

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 Residential Street Light Maintenance Districts (Walton Area and Tierra Buena Area) Resolution of Intent

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 Residential Street Light Maintenance Districts
- Resolution of Intention to Order Improvements, Yuba City Residential Street Light Maintenance Districts

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 associated with lighting maintenance districts throughout the City.

Purpose:

To initiate proceedings for the continuation of the levy of Assessments for Fiscal Year 2018/19 within the Residential Street Light Maintenance Districts, pursuant to the provisions of the Benefit Assessment Act of 1982 and Article XIID of the California Constitution.

Background:

The City annually levies and collects special assessments in order to maintain and service streetlights in the Walton Avenue Area and Tierra Buena Area. The Districts were formed while the areas were under the County's jurisdiction, and the City took over the administration of the Districts when they were annexed into the City.

Prior to 2009, the Districts were historically charged the maximum levy which allowed the reserves to build up. Since 2009, Council has approved reduced assessments with the goal of reducing the reserves to a level equal to six months of operating costs. In addition, Council directed staff to levy assessments in future years at levels in which reserves will be maintained at a constant level and 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 Residential Street Light Maintenance Districts. The action proposed in the report sets a Public Hearing for the Council meeting to be held on July 17, 2018 to establish assessments for the coming year.

Fiscal Impact:

The proposed assessments for the Walton Area are higher than Fiscal Year 2017/18. The proposed assessments for the Tierra Buena Area are slightly lower as Fiscal Year 2017/18. The proposed levy amounts for each District are shown in Exhibit A.

The projected revenue, expenditures, and cash balance 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>
Walton Area	\$54,600	\$57,974	\$16,048
Tierra Buena Area	\$47,894	\$45,639	\$89,944

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in Fiscal Year 2018/19, 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 Residential Street Light Maintenance Districts
- Resolution of Intention to Order Improvements, Yuba City Residential Street Light Maintenance Districts

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:

/s/ Benjamin K. Moody

Benjamin K. Moody
Deputy Public Works Director – Engineering

Submitted by:

/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 RESIDENTIAL
STREET LIGHT MAINTENANCE DISTRICTS
(Pursuant to the Benefit Assessment Act of 1982)**

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 Residential Street Light Maintenance District, is hereby directed to file the Fiscal Year 2018-19 annual report in accordance with the provisions of the Benefit Assessment Act of 1982; and

WHEREAS, this resolution is adopted pursuant to Section 54703 et seq., of the Government 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 INTENTION TO ORDER IMPROVEMENTS
YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (Walton Area) AND
RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (Tierra Buena Area)**

(Pursuant to the Benefit Assessment Act of 1982)

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 the Yuba City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) during 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 street lights within the subdivisions listed as follows:

<u>Walton Area</u>	
<u>Affected Subdivision</u>	<u>Proposed Assessment (per single unit - \$)</u>
Bogue Ranch	\$24.99
Bogue Ranch II	\$40.11
Cypress	\$28.18
Hampton Estates I	\$30.78
Hampton Estates II	\$28.23
Kushlia Village	\$41.87
Lincoln Park II	\$35.49
Lincoln Pointe	\$34.77
Lincoln Village I	\$41.49
Lincoln Village II	\$34.29
Meadowood I	\$49.37
Meadowood II	\$75.55
Orchard II	\$42.49
Orchard III	\$23.37
Ravenwood I	\$36.51
Ravenwood II	\$23.22
Ravenwood III	\$27.28
Sanborn Estates	\$42.93
Sandpiper I, II, III	\$31.28
Sun Valley II	\$34.77
Sunrise Village	\$39.54
W Ranch & Meadowood III	\$45.29
Walton Park Estates	\$25.66

