



City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 5/29/2012

Report Type: Consent

Title: Citywide Landscaping & Lighting Assessment District - Initiate Annual Proceedings
Fiscal Year 2012/13

Report ID: 2012-00139

Location: Citywide

Recommendation: Pass 1) a Resolution directing filing of Annual Report for FY 2012/13 for the Citywide Landscaping and Lighting Assessment District; and 2) a Resolution approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY2012/13 for the Citywide Landscaping and Lighting Assessment District, and setting a time and place for a Public Hearing for June 19, 2012.

Contact: Diane Morrison, Program Specialist, (916) 808-7535; Mark Griffin, Program Manager, (916) 808-8788, Finance Department,

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Schedule of Proceedings
- 4-Proposed FY2012-13 Citywide L&L District Budget Table
- 5-Resolution, Directing Filing of Annual Report
- 6-Resolution, Approving Engineer's Annual Report and Intention to Order Maintenance of Improvements

City Attorney Review

Approved as to Form
Jeffrey Heeren
5/22/2012 5:55:50 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
5/9/2012 2:26:50 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 5/22/2012 10:37:14 AM

Sandra Talbott, Interim City Attorney

Shirley Concolino, City Clerk
John F. Shirey, City Manager

Russell Fehr, City Treasurer



Description/Analysis

Issue: The Citywide Landscaping and Lighting Assessment District (District) is required by the California Streets and Highways Code to present an annual report to City Council for approval. Approval of the annual report will authorize the collection of assessments to fund the maintenance of the improvements in the District for FY2012/13.

Policy Considerations: The District provides funding for a variety of services throughout the City including: safety lighting and median maintenance, neighborhood street light maintenance, street tree maintenance, neighborhood park maintenance and capital improvements, and graffiti abatement.

Environmental Considerations:

California Environmental Quality (CEQA): Under CEQA guidelines, annual proceedings of a special district do not constitute a project, and are therefore exempt from review.

Sustainability: There are no sustainability considerations applicable to the formation process or administration of a special district.

Commission/Committee Action: None

Rationale for Recommendation: The recommended actions in the attached Resolutions are required by the California Streets and Highways Code, as set forth in Section 22500 of the Landscaping and Lighting Act of 1972, for annual proceedings of an existing district.

Financial Considerations: Each year, the District assessment and budget is developed taking into consideration several factors including the cost of services, the projected number of parcels in each assessment category, and the amount of projected surplus/deficit in the District fund balance at the end of the current fiscal year. As shown on Attachment 4, the proposed FY2012/13 District budget will total \$14,954,088, an increase of \$593,657 or 4.1% over the current FY2011/12 District budget.

The proposed increase in the FY2012/13 assessment by land use category is 2.08%, a percentage determined by the change in the April 2012 Consumer Price Index (CPI) associated with the San Francisco area, all items, but not to exceed 3% in any year. The balance of the increase to the budget is being funded from fund balance.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

BACKGROUND

The Citywide Landscaping & Lighting District (District) was established in August of 1989. The District contributes funding for the maintenance and rehabilitation of City parks and other public landscaped areas, street tree maintenance, and the energy and maintenance cost of streetlights throughout the City. Property owners are assessed in accordance with a series of benefit formulas adopted by City Council in 1989. Annual assessments are paid by property owners along with their regular county property taxes. Each year the City must update and adopt the annual Engineer's Report and obtain approval of the assessment associated with the land use designation.

The budget is divided into three categories as described below. In addition to the maintenance activity, each category also contains a proportionate share of the administration and billing costs.

- 1) Street Related Operations and Maintenance: Safety lighting, neighborhood lighting, median maintenance, and street tree maintenance.
- 2) Bonded Indebtedness: A portion of the annual District budget goes toward the payment of debt service on 20-year bonds sold in 1996 to finance park improvements. These bonds will expire after tax year 2016.
- 3) Ongoing Park Maintenance, Park Improvements, and Graffiti Abatement: Park maintenance, the graffiti abatement, and funding for park capital improvement projects. This portion of the assessment was approved by voters in November 1996.



