the Committee disbanded on November 6, 2025.

**DISCUSSION:**

The residents of the LLD2 have expressed a desire to continue participating in the oversight, planning, and monitoring of District-funded activities. However, they are unwilling to resume operations as volunteers without a formal structure that clarifies liability protections and ensures compliance with City policies and state law.

City staff evaluated several options and determined that formally establishing the LLD2 Committee as an official City Commission provides the strongest governance structure and highest level of accountability, transparency, and legal compliance.



Under this model:

- The Commission becomes a City body overseen by staff, with agendas, minutes, and legal compliance handled by the City.
- Commission members serve as official appointees, increasing certainty regarding liability protections.
- Local residents retain direct involvement in maintenance priorities, environmental stewardship, and annual Engineer's Report recommendations.
- All work remains strictly limited to the scope and authority of the Engineer's Report and applicable state and federal regulations.
- Staff time supporting the Commission will be tracked to determine whether will be necessary to charge it to the LLD2 assessment fund.

Within the 2025-26 RMA Memorandum of Coverage, a covered party is defined on page 2 as:

“G. Covered Party means:

(1) The entity named in the Declarations, including any and all commissions, agencies, districts, authorities, boards, including the governing board or similar entities coming under such entity's direction or control or for which such entity's board members sit as the governing body. Covered Party includes all departments and constituent agencies of the entity, except a hospital board or commission, regardless of how such body is denominated.”

### **FISCAL IMPACT:**

All fiscal impacts are limited to the LLD2 assessment fund. No General Fund impact is anticipated.

### **ATTACHMENTS:**

Attachment “A” – Resolution 25-97