Walton Ranch	\$40.56
Woodside Village II	\$45.62

<u>Tierra Buena Area</u>	
<u>Affected Subdivision</u>	<u>Proposed Assessment (per single unit - \$)</u>
Bryn Mawr Estates III	\$55.25
Bryn Mawr Estates IV	\$59.13
Buena Vista I	\$32.53
Buena Vista II	\$75.72
Butte Rancho	\$60.81
Butte View Estates	\$80.41
Country Aire	\$70.14
Kira Estates	\$72.27
Loma Vista	\$74.33
Quail Pointe Estates	\$80.77
Rancho II & III	\$98.29
Rancho IV & VI	\$43.81
Rancho Estates I	\$58.17
Rancho Estates V	\$54.20
Rancho De Royo II Ph I	\$114.11
Rancho De Royo II Ph II	\$59.17
Skyview Place	\$73.91
Stonegate Village Unit I	\$53.54
Stonegate Village Unit II	\$46.84
Stonegate Village Unit III	\$37.52
Suburban Acres	\$44.22
Tara Estates	\$45.90
Teja IV	\$64.73
Walnut Acres	\$47.22

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 Benefit Assessment Act of 1982. 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 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

ATTACHMENT 2

EXHIBIT A

WALTON RESIDENTIAL STREET LIGHT DISTRICT

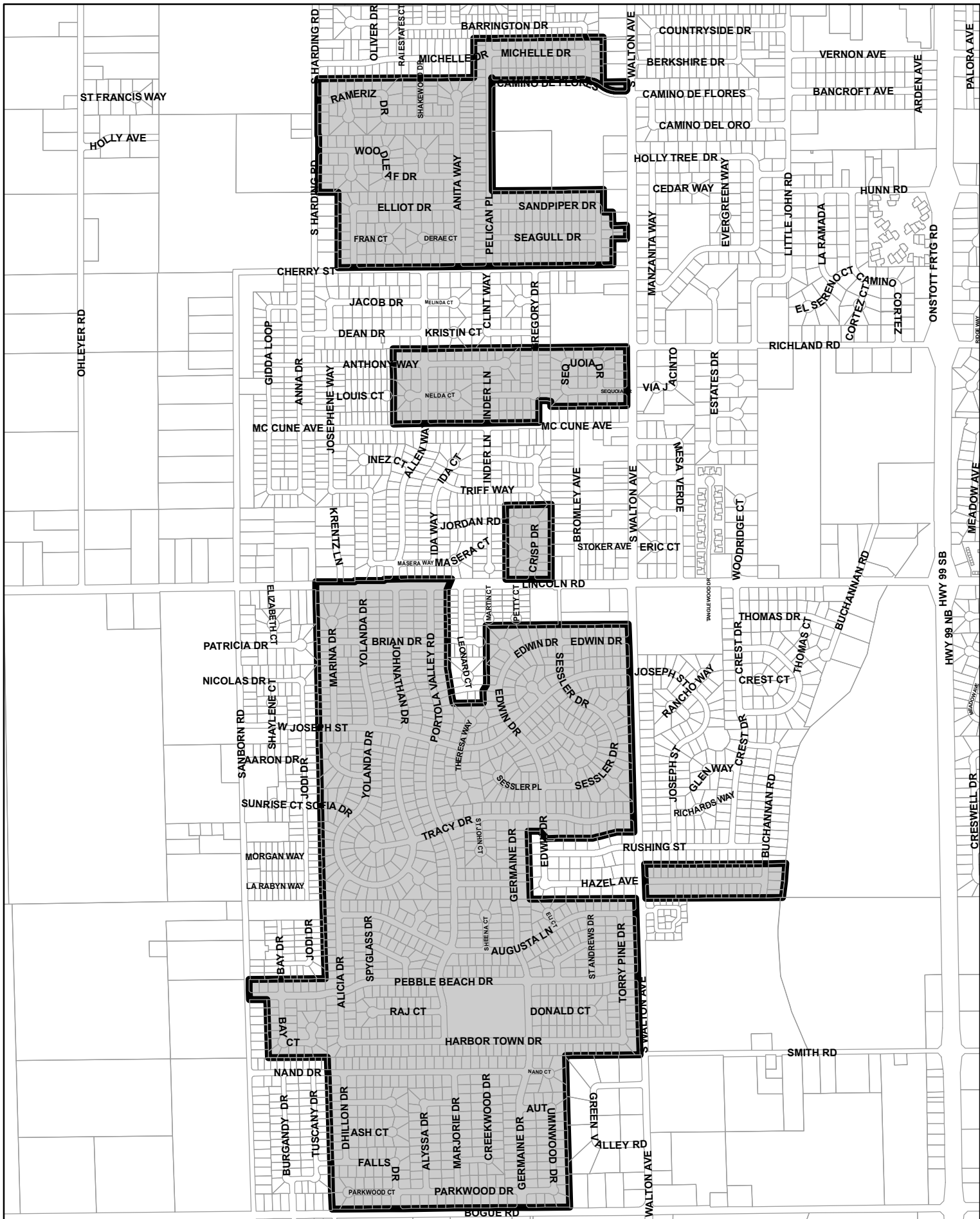