SCHEDULE OF PROCEEDINGS

CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT FY2012/13 SCHEDULE

May 29, 2012	Council Considers Resolution of Intention and Sets Date for Public Hearing
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June 7, 2012 Publish Notice of Meeting and Hearing

June 19, 2012 Public Hearing: Council Orders Annual Levy

August 2012 Assessments to County for Placement on Tax Roll



**PROPOSED FY 2012/13 BUDGET FOR
CITYWIDE LANDSCAPING AND LIGHTING DISTRICT
With 2.08% CPI adjustment increase in assessments**

	Approved FY2011/12	Proposed FY2012/13
<u>Street Related Operations and Maintenance:</u>		
Safety Lighting and Medians	\$1,868,394	\$2,040,687
Neighborhood Street Lighting Maintenance	3,641,695	3,855,226
Tree Maintenance – Residential	3,425,060	3,616,893
Tree Maintenance – Non-Residential	1,190,901	1,225,458
Administration and Billing	<u>174,348</u>	<u>154,322</u>
Subtotal Street Related O and M	\$10,300,398	\$10,892,586
<u>Ongoing Park Maintenance:</u>		
Park Maintenance & Improvements	\$3,065,456	\$3,243,814
Graffiti Abatement	167,867	178,908
Administration & Billing	<u>55,401</u>	<u>49,189</u>
Subtotal Ongoing Park Maintenance:	\$3,288,724	\$3,471,911
<u>Bonded Indebtedness:</u>		
Park CIP Improvements	\$764,299	\$582,463
Administration and Billing	<u>7,010</u>	<u>7,128</u>
Subtotal Bonded Indebtedness	\$771,309	\$589,591
TOTAL DISTRICT BUDGET	\$14,360,431	\$14,954,088
Fund Balance Offset	(350,000)	(543,129)
TOTAL ASSESSED TO PROPERTY OWNERS:	\$14,010,431	\$14,410,959



RESOLUTION NO.

Adopted by the Sacramento City Council

DIRECTING FILING OF ANNUAL REPORT FOR THE CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 FOR FISCAL YEAR 2012/13 (Pursuant to Landscaping and Lighting Act of 1972)

BACKGROUND:

- A. The Citywide Landscaping and Lighting Assessment District No. 2 (District), was established by the City Council on August 1, 1989. The City Council adopted Resolution No. 89-600 thereby approving Assessment District No. 2 for all developed properties within the City of Sacramento.
- B. The City Council established the District under the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 in the Streets and Highways Code, beginning with Section 22500) (the 1972 Act), and has previously levied assessments on property in the District to pay for landscaping and lighting maintenance services and related services to be provided within the District, all in accordance with the 1972 Act.
- C. The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1.** The City Council finds and determines that the background statements A through C are true and correct.
- Section 2.** The Supervising Engineer of the Department of Transportation, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual report in accordance with the provisions of the 1972 Act.
- Section 3.** This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.



RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING ENGINEER'S ANNUAL REPORT AND INTENTION TO ORDER MAINTENANCE OF IMPROVEMENTS FOR THE CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 FOR FISCAL YEAR (FY) 2012/13 (Pursuant to Landscaping and Lighting Act of 1972)

BACKGROUND:

- A.** The Citywide Landscaping and Lighting Assessment District (District) was established by the City Council on August 1, 1989 by adopting Resolution No. 87-1012.
- B.** The City Council established the District under the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 in the Streets and Highways Code, beginning with Section 22500) (the 1972 Act), and has previously levied assessments on property in the District to pay for landscaping and lighting maintenance services and related services to be provided within the District; all in accordance with the 1972 Act.
- C.** The Supervising Engineer of the Department of Transportation, the person designated by this Council as the Engineer of Work for the District, was directed to file an annual report in accordance with the provisions of the 1972 Act.
- D.** The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1.** The City Council finds and determines that the background statements A through D are true and correct.
- Section 2.** City Council hereby approves the Engineer's Annual Report for FY2012/13 on file with Public Improvement Financing (PIF) of the Department of Finance, designated by the City Clerk to be the repository of documents associated with special districts.
- Section 3.** The City Council intends to levy and collect assessments within the District during FY2012/13. The area of land to be assessed is located in the City of Sacramento, Sacramento County.
- Section 4.** The maintenance or construction of improvements to be made in this assessment district is generally described as follows:
 - a) The maintenance of improvements is generally described as follows:
 - 1) landscaping; 2) statuary fountains, and other ornamental

