



REPORT TO COUNCIL

City of Sacramento

15

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Consent
June 8, 2006

Honorable Mayor and
Members of the City Council

Subject: Citywide Landscaping and Lighting Assessment District – Initiate Annual Proceedings FY2006/07

Location/Council District: Citywide, all Council Districts.

Recommendation:

Adopt a Resolution: 1) Directing filing of Annual Report for FY2006/07 for the Citywide Landscaping and Lighting Assessment District No. 2; 2) Approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY2006/07 for the Citywide Landscaping and Lighting Assessment District No. 2; and 3) Setting a time and place for a public hearing for June 27, 2006.

Contact: Bob Cooper, Senior Engineer, 808-5778; Mark Griffin, Public Improvement Financing Manager, 808-8788

Presenters: Not Applicable

Department: Development Services

Division: Public Improvement Financing

Organization No: 4815

Summary: The Citywide Landscaping and Lighting (L&L) Assessment District was established to partially fund the annual costs for the maintenance of landscaping and lighting in this district. The recommended Council action will formally initiate the annual proceedings and set a public hearing for June 27, 2006 (Attachment A, page 4). The proposed revenue budget of \$11,682,578 reflects a maximum 3.0% Consumer Price Index (CPI) rate adjustment for inflation.

Committee/Commission Action: None.

Background Information: The Citywide L&L District was established in June 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 approves the assessment.

The budget is arranged in 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 - This section contains the budget for safety lighting, neighborhood lighting, median maintenance, and street tree maintenance.
- 2) Bonded Indebtedness - A portion of the annual L&L budget (\$705,954) goes towards 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) On-going Park Maintenance, Park Improvements, and Graffiti Abatement - This section contains the park maintenance budget, the graffiti abatement program, and funding for park capital improvement projects (CIP). The voters approved this portion in November 1996.

The existing Citywide L&L program contains a provision for an annual adjustment in budget and assessments to account for inflation. The district allows for an annual increase based on the CPI, San Francisco area, all items, but not to exceed 3% in any year. The April 2006 CPI is 3.16 over the prior 12 months. Therefore, the rate increase for FY 2006/07 will be 3.0% which is the maximum allowed.

Financial Considerations: Each year the L&L budget is put together taking into consideration several factors. Some of these factors include the cost of services, the projected number of parcels in each assessment category, and the amount of projected surplus/deficit in the L&L fund balance at the end of the current fiscal year. The proposed budget is shown on Attachment B.

Parcel/Unit Count Update

L&L assessments are based on categories for single-family parcels and multi-family units (with and without neighborhood lights), non-residential parcels (based on parcel size) and Churches. Staff projects parcel counts to each category based on the prior year's growth. Other factors used in computing assessments are the number of residents or employees, parcel size, and trip generation factors.

Proposed Budget

The proposed L&L expenditure budget for FY2006/07 is \$11,906,550. This budget reflects the increase in revenue due to the CPI adjustment in assessment rates and increased parcel counts. Correspondingly, the cost for services has increased as the result of inflation, new development and redevelopment within the City of Sacramento. A comparison of the proposed budget to last year's budget is shown on Attachment B.

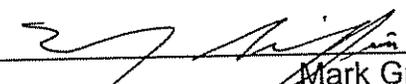
Proposed Levy

Implementation of the proposed budget will require levy of \$11,682,578 for FY 2006/07 as shown on Attachment B. The assessment for a typical single-family home with lights is \$67.12.

Environmental Considerations: Under California Environmental Quality Act (CEQA) guidelines, annual proceedings for a Special District do not constitute a project, and are therefore exempt from review.

Policy Considerations: These annual proceedings are being conducted in accordance with the Landscaping and Lighting Act of 1972 as set forth in Section 22500 of the California Streets and Highway's Code. Annual approval of the Landscaping and Lighting District is consistent with the City's Strategic Plan to achieve sustainability and enhance livability.

Emerging Small Business Development (ESBD): City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Public Improvement Financing Manger

Approved by: 
Carol Shearly
Planning Director

Recommendation Approved:

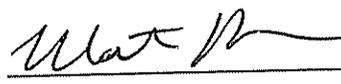

for Ray Kerridge
City Manager

Table of Contents:

Pg	1-3	Report
Pg	4	Attachment A, Schedule Of Proceedings
Pg	5	Attachment B, Proposed Budget for FY 2006/07
Pg	6	Resolution, Directing the Filing of the FY 2006/07 Annual Report
Pg	7-9	Resolution, Approving the Annual Report and Intention to Order Improvements for FY2006/07
Pg	10	Exhibit A, FY2006/07 Parcel Assessment

ATTACHMENT A

**CITYWIDE LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ANNUAL REPORT SCHEDULE
FOR FY2006/07 BUDGET**

June 8, 2006	City Council Adopts: <ul style="list-style-type: none">• Resolution Directing Filing of the Annual Report• Resolution of Intention to Order Improvements and Set the Public Hearing Date
June 12, 2006	City Clerk publishes Notice of Hearing
June 27, 2006	City Council Conducts Public Hearing and adopts: <ul style="list-style-type: none">▪ Resolution Confirming Report and Levying FY2006/07 Assessments.▪ Resolution Amending the FY2006/07 Budget for the Citywide Landscaping and Lighting District
July 2006	Prepare final assessment roll for adopted budget.
August 1, 2006	Transfer assessment roll to county for inclusion on tax bill.