Affected Subdivision	Proposed Assessment (per single unit - \$)	Change From Previous Year (\$)	Maximum Levy Allowed (\$)
Bogue Ranch	\$24.99	\$5.77	\$37.00
Bogue Ranch II	\$40.11	\$9.26	\$59.40
Cypress	\$28.18	\$6.50	\$41.74
Hampton Estates I	\$30.78	\$7.10	\$45.58
Hampton Estates II	\$28.23	\$6.51	\$41.80
Kushlia Village	\$41.87	\$9.66	\$62.00
Lincoln Park II	\$35.49	\$8.19	\$52.56
Lincoln Pointe	\$34.77	\$8.02	\$51.48
Lincoln Village I	\$41.49	\$9.57	\$61.44
Lincoln Village II	\$34.29	\$7.91	\$50.78
Meadowood I	\$49.37	\$11.39	\$73.12
Meadowood II	\$75.55	\$17.44	\$111.88
Orchard II	\$42.49	\$9.81	\$62.92
Orchard III	\$23.37	\$5.39	\$34.60
Ravenwood I	\$36.51	\$8.42	\$54.06
Ravenwood II	\$23.22	\$5.36	\$67.28
Ravenwood III	\$27.28	\$6.30	\$40.40
Sanborn Estates	\$42.93	\$9.91	\$63.58
Sandpiper I, II, III	\$31.28	\$7.22	\$46.32
Sun Valley II	\$34.77	\$8.02	\$51.48
Sunrise Village	\$39.54	\$9.13	\$58.56
W Ranch Meadowood	\$45.29	\$10.45	\$67.06
Walton Park Estates	\$25.66	\$5.92	\$38.00
Walton Ranch	\$40.56	\$9.36	\$60.06

Woodside Village II	\$45.62	\$10.53	\$67.56
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TIERRA BUENA RESIDENTIAL STREET LIGHT DISTRICT

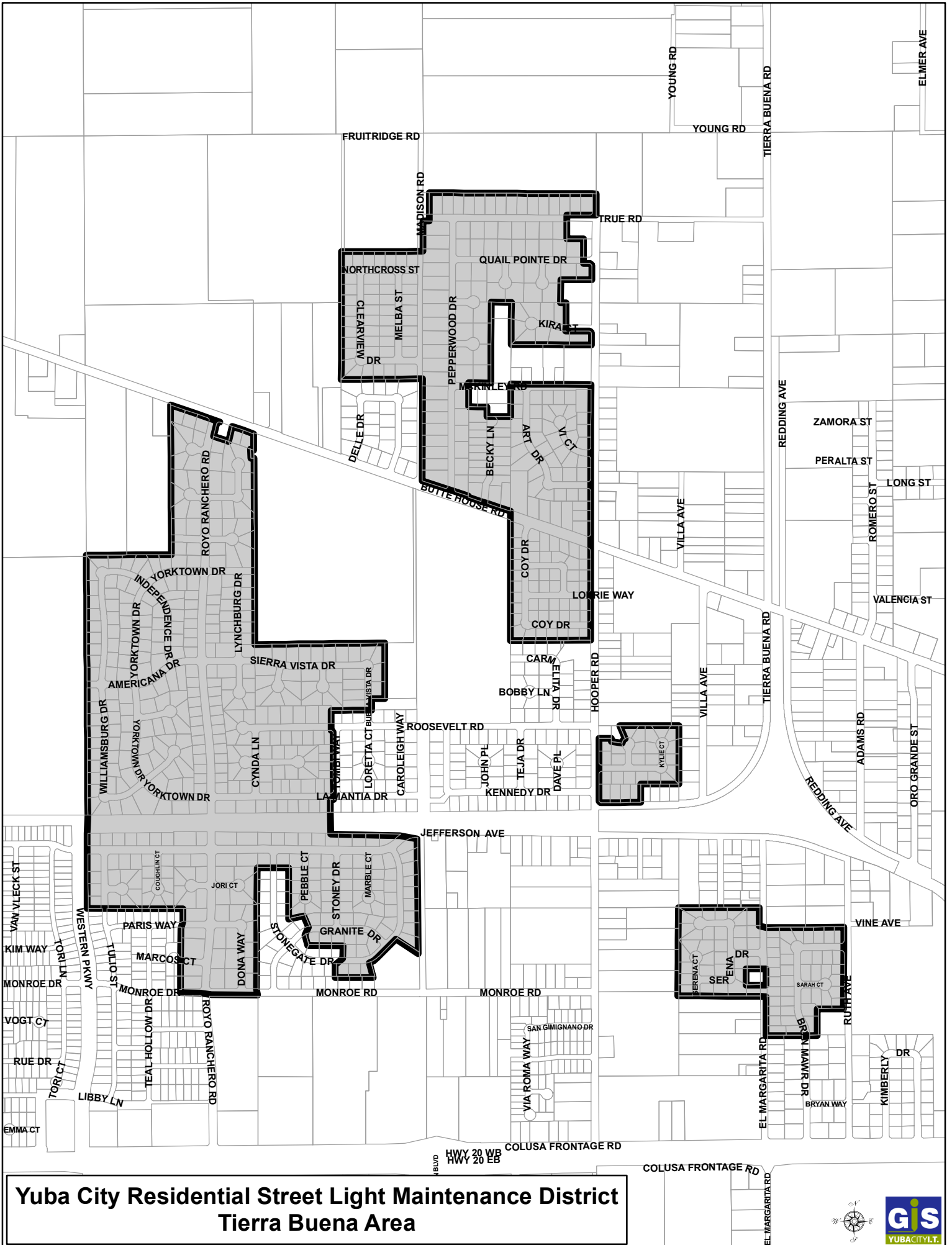
Affected Subdivision	Proposed Assessment (per single unit)	Change From Previous Year	Maximum Levy Allowed
Bryn Mawr Estates III	\$55.25	(\$3.12)	\$61.22
Bryn Mawr Estates IV	\$59.13	(\$3.34)	\$65.52
Buena Vista I	\$32.53	(\$1.84)	\$36.04
Buena Vista II	\$75.72	(\$4.28)	\$83.90
Butte Rancho	\$60.81	(\$3.44)	\$67.38
Butte View Estates	\$80.41	(\$4.54)	\$89.10
Country Aire	\$70.14	(\$3.96)	\$77.72
Kira Estates	\$72.27	(\$4.08)	\$80.08
Loma Vista	\$74.33	(\$4.20)	\$82.36
Quail Pointe Estates	\$80.77	(\$4.56)	\$89.50
Ranchero II & III	\$98.29	(\$5.55)	\$108.90
Ranchero IV & VI	\$43.81	(\$2.48)	\$48.54
Ranchero Estates I	\$58.17	(\$3.29)	\$64.46
Ranchero Estates V	\$54.20	(\$3.06)	\$60.06
Rancho De Royo I Ph I	\$114.11	(\$6.45)	\$126.44
Rancho De Royo II Ph II	\$59.17	(\$3.34)	\$65.56
Skyview Place	\$73.91	(\$4.18)	\$81.90
Stonegate Village Unit I	\$53.54	(\$3.02)	\$59.32
Stonegate Village Unit II	\$46.84	(\$2.65)	\$51.90
Stonegate Village Unit III	\$37.52	(\$2.12)	\$41.58
Suburban Acres	\$44.22	(\$2.50)	\$49.00
Tara Estates	\$45.90	(\$2.59)	\$50.86
Teja IV	\$64.73	(\$3.66)	\$71.72
Walnut Acres	\$47.22	(\$2.67)	\$52.32

ATTACHMENT 3



**Yuba City Residential Street Light Maintenance District
Walton Area**





Yuba City Residential Street Light Maintenance District Tierra Buena Area