structures and facilities; (3) all works or improvements used or useful for the lighting of public places, including ornamental standards, luminaries, poles, traffic signals, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances; (4) any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof including grading, clearing, removal of debris, curbs, gutters, walls, sidewalks, paving, water irrigation, drainage, or electrical facilities; (5) park and recreational improvements including, but not limited to, land preparation such as grading, leveling, cutting and filling, sod landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, and public restrooms; (6) the acquisition of land for park, recreational, or open-space purposes; and (7) any and all expenses incidental to the above.

b) The installation or construction of improvements including:

(1) landscaping; (2) statuary fountains, and other ornamental structures and facilities; (3) all works or improvements used or useful for the lighting of public places, including ornamental standards, luminaries, poles, traffic signals, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances; (4) any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof including grading, clearing, removal of debris, curbs, gutters, walls, sidewalks, paving, water irrigation, drainage, or electrical facilities; (5) park and recreational improvements including, but not limited to, land preparation such as grading, leveling, cutting and filling, sod landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, and public restrooms; (6) the acquisition of land for park, recreational, or open-space purposes; and (7) any and all expenses incidental to the above.

Section 5. In accordance with this Council's resolution directing the filing of an annual report, the Engineer of Work has filed with Public Improvement the report required by the 1972 Act. All interested parties are referred to that report 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.

Section 6. At the hour of 6:00 pm on Tuesday, June 19, 2012, the City Council will conduct a public hearing on the questions of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the

City Council located in the City Hall, 915 I Street, First Floor, Sacramento, California.

- Section 7.** This year's assessments are an increase from the previous year and are equal to the highest authorized amount for this District shown on Exhibit A.
- Section 8.** The City Clerk is authorized and directed to give the notice of hearing required by the 1972 Act.
- Section 8.** Exhibit A is part of the resolution.

Table of Contents:

Exhibit A: Proposed Annual Parcel Assessments FY2012/13

EXHIBIT A

PROPOSED ANNUAL ASSESSMENTS FOR FY2012/13						
Assessment Components	Single Family Residence	Multi-Family Residence	Business Property (Parcel Square Ft.)			Church
			0-25,000	25,001-100,000	100,001 or more	
<u>Street Related O&M:</u>						
Safety & Neighborhood Lighting Maintenance & Replacement Program, Median Maintenance & Construction, Tree Maintenance			\$116.02	\$580.06	\$1,206.51	\$33.15
With Lights:	\$54.79	\$38.35				
Without Lights:	\$26.37	\$18.46				
<u>Bonded Indebtedness:</u>						
CIP-Park Improvements	\$3.11	\$2.11	\$4.65	\$23.27	\$48.40	\$1.33
<u>Park Facilities & Related O&M:</u>						
Park Main., Youth Employment Program, Graffiti Abatement	\$16.99	\$11.56	\$29.05	\$145.26	\$302.14	\$8.30
Proposed Assessment:						
With Lights:	\$74.89	\$52.03				
Without Lights:	\$46.47	\$32.14				
<i>Current Year Assessment (FY10/11):</i>						
<i>With Lights:</i>	<i>\$72.46</i>	<i>\$50.33</i>	<i>\$146.94</i>	<i>\$734.63</i>	<i>\$1,528.00</i>	<i>\$41.98</i>
<i>Without Lights:</i>	<i>\$45.39</i>	<i>\$31.38</i>				
<i>Change in assessment with 2.08% CPI increase adjustment:</i>						
<i>With Lights:</i>	<i>\$2.43</i>	<i>\$1.70</i>	<i>\$2.79</i>	<i>\$13.97</i>	<i>\$29.05</i>	<i>\$0.80</i>
<i>Without Lights:</i>	<i>\$1.09</i>	<i>\$0.76</i>				