ATTACHMENT B
PROPOSED FY2006/07 BUDGET FOR
CITYWIDE LANDSCAPING AND LIGHTING DISTRICT
(With 3.0% CPI adjustment in assessments)

SERVICES	BUDGET FY2005/06	PROPOSED BUDGET FY2006/07
<u>Street Related Operations & Maintenance:</u>		
Safety Lighting & Medians	\$1,927,486	\$1,563,494
Neighborhood Street Lighting Maintenance	3,069,553	3,039,630
Tree Maintenance – Residential	2,866,107	2,911,284
Tree Maintenance – Non-Residential	796,524	884,278
Administration & Billing	94,180	76,000
Subtotal Street Related O&M	8,773,850	8,474,686
<u>On-Going Park Maintenance:</u>		
Park Maintenance & Improvements	\$2,446,735	2,562,524
Graffiti Abatement	126,162	133,262
Administration & Billing	18,730	24,000
Subtotal On-Going Park Maintenance:	\$2,591,627	\$2,179,786
<u>Bonded Indebtedness:</u>		
Park CIP Improvements	\$9,655	225,954
Debt Service	590,405	480,000
Administration & Billing	5,933	6,135
Subtotal Bonded Indebtedness	\$605,993	\$712,089
TOTAL L&L BUDGET	\$11,951,470	\$11,906,560
Fund Balance Offset	(\$1,556,981)	(\$223,982)
ASSESSED TO PROPERTY OWNERS:	\$10,942,741	\$11,682,578

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

June 8, 2006

DIRECTING FILING OF ANNUAL REPORT FOR THE CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (FY2006/07) (Pursuant to the Landscaping and Lighting Act of 1972)

BACKGROUND

- A. On August 1, 1989, the City Council adopted Resolution No. 89-600 thereby approving Assessment District No. 2, the Citywide Landscaping and Lighting (L&L) District, 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 Development Engineering Manager of the Development Services Department, 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 Landscaping and Lighting Act of 1972.

Section 3. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

Mayor Heather Fargo

ATTEST: _____
Shirley Concolino, City Clerk

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

June 8, 2006

APPROVING ENGINEER'S ANNUAL REPORT AND INTENTION TO ORDER IMPROVEMENTS FOR THE CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (FY2006/07) (Pursuant to Landscaping and Lighting Act of 1972)

BACKGROUND:

- A. On August 1, 1989, the City Council adopted Resolution No. 89-600 thereby approving Assessment District No. 2, the Citywide Landscaping and Lighting (L&L) District, 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 maintenance services and related services to be provided within the District, all in accordance with the 1972 Act.
- C. The Development Engineering Manager of the Development Services Department, the person designated by this Council as the Engineer of Work for the Citywide Landscaping and Lighting 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 (FY 2006/07) on file in the City Clerk's Office.

Section 3. The City Council intends to levy and collect assessments within the L&L District during FY2006/07. The area of land to be assessed is located in the City of Sacramento, Sacramento County.

Section 4.

1. The maintenance of improvements to be made in this assessment district is generally described as follows: (a) landscaping; (b) statuary fountains, and other ornamental structures and facilities; (c) 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; (d) 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; (e) 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; (f) the acquisition of land for park, recreational, or open-space purposes; and (g) any and all expenses incidental to the above.

2. The installation or construction of improvements including (a) landscaping; (b) statuary fountains, and other ornamental structures and facilities; (c) 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; (d) 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; (e) 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; (f) the acquisition of land for park, recreational, or open-space purposes; and (g) 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 the City Clerk 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 2:00 pm on Tuesday, June 27, 2006, 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, but 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 Landscaping and Lighting Act of 1972.

Table of Contents:

Exhibit A: FY2006/07 Parcel Assessment, 1 Page

Mayor Heather Fargo

ATTEST:

Shirley Concolino, City Clerk

EXHIBIT A

RECOMMENDED ANNUAL ASSESSMENTS FOR FY2006/07

Assessment Components	Single Family Residence	Multi-Family Residence	Business 0-25,000 S.F.	Business 25,001-100,000	Business 100,001 or more	Church
Street Related O&M: Safety & Neighborhood Lighting Maintenance & Replacement Program, Median Maintenance & Construction, Tree Maintenance						
No Lights:	\$23.24	\$16.27	\$103.82	\$519.10	\$1,079.73	\$29.66
Lights:	\$48.15	\$33.71				
Bonded Indebtedness: CIP-Park Improvements	\$4.07	\$2.77	\$6.04	\$30.18	\$62.77	\$1.72
Park Facilities & Related O&M: Park Main., Youth Employment Program, Graffiti Abatement	\$14.90	\$10.14	\$25.46	\$127.32	\$264.83	\$7.27
Proposed Assessment:						
No Lights:	\$42.21	\$29.18	\$135.32	\$676.60	\$1,407.33	\$38.65
Lights:	\$67.12	\$46.62				
<i>Current Year Assessment:</i>						
No Lights:	\$41.09	\$28.40	\$131.56	\$657.79	\$1,368.19	\$37.59
Lights:	\$65.28	\$45.34				
<i>Change in assessment with 3.0% CPI increase adjustment:</i>						
No Lights:	\$1.12	\$0.78	\$3.76	\$18.81	\$39.14	\$1.06
Lights:	\$1.84	\$1.28				

