



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

PUBLIC HEARING
June 13, 2006

Honorable Mayor and
Members of the City Council

Subject: Stockton Boulevard Property and Business Improvement District – Public Hearing FY 2006/07

Location/Council District:

The Stockton Boulevard Property and Business Improvement District (PBID) is located in Council District 5 and 6. The Stockton Boulevard PBID includes approximately 262 individual parcels and 194 property owners (Attachment A, page 4).

Recommendation:

Adopt a Resolution: 1) Declaring the results of the majority protest proceedings and renewing the Stockton Boulevard Property and Business Improvement District, and 2) Amending the City's Fiscal Year 2006/07 Budget for the Stockton Boulevard PBID.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenters: Sini Makasini, Administrative Analyst

Department: Development Services

Division: Public Improvement Financing

Organization No: 4815

Summary:

On April 25, 2006, the City Council initiated the renewal of the Stockton Boulevard PBID and authorized staff to publish a notice of public hearing and mail notices to each property owner. The purpose of this hearing is to receive public testimony and to take action on the 5-year renewal of the District.

Committee/Commission Action: None

Background Information:

The PBID was approved by City Council on August 9, 2001, in accordance with the Property and Business Improvement District Area Law of 1994 and became effective on January 1, 2002. The District provides funding for Stockton Boulevard Partnership to provide the following services in the Stockton Boulevard area.

- > Public Safety and Maintenance Perception
 - Vehicular Security Patrol
 - Integration with City Police and County Sheriffs Departments
- > Advocacy, Advertising and Economic Development
- > Marketing and Image Enhancement

The PBID advisory board has prepared the annual report, which is on file with the City Clerk. The report addresses the current and proposed budgets and services to be provided. The Management Districts Advisory Board recommends that services remain at the current level.

Financial Considerations:

Financing will be provided by levy of assessments upon real property that benefits from improvements and activities. The PBID does not plan to issue bonds. The annual costs to the property owners along Stockton Boulevard are based on an allocation of the parcels front footage and total parcel square footage. The assessment rates proposed for FY 2006/07 will be \$4.00 per linear foot and \$0.0112 per square foot.

Budget: Proposed PBID assessment budget for first year of operation is \$242,000

Program	Budget	% of Total
Image Enhancement	\$60,000	25
Security and Safety Programs	91,000	37
Advocacy and Economic Development	34,000	14
Administration	45,000	19
Contingency	12,000	5
Total	242,000	100

Environmental Considerations:

Under the California Environmental Quality Act (CEQA) guidelines, renewal of a Special District does not constitute a project, and is therefore exempt from review.

Policy Considerations:

These proceedings for this district are being processed as set forth in Section 36600 of the California Streets and Highways Code, entitled "Property and Business Improvement District Law of 1994." This process is consistent with the City's Strategic Plan 3-Year Goal to "achieve sustainability and enhance livability" and to "expand economic development throughout the City".

Emerging Small Business Development (ESBD):

City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Fiscal Manager, Development Services Department

Respectfully Submitted by: 
Carol Shearly
Director of Planning, Development Services Department

Recommendation Approved:

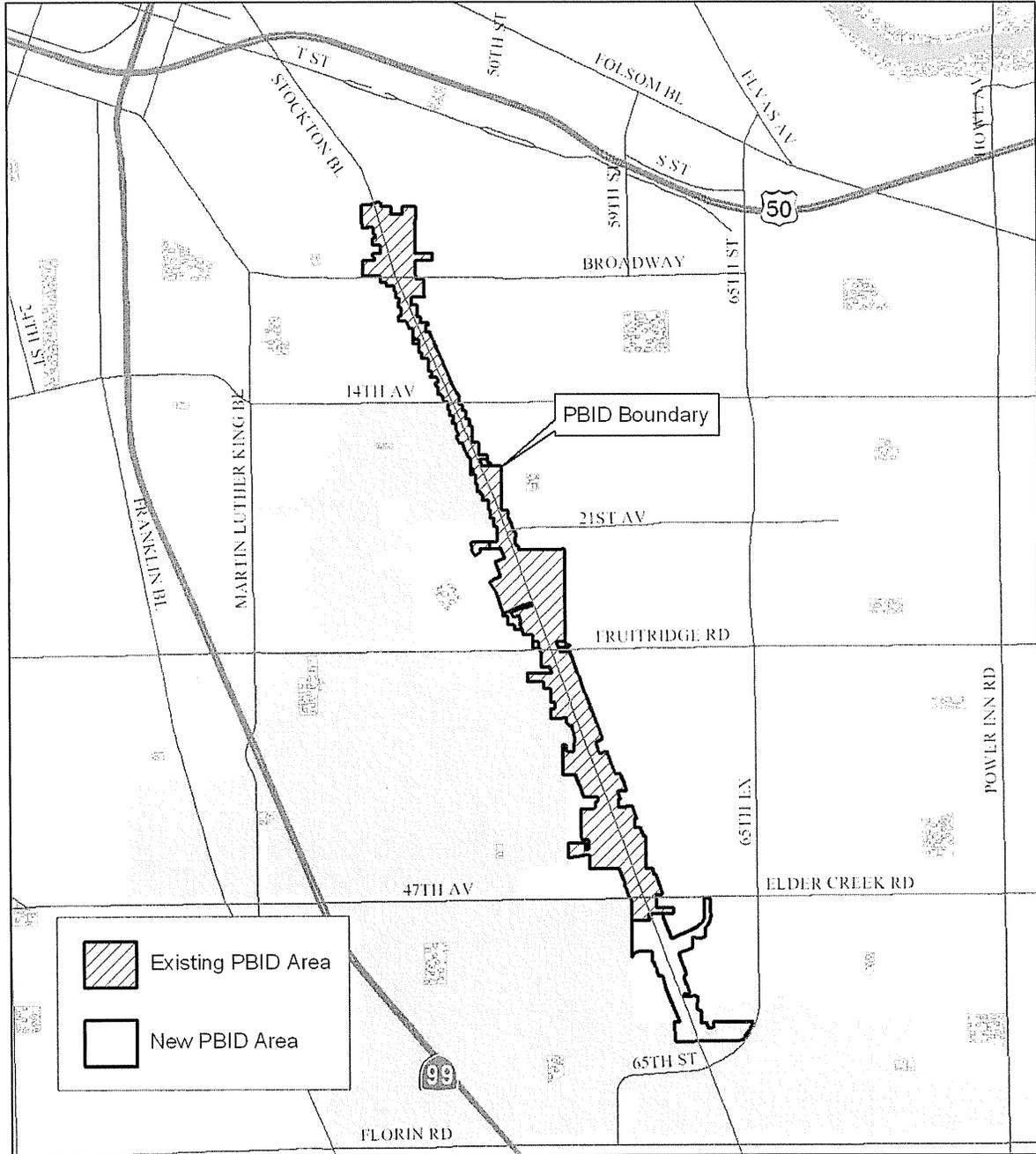

for Ray Kerridge
City Manager

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ATTACHMENT A

Stockton Blvd PBID



ATTACHMENT B
SCHEDULE OF PROCEEDINGS
STOCKTON BOULEVARD
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT NO. 2006-05

- February 2006 Petition drive kick-off
- April 18, 2006 Received Signed Petitions
- April 25, 2006 Council Adopts:
 - Resolution Accepting Petition and Approving the Boundary Map
 - Resolution of Intention
- April 26, 2006 Record Boundary Map
- April 26, 2006 Mail, Publish Notice of Hearing, Management Plan, and Ballot

June 13, 2006	Public Hearing – City Council
	COUNCIL CONSIDERS ALL PROTESTS, LEVIES ANNUAL ASSESSMENT

- June 14, 2006 Record Assessment Diagram Map
- August 2006 Transfer assessments to County Auditor/Controller
- November 2006 Property Owners receive tax bills
- January 2007 District services commence

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON _____

RESOLUTION DECLARING THE RESULTS OF THE MAJORITY-PROTEST PROCEEDINGS AND RENEWING THE STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

BACKGROUND:

A. The Stockton Boulevard Property and Business Improvement District (the PBID) was formed in August 2001 under the Property and Business Improvement District Law of 1994, which is set forth at sections 36600 through 36671 of the Streets and Highways Code. The PBID's term expires on December 31, 2006.

B. The owners of property within the PBID have submitted petitions asking that the City Council renew the PBID when its term expires. Included with the petitions was a management district plan (the PBID Management Plan) that describes the proposed assessment to be levied on property within the PBID to pay for the following activities and improvements: (1) image enhancement and street maintenance, providing daily street maintenance and monitoring illegal dumping issues; (2) security and safety services, providing daily security patrols and maintaining the Safety on Stockton committee; (3) Advocacy, to attain well established community and government relationship; and (4) Economic Development, to attract new business and retain current business partners. The Stockton Boulevard PBID Management Plan is on file with the City Clerk and made reference to. Attached, as Exhibit A, is a map the exterior boundaries of the PBID and is part of this resolution.

C. The properties within the exterior boundaries of the PBID will be benefited by the activities and improvements to be funded by the proposed assessment.

D. On April 26, 2006, the City Clerk mailed to each record owner of each parcel within the Districts exterior boundaries a notice concerning the public hearing on the renewal of the PBