

CITY OF YUBA CITY
STAFF REPORT

Date: June 5, 2018
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Benjamin Moody, Deputy Public Works Director – Engineering

Summary

Subject: Yuba City Landscape Maintenance District No. 1 (Stabler Lane/Garden Highway Area), Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4 & 5 (Town Center and 69 Subdivisions throughout Yuba City), and Yuba City Lighting and Landscape Maintenance District No. 6 (Commercial District) Resolution of Intent

Recommendation: A. Adopt the following resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Directing Filing of Annual Report, Yuba City Landscape Maintenance District No. 1
- Resolution of Intention to Order Improvements, Yuba City Landscape Maintenance District No. 1
- Resolution Directing Filing of Annual Report, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5 and 6
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5 and 6

B. Set a public hearing for July 17, 2018 at 6:00 pm to establish assessments for FY 18/19.

Fiscal Impact: Receipt of assessments and expenditures of funds for lighting and landscape maintenance districts throughout the City.

Purpose:

To initiate proceedings for the continuation of the lighting and landscape assessments in Yuba City for Fiscal Year 2018/19 pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in Landscape Maintenance District 1 and Lighting and Landscape Maintenance Districts 2-6. The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed.

District No. 1, which includes the Garden Highway and Stabler Lane areas, does not have provisions for a cost of living adjustment (COLA). This District has historically been charged the maximum levy allowed in order to cover the expenses.

District Nos. 2 (Town Square Area); 3, 4, and 5 (69 subdivisions located throughout the City); and 6 (several commercial areas throughout the City) have provisions for a COLA, which is based on the Consumer Price Index from January to January.

Staff has analyzed the Districts and has projected anticipated expenditures and revenues for the coming fiscal year as a basis for the proposed levies. Additionally, past Council direction advised staff to levy assessments in future years at levels by which reserves will be maintained; the revenues will cover the expenses with minimal increases from year to year.

Analysis:

The Engineer’s Annual Reports have been prepared and are on file in the City Clerk’s office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution directing the filing of the Annual Reports and the Resolution of Intention to order improvements are required by State law to continue the Districts. The proposed action in this report sets a public hearing for the Council meeting to be held on July 17, 2018 to establish assessments for the coming year.

District Nos. 2, 3, 4, 5 and 6 will see increases in their annual levies. The levies were raised in response to inflation and a renewed focus by the City to improve maintenance in the maintained areas.

Fiscal Impact:

The proposed assessments for Fiscal Year 2018/19 are shown in Exhibit A.

The projected revenue, expenditures, and cash balance, which include capital reserve, for the Districts are as follows:

<u>District</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Projected Reserve Fund Balance as of 7/1/19*</u>
1	\$87,841	\$127,700	\$46,403
2	\$76,699	\$72,616	\$33,739
3	\$7,088	\$8,447	\$24,884
4	\$120,283	\$131,984	\$126,918
5	\$385,328	\$452,258	\$531,224
6	\$23,508	\$17,997	\$95,082

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 18/19, or cancel the Districts and find alternative funding sources to maintain the streetlights.

Recommendation:

A. Adopt the following resolutions to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982:

- Resolution Directing Filing of Annual Report, Yuba City Landscape Maintenance District No. 1
- Resolution of Intention to Order Improvements, Yuba City Landscape Maintenance District No. 1
- Resolution Directing Filing of Annual Report, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5, and 6
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5, and 6

B. Set a Public Hearing for July 17, 2018 at 6:00 pm to establish assessments for FY 18/19.

Attachments:

1. Resolutions
2. Exhibit A – Proposed Assessments
3. District Maps

Prepared by:

Submitted by:

/s/ Benjamin K. Moody

Benjamin K. Moody
Deputy Public Works Director – Engineering

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed by:

Department Head

DL

Finance

RB

City Attorney

TH by email

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DIRECTING FILING OF THE ANNUAL REPORT FOR THE YUBA CITY LANDSCAPE
MAINTENANCE DISTRICT NO. 1 (Stabler Lane/Garden Highway Area)
(Pursuant to the Landscaping and Lighting Act of 1972)**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, Richard Kopecky, the person designated by this Council as the Engineer of Work for the Yuba City Landscape Maintenance District No. 1, is hereby directed to file the Fiscal Year 2018-19 annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972; and

WHEREAS, this resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of June, 2018.

AYES:

NOES:

ABSENT:

Preet Didbal, Mayor

ATTEST:

Patricia Buckland, City Clerk

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
FOR THE INTENTION TO ORDER IMPROVEMENTS YUBA CITY LANDSCAPE
MAINTENANCE DISTRICT NO. 1 (Stabler Lane/Garden Highway Area)**

(Pursuant to the Landscaping and Lighting Act of 1972)

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, the City Council intends to levy and collect assessments within Yuba City Landscape Maintenance District No. 1 for Fiscal Year 2018-19. The area of land to be assessed is located in the City of Yuba City, Sutter County; and

WHEREAS, the proposed assessments for the improvements to be made in these assessment districts are for maintaining the landscaping within the subdivisions listed as follows:

Landscape Maintenance District No. 1.

Zone of Benefit	Area and Affected Subdivisions	Proposed Assessment
A	North Stabler Lane affecting Greenwood Acres 1 and 4, Oak Tree Estates, Pheasant Pointe Subdivisions, and Greenwood Estate Unit #7	\$56.72 per single family parcel
B	South Yuba City affecting Southland Village Unit 5, River Bend, Southwind, River Oaks, River Run, Walnut Glen, Southpoint, and River Pointe Subdivisions	\$29.50 per single family parcel
B_1	1288 Garden Highway	\$30.53

WHEREAS, in accordance with this Council's resolution directing the filing of annual reports, Richard Kopecky with Willdan Financial Services, Engineer of Work, has filed with the City Clerk the reports required by the Landscaping and Lighting Act of 1972. All interested persons are referred to the reports for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district, or may call Willdan Financial Services at (951) 587-3500; and

WHEREAS, on the 17th day of July, 2018, at the hour of 6:00 o'clock P.M., the City Council will conduct a Public Hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located at City Hall, 1201 Civic Center Boulevard, Yuba City, California; and

WHEREAS, the City Clerk is authorized and directed to give notice of said hearing required by Government Code Section 6066.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of June, 2018.

AYES:

NOES:

ABSENT:

Preet Didbal, Mayor

ATTEST:

Patricia Buckland, City Clerk

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DIRECTING FILING OF THE ANNUAL REPORT FOR THE YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NOS. 2, 3, 4, & 5 (Town Center and 69
Subdivisions throughout Yuba City) AND YUBA CITY LIGHTING AND LANDSCAPE
MAINTENANCE DISTRICT NO. 6 (Commercial District)
(Pursuant to the Landscaping and Lighting Act of 1972)**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, Richard Kopecky, the person designated by this Council as the Engineer of Work for the Yuba City Lighting and Landscape Maintenance Districts 2-6, is hereby directed to file the Fiscal Year 2018-19 annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972; and

WHEREAS, this resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of June, 2018.

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LANDSCAPE MAINTENANCE DISTRICT NOS. 2, 3, 4, & 5 (Town Center and 69
Subdivisions throughout Yuba City) AND YUBA CITY LIGHTING AND LANDSCAPE
MAINTENANCE DISTRICT NO. 6 (Commercial District)
(Pursuant to the Landscaping and Lighting Act of 1972)**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, the City Council intends to levy and collect assessments within Yuba City Lighting and Landscape Maintenance Districts No. 2-6 for Fiscal Year 2018-19. The area of land to be assessed is located in the City of Yuba City, Sutter County; and

WHEREAS, the proposed assessments for the improvements to be made in these assessment districts are for maintaining the landscaping and lighting within the following Zones of Benefit:

Lighting and Landscape Maintenance District No. 2		
Zone of Benefit	Area and Affected Subdivisions	Proposed Assessment
A	Parcels in the Town Center area fronting on Plumas Blvd., B Street, C Street, Percy Avenue, and the north side of Franklin Avenue	\$570.89

Lighting and Landscape Maintenance District No. 3		
Zone of Benefit	Area and Affected Subdivisions	Proposed Assessment
A	Palisades Subdivision	\$80.54

Lighting and Landscape Maintenance District No. 4		
Zone of Benefit	Area and Affected Subdivisions	Proposed Assessment
A	Regency Park Estates Unit 1	\$209.19
B	Regency Park Estates Unit 2	\$209.19
C	Regency Park Estates Unit 3 and Butte Vista West Estates Units 1, 2, & 3	\$209.19
D	Butte Vista Estates Units 1 & 2, Stabler Park Estates Units 1 & 2, Tres Picos Estates, and Tres Picos West Estates	\$209.19

Lighting and Landscape Maintenance District No. 5		
Zone of Benefit	Area and Affected Subdivisions	Proposed Assessment
A	South Park Village	\$146.25
B	South Park Village, Rai Estates 1 & 2, Sutter Cottages, Garden Gate Estates, Phillips Estates, and Fletcher Place	\$60.57
C	Wheeler Estates, Graystone Manor, Hillcrest Courtyard, Onstott Estates, Almond Grove Estates Units 1, 2, & 3, Walnut Glen Estates East 1 & 2, Diamond Pointe, Siena Estates, Bay Drive Estates Unit 2, and Siena Estates West	\$118.29
D	Walton Station	\$88.48
E	Walton Station (w/out street trees)	\$45.20
F	Park Vista	\$88.24
G	Park Vista (w/out street trees)	\$49.42
H	Phalla Estates, Bay Drive Estates 1, Daytona Estates, Hetherington Place, and Hampton Court	\$33.65
I	Masera Ranch Subdivision 2 and Shankar Village	\$64.33
J	Sutter Buttes Estates Units 1 & 2, North/South Butte Village, Signature Estates Unit 1, Summerhill Estates, Sanborn Place South Estates, Westbrook, Rolling Rock Estates, Westside Estates, and Karnegis Estates 2	\$56.33
K 1-17	Hunji Village Units 1 & 2, Franklin Road Estates, Temple Village, Bridge Street Village, Del Monte Ranch Units 2 & 3, Bridge Street Estates, River Valley Estates, Walnut Park 1 & 2, Canterbury Estates 1-4, North Canterbury Estates 1 & 2, Teal Hollow Unit 1, and Domain Estates	\$177.73
K 18	Valencia Estates	\$173.47
L	Richland Ranch	\$101.11

Lighting and Landscape Maintenance District No. 6		
Zone of Benefit	Area and Affected Subdivisions	Proposed Assessment
A_1	River Valley Commercial	\$288.31
A_2	Geweke Crossing	\$288.31
A_3	Harter Specific Plan	\$288.31
B_1	La Bella Vita Development	\$463.58
B_2	Cinemark Movie Theater	\$425.95
B_3	Walgreens	\$293.02
B_4	Yuba College	\$1,546.48
B_5	Unity Estates	\$0.00
B_6	Medicine Shoppe Pharmacy	\$85.21
B_7	Plumas Family Apartments	\$85.21
B_8	960 Gray Avenue	\$194.81
B_9	2510 Live Oak Blvd	\$385.67

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WHEREAS, on the 17th day of July, 2018, at the hour of 6:00 o'clock P.M., the City Council will conduct a Public Hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located at City Hall, 1201 Civic Center Boulevard, Yuba City, California; and

WHEREAS, the City Clerk is authorized and directed to give notice of said hearing required by Government Code Section 6066.

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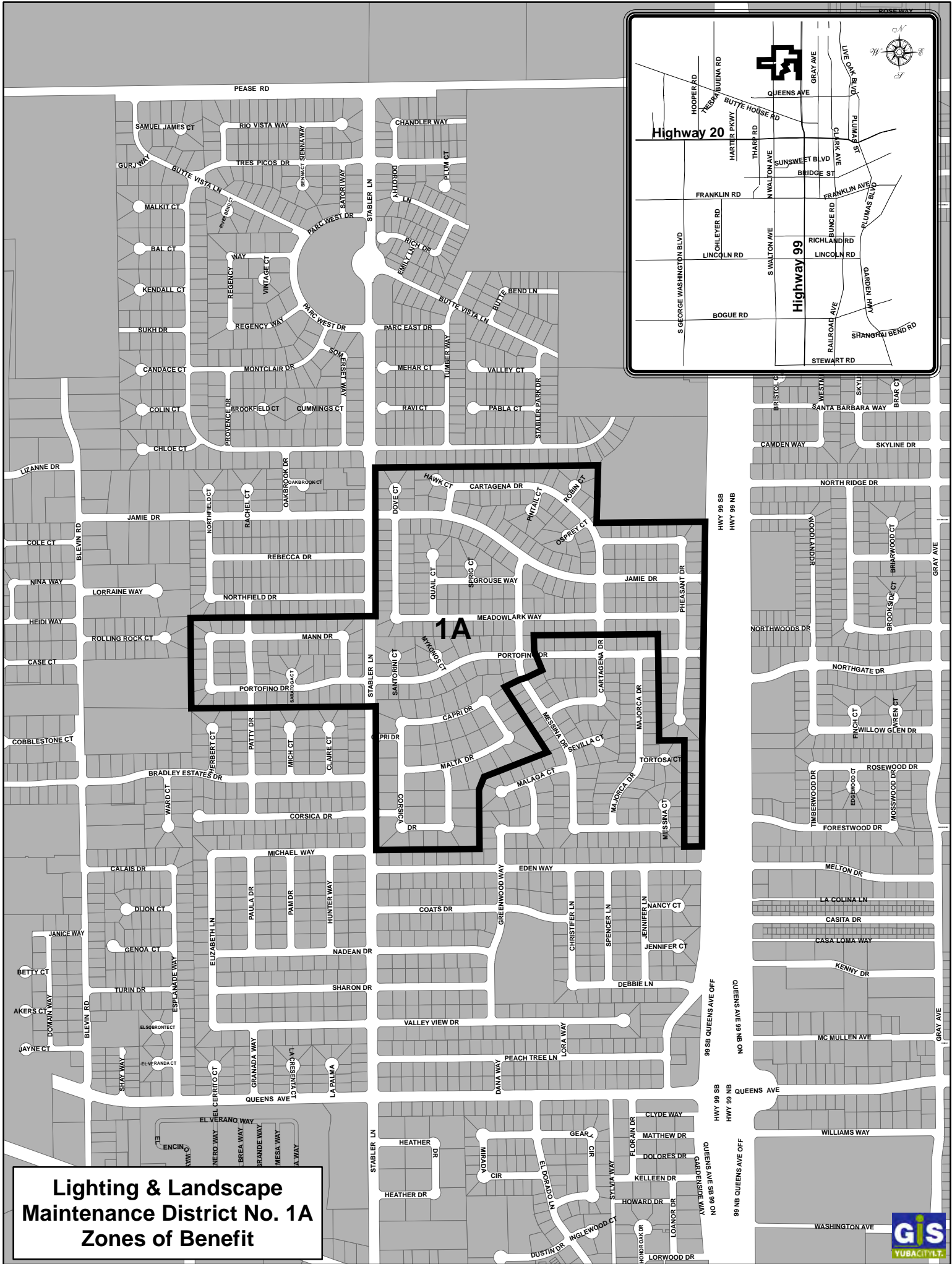
ATTACHMENT 2

EXHIBIT A

District	Zone of Benefit	FY 2018/19 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
1	A	\$56.72	\$0.00	\$56.72
	B	\$29.50	\$0.00	\$29.50
	B_1	\$30.53	\$0.00	\$30.53
2	A	\$570.89	\$11.58	\$570.89
3	A	\$80.54	\$3.84	\$162.34
4	A	\$209.19	\$9.96	\$425.05
	B	\$209.19	\$9.96	\$575.64
	C	\$209.19	\$9.96	\$349.28
	D	\$209.19	\$9.96	\$312.94
5	A	\$146.25	\$6.96	\$207.12
	B	\$60.57	\$2.88	\$69.53
	C	\$118.29	\$5.63	\$150.11
	D	\$88.48	\$4.21	\$206.13
	E	\$45.20	\$2.15	\$85.13
	F	\$88.24	\$2.00	\$167.49
	G	\$49.42	\$2.35	\$52.37
	H	\$33.65	\$1.17	\$33.65
	I	\$64.33	\$3.06	\$70.56
	J	\$56.33	\$2.68	\$189.05
	K 1-17	\$177.73	\$3.27	\$267.47
	K 18	\$173.47	N/A	\$352.90
	L	\$101.11	\$4.82	\$124.67
6	A_1	\$288.31	\$5.85	\$288.31
	A_2	\$288.31	\$5.85	\$288.31
	A_3	\$288.31	\$5.85	\$288.31
	B_1	\$463.58	\$9.40	\$463.58

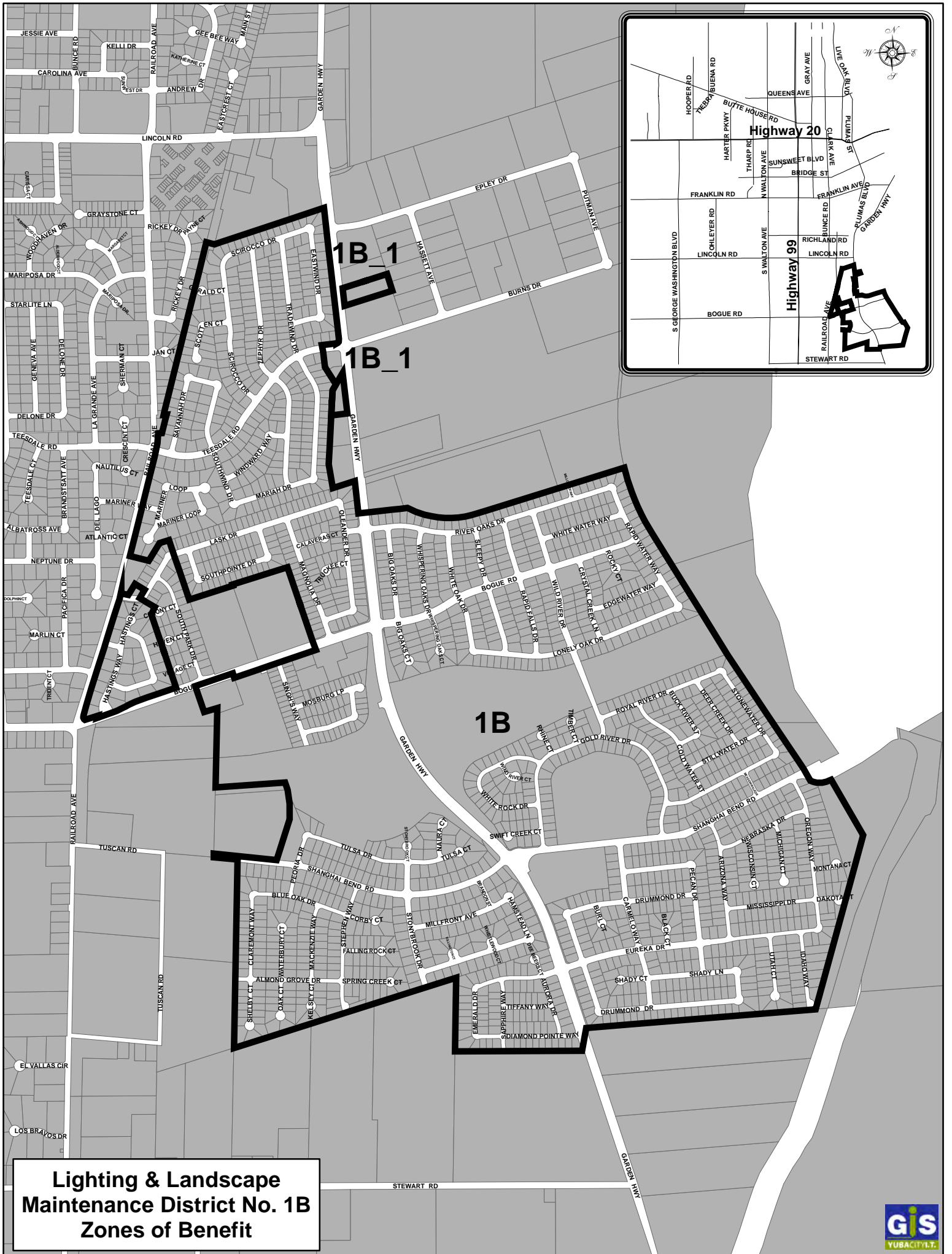
District	Zone of Benefit	FY 2018/19 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
6	B_2	\$425.95	\$8.64	\$425.95
	B_3	\$293.02	\$5.94	\$293.02
	B_4	\$1,546.48	\$31.37	\$1,546.48
	B_5	\$0.00	\$0.00	\$441.86
	B_6	\$85.21	\$1.73	\$85.21
	B_7	\$85.21	\$1.73	\$85.21
	B_8	\$194.81	\$3.95	\$194.81
	B_9	\$385.67	\$7.83	\$385.67

ATTACHMENT 3

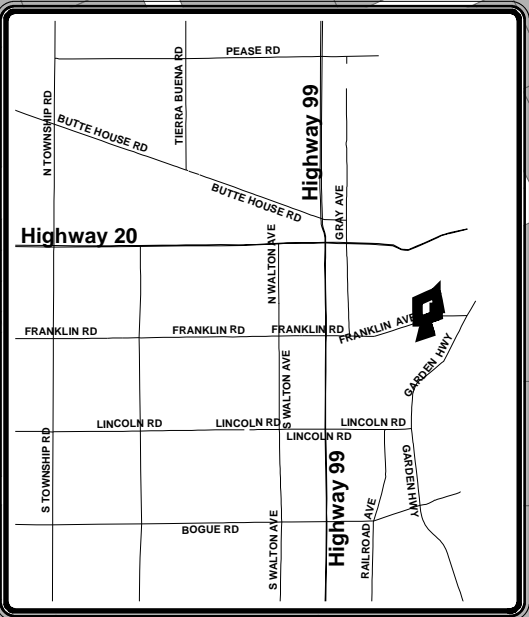
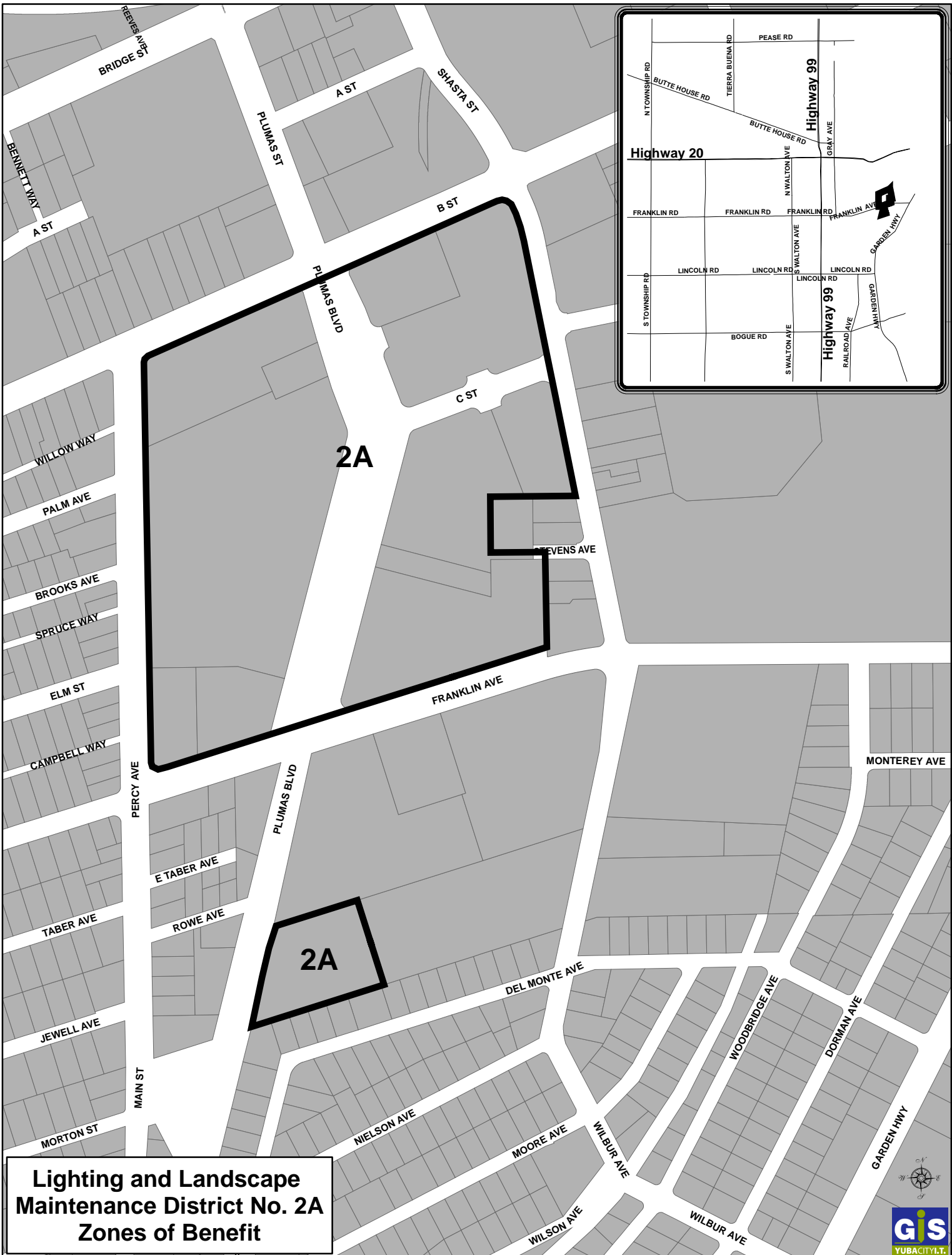


**Lighting & Landscape
Maintenance District No. 1A
Zones of Benefit**



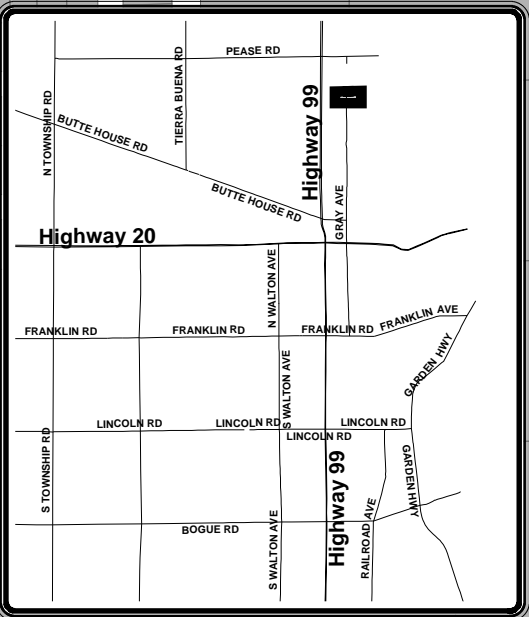
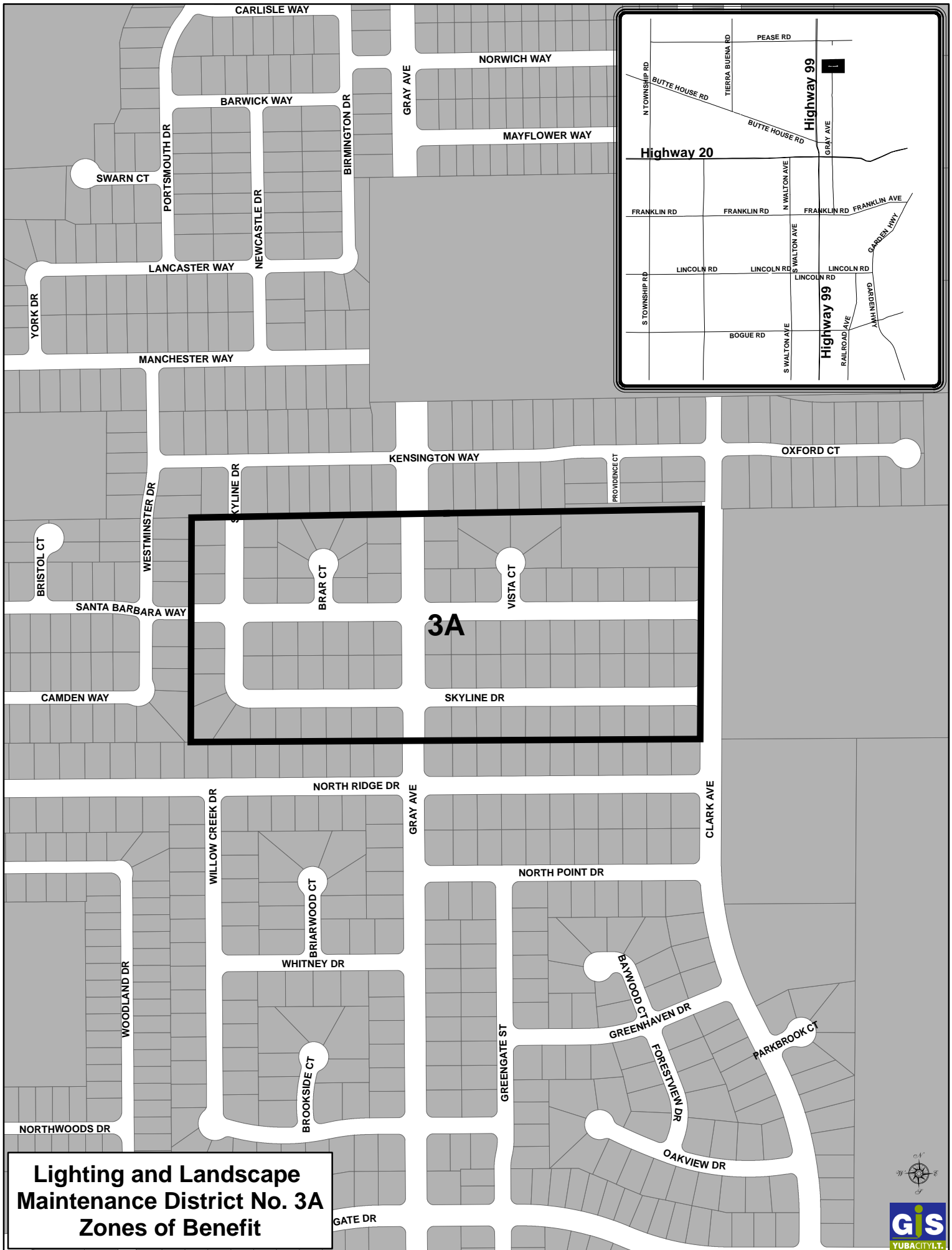


**Lighting & Landscape
Maintenance District No. 1B
Zones of Benefit**



**Lighting and Landscape
Maintenance District No. 2A
Zones of Benefit**

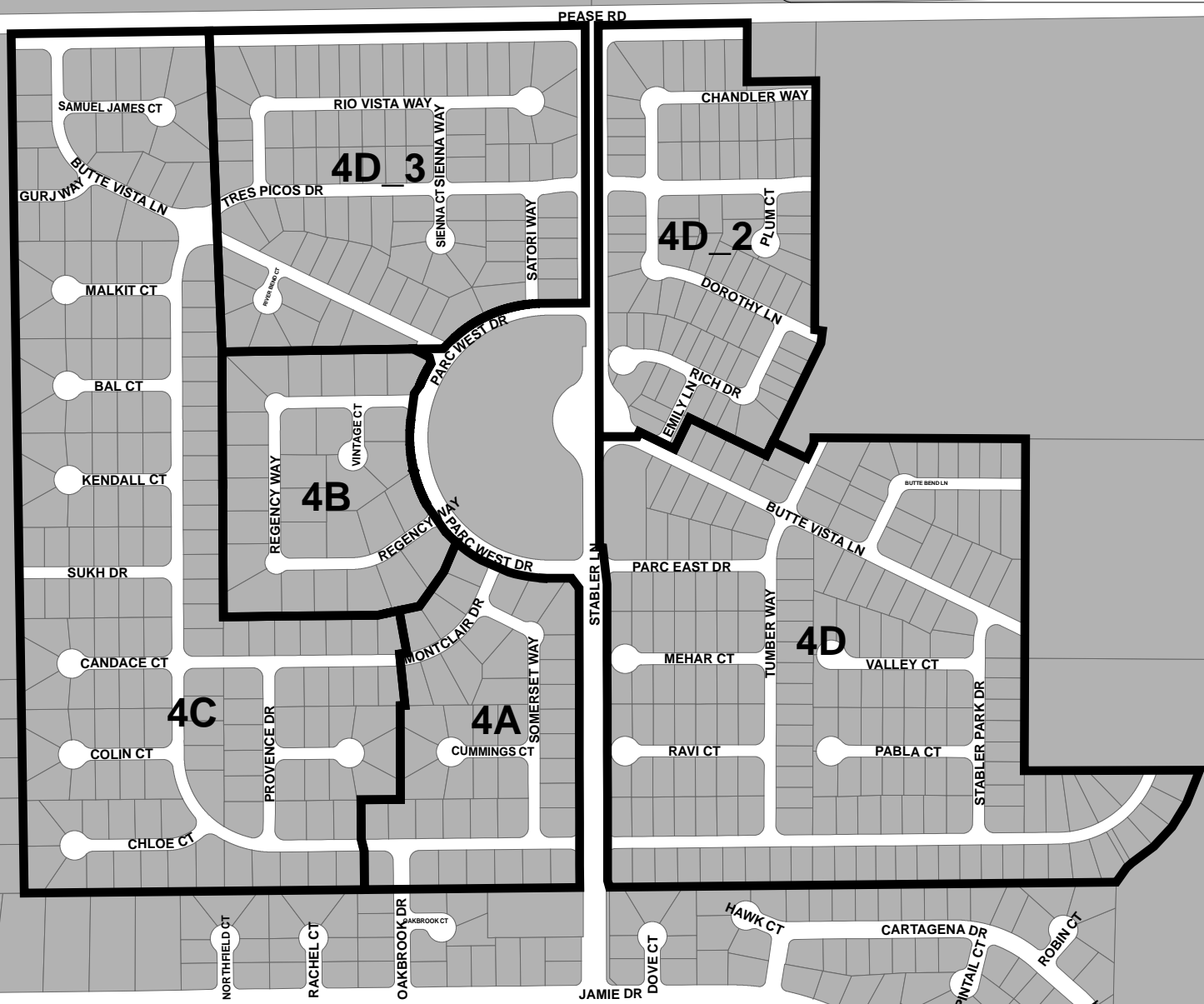
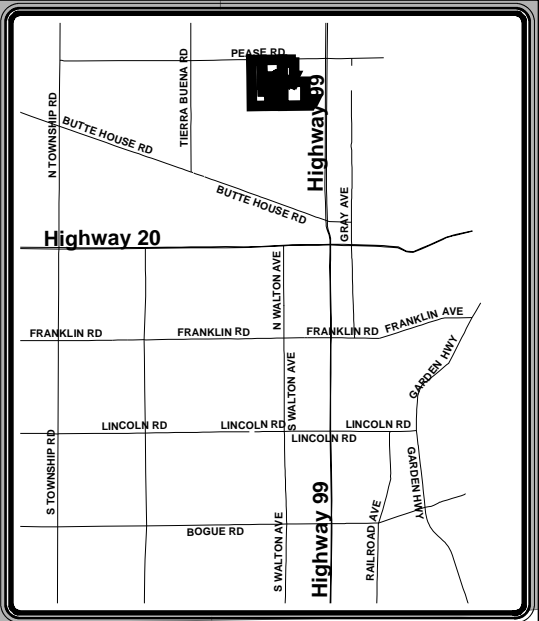




3A

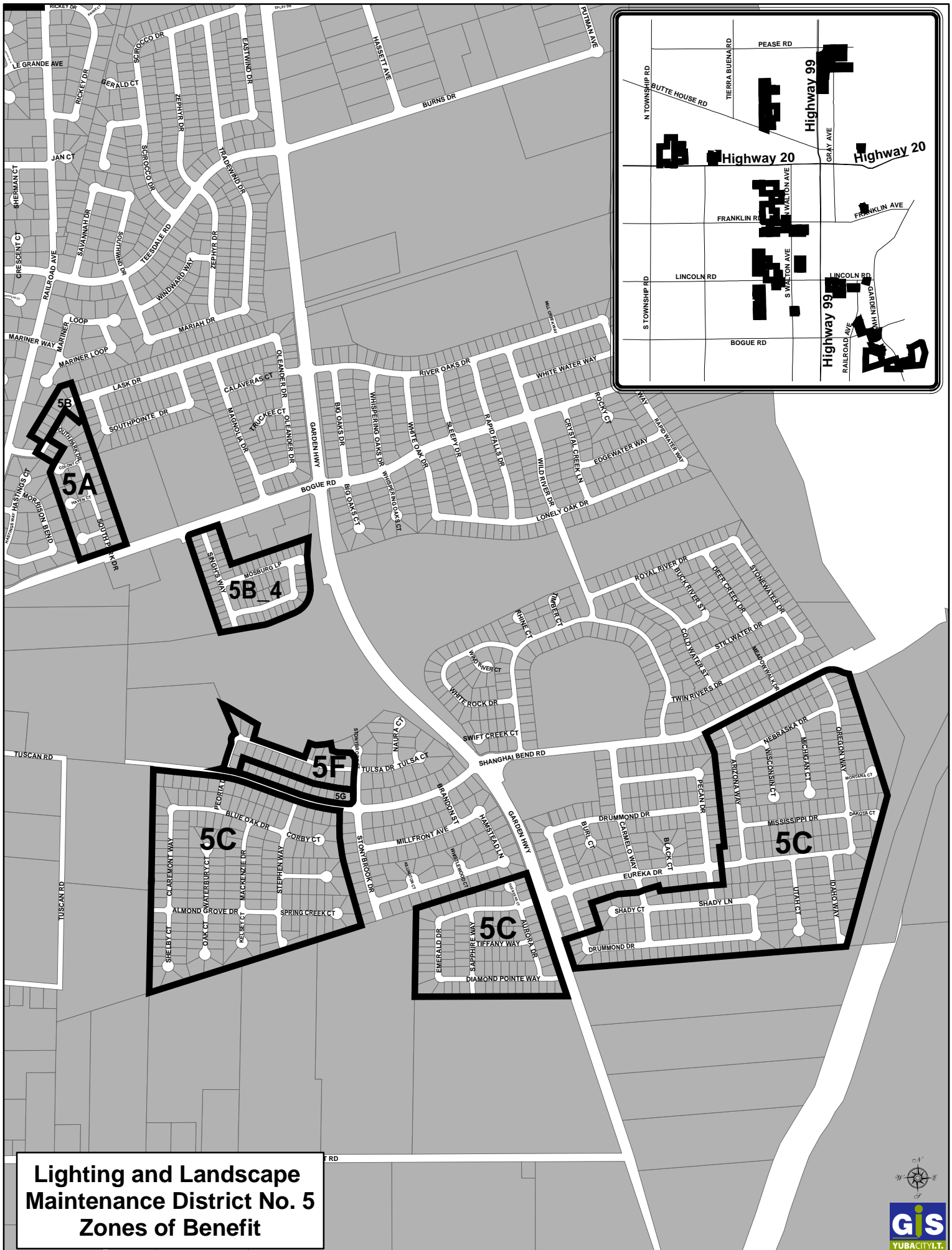
**Lighting and Landscape
Maintenance District No. 3A
Zones of Benefit**





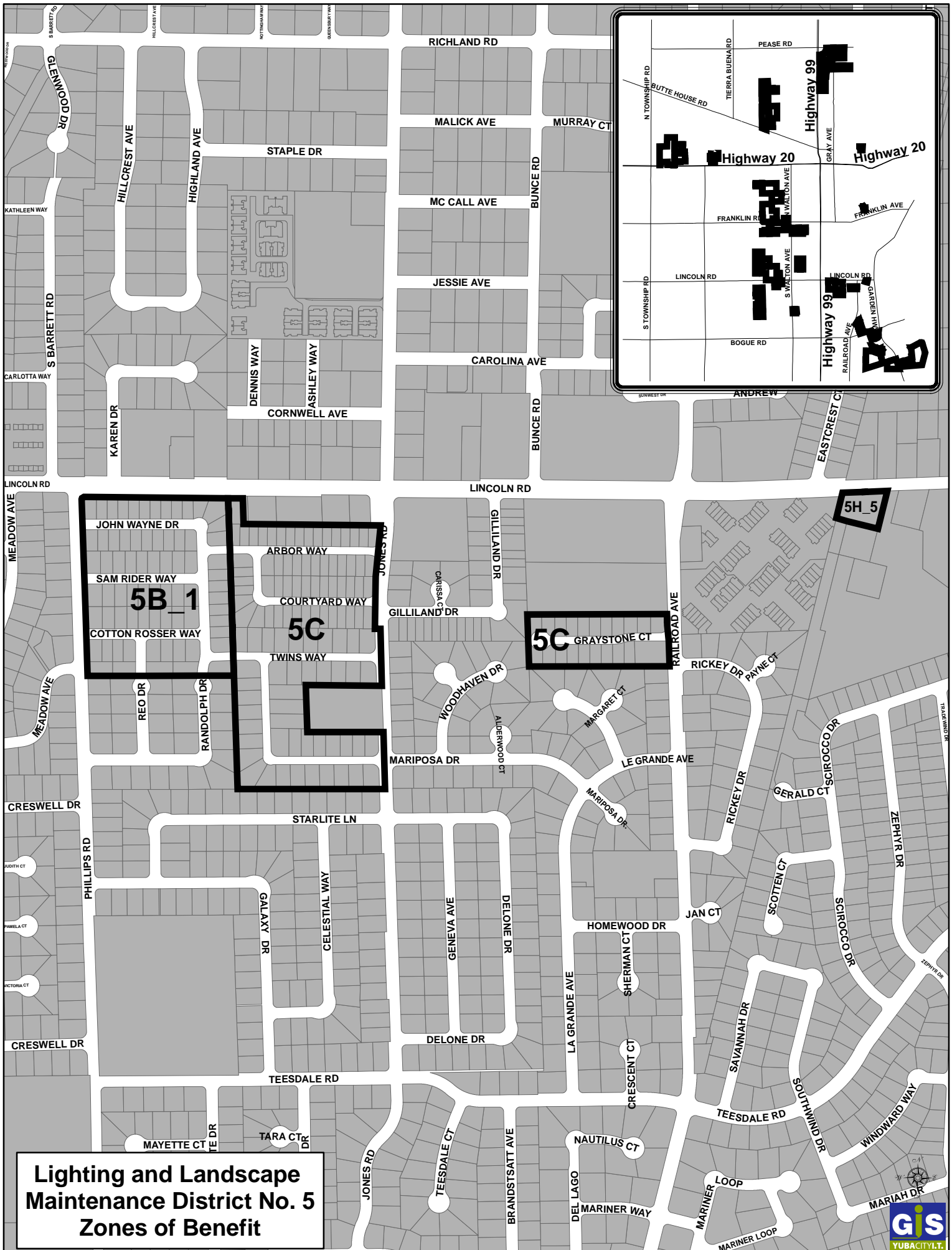
**Lighting and Landscape
Maintenance District No. 4
Zones of Benefit**





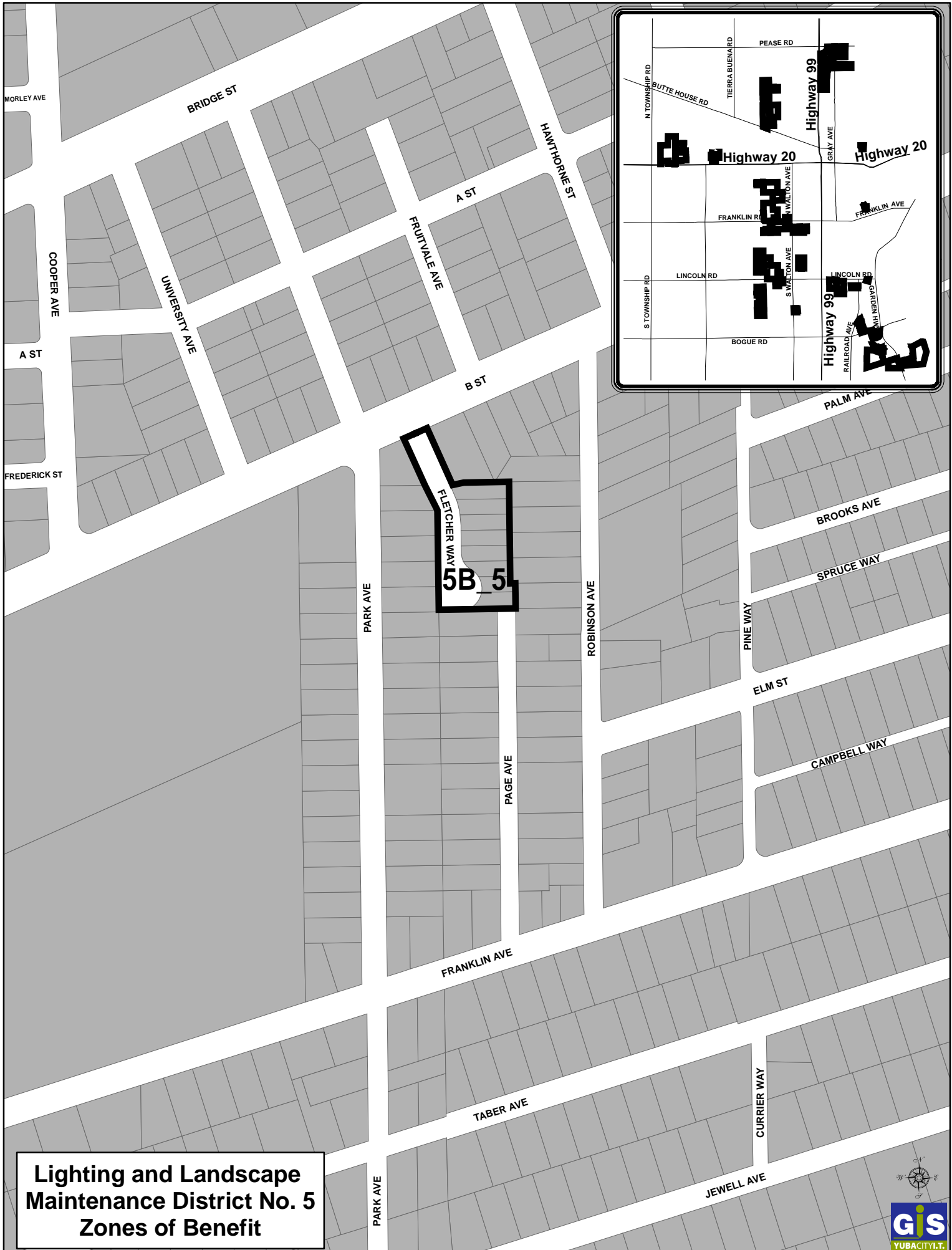
**Lighting and Landscape
Maintenance District No. 5
Zones of Benefit**





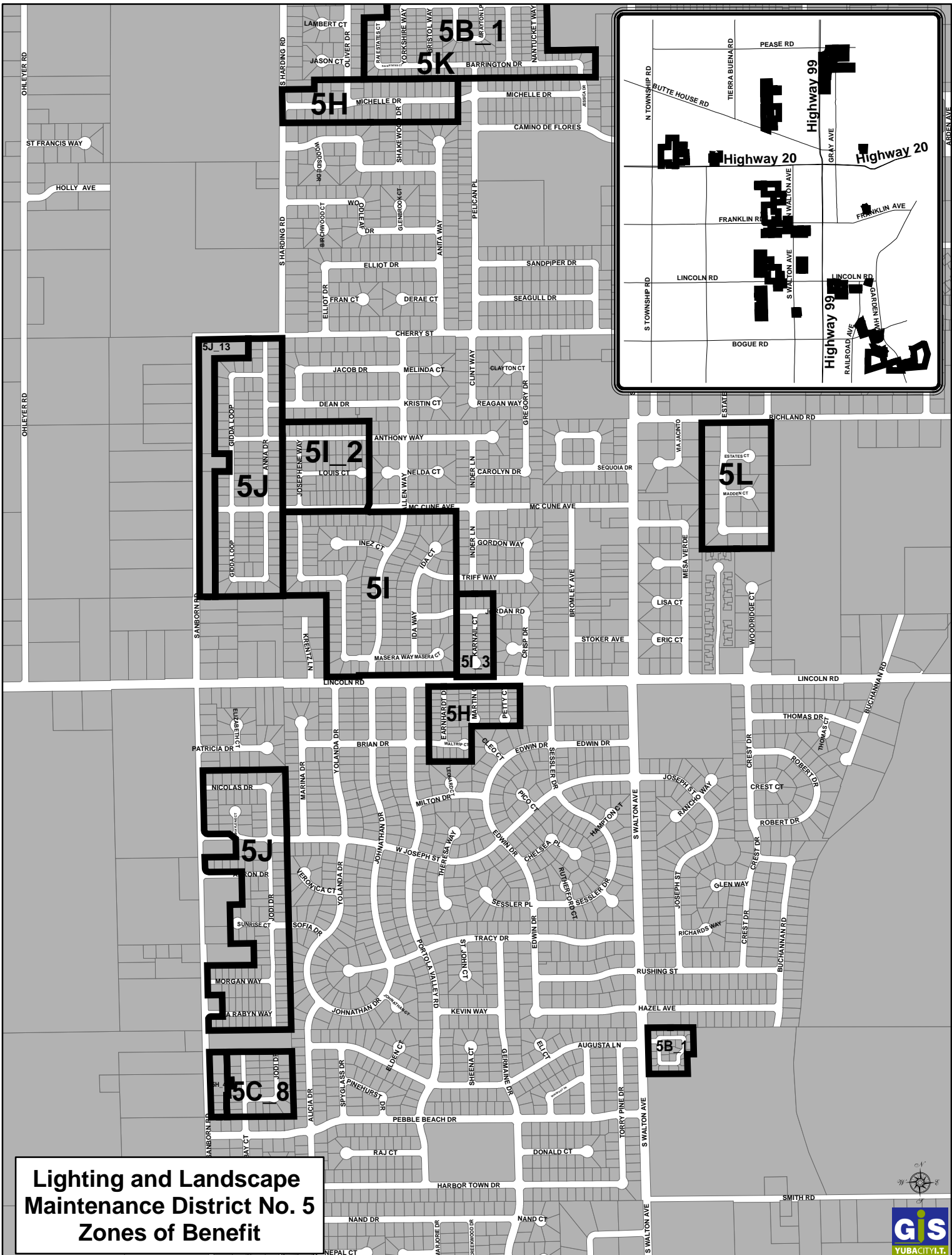
**Lighting and Landscape
Maintenance District No. 5
Zones of Benefit**





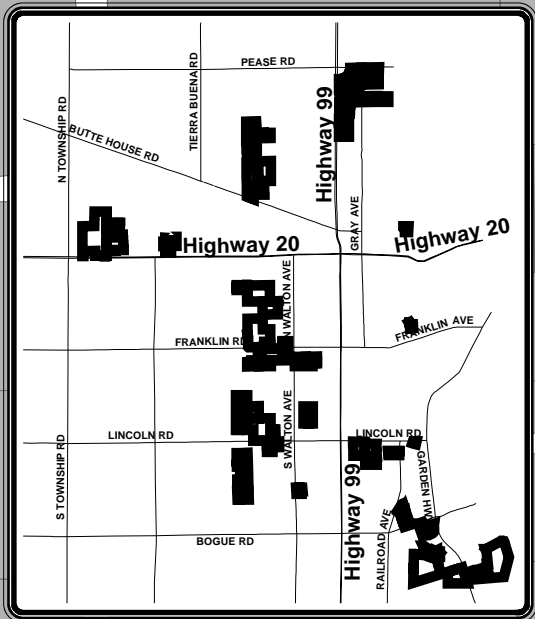
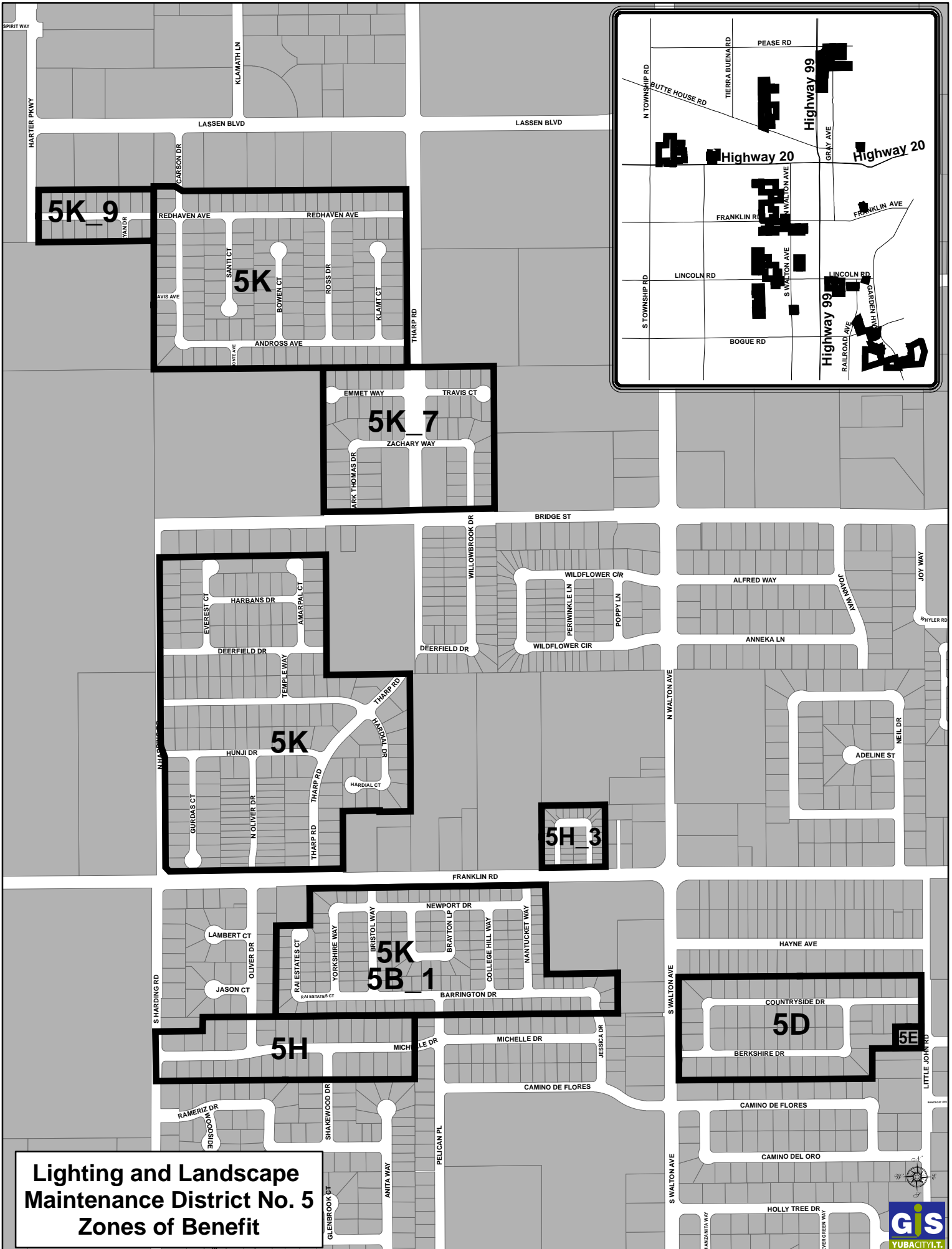
**Lighting and Landscape
Maintenance District No. 5
Zones of Benefit**

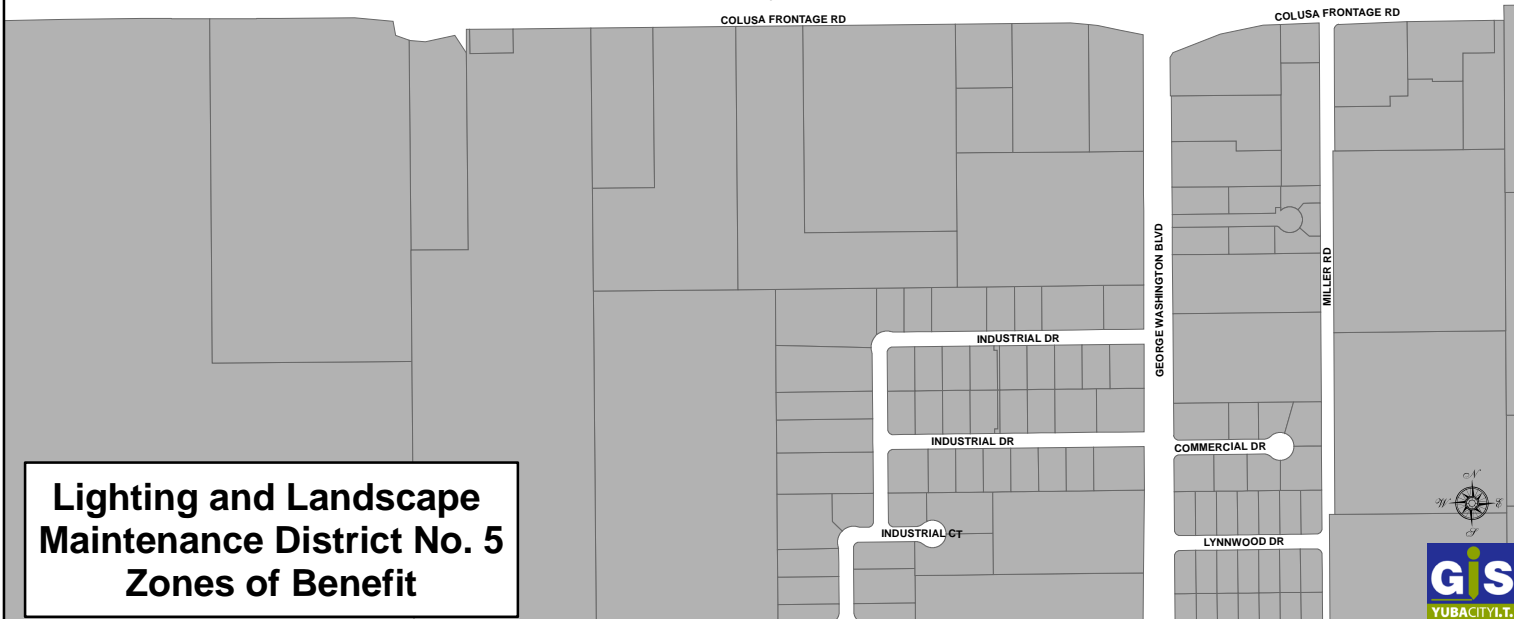
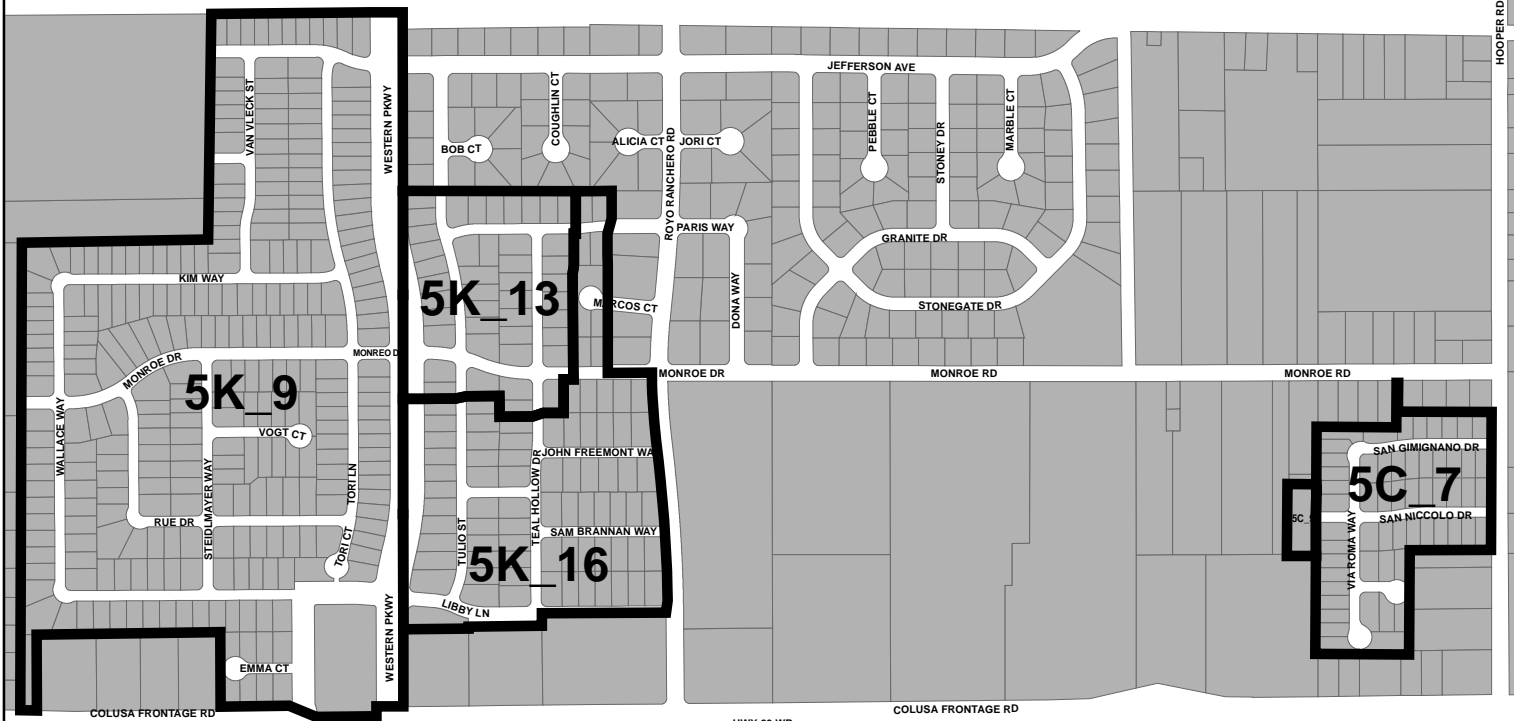
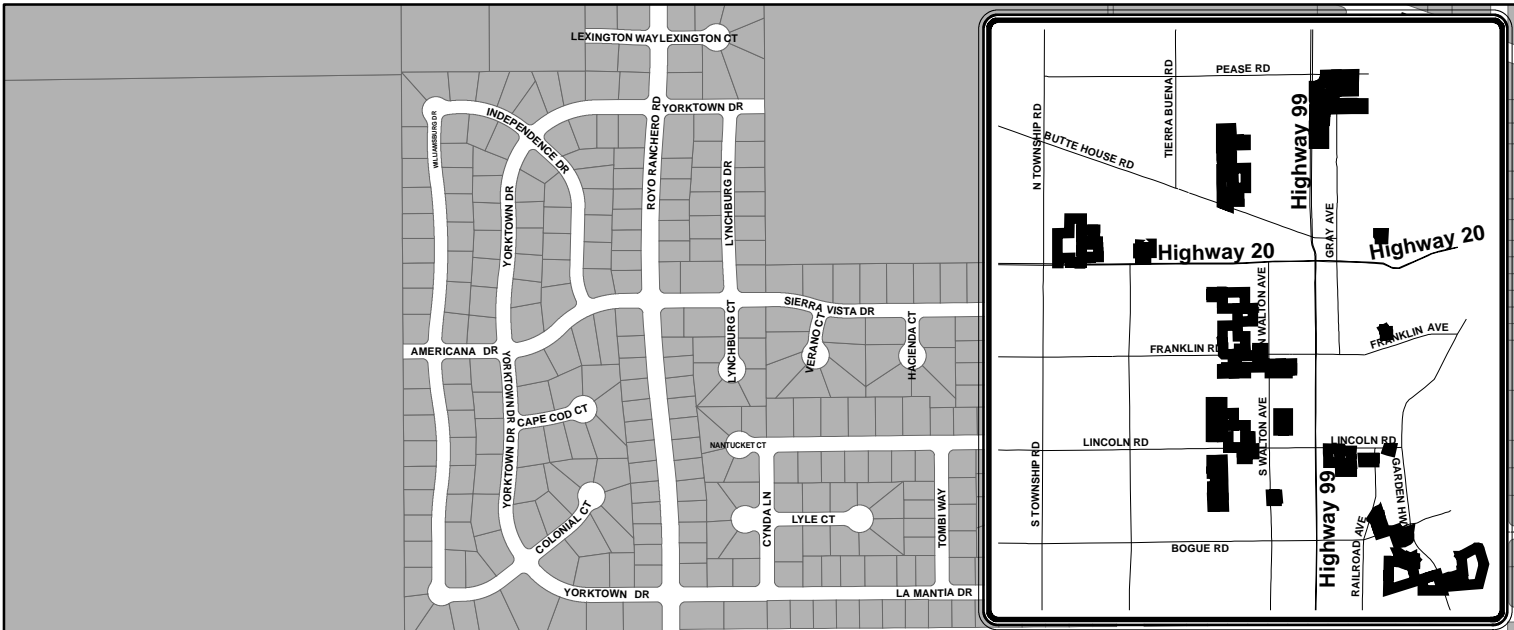


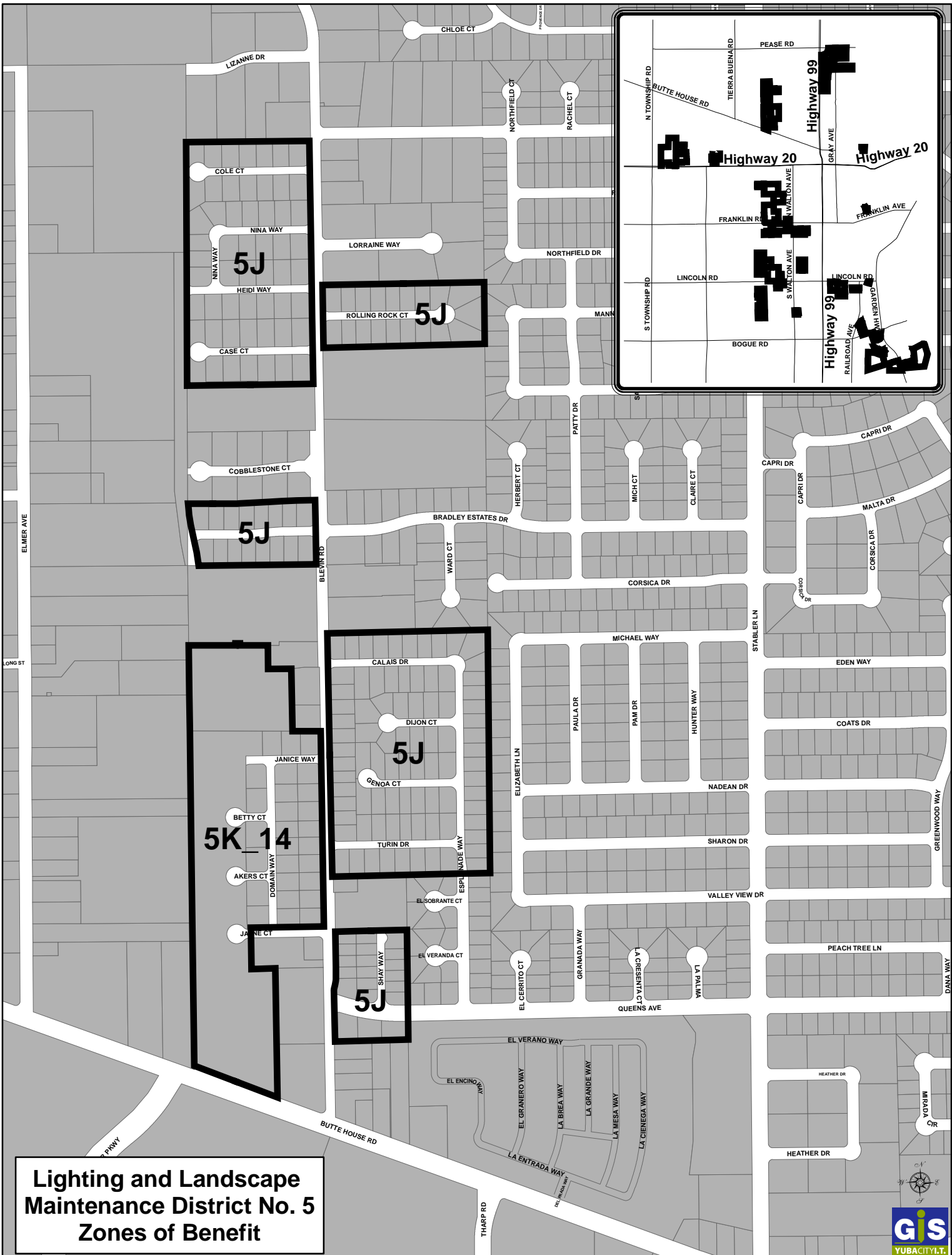


**Lighting and Landscape
Maintenance District No. 5
Zones of Benefit**



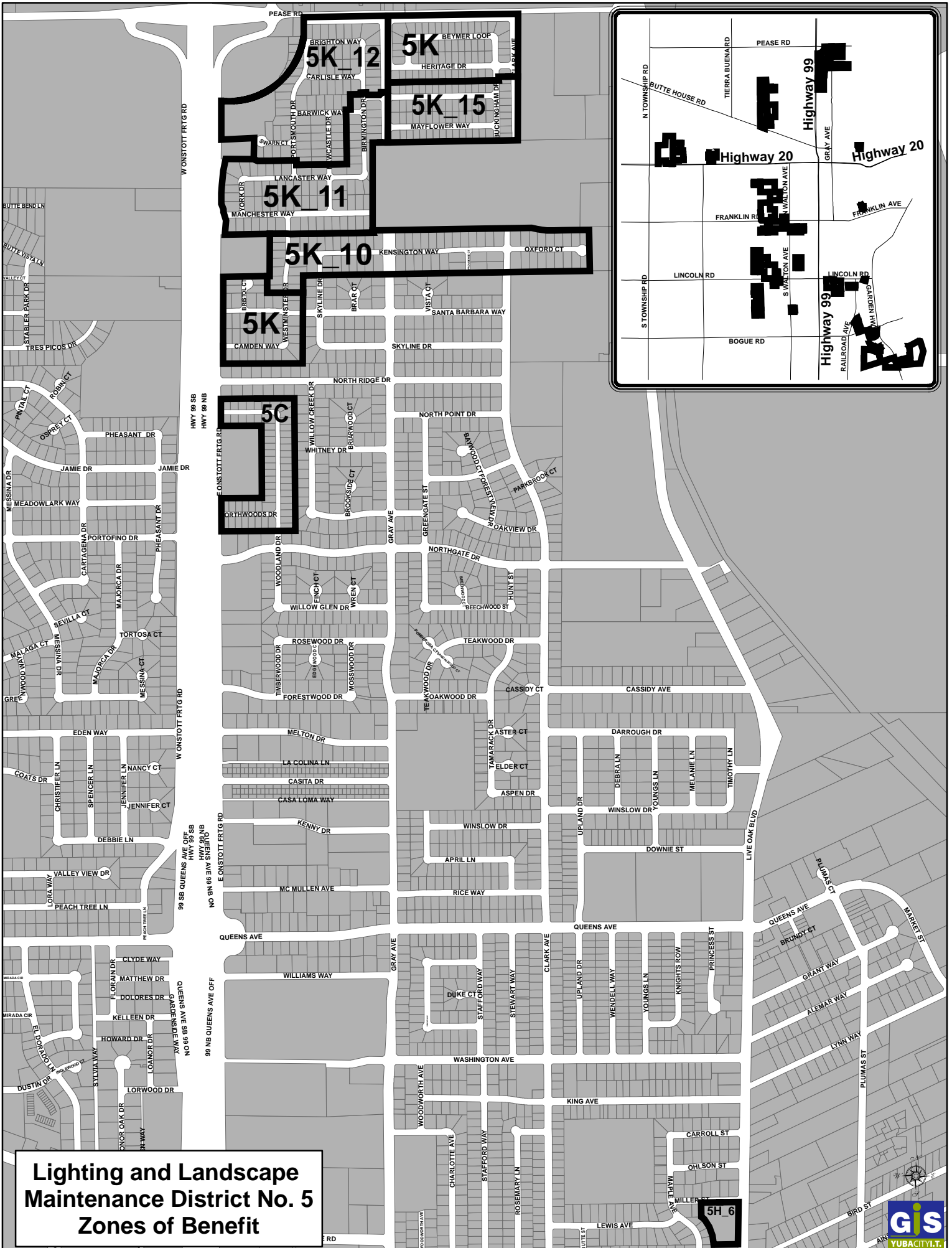






**Lighting and Landscape
Maintenance District No. 5
Zones of Benefit**





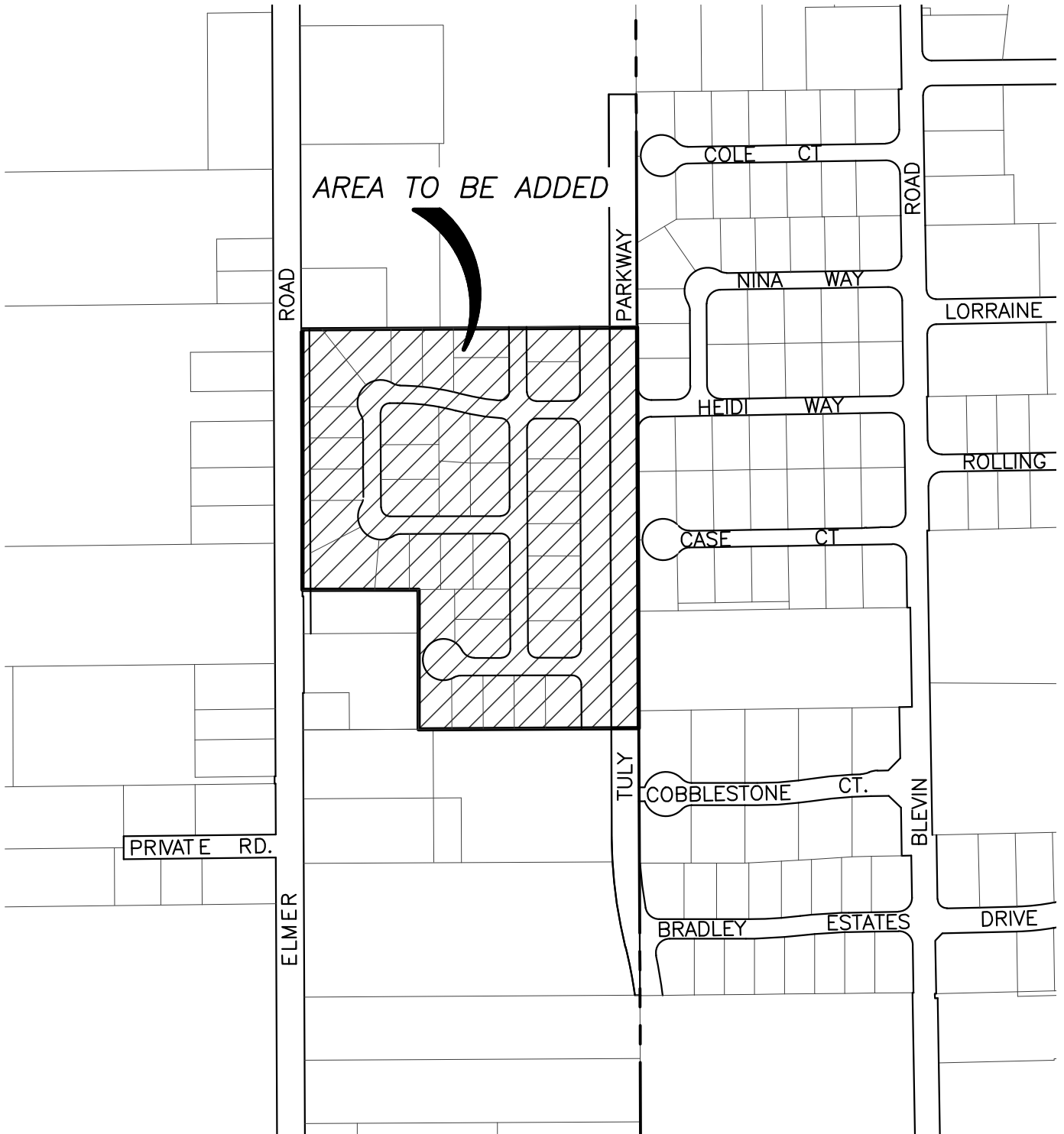
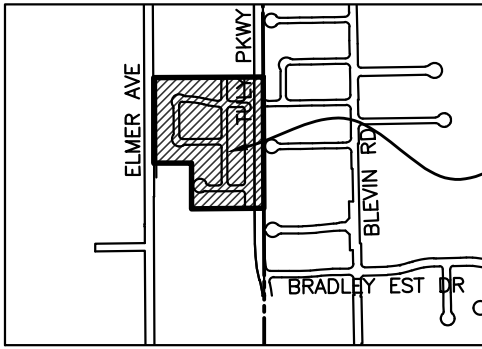
**Lighting and Landscape
Maintenance District No. 5
Zones of Benefit**

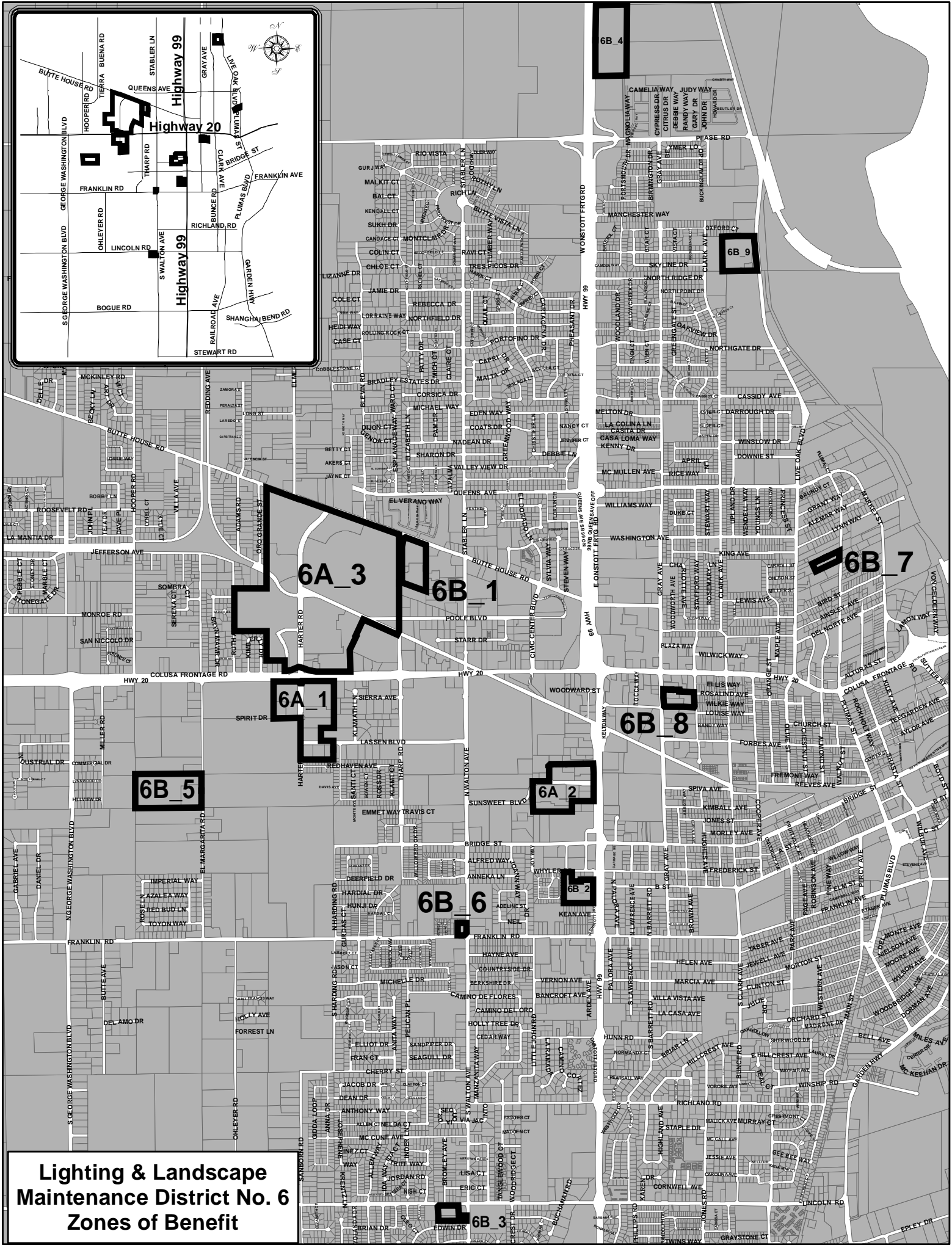




SCALE: 1" = 300'

VALENCIA ESTATES
LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT No. 5
ZONE OF BENEFIT K_18





**Lighting & Landscape
Maintenance District No. 6
Zones of Benefit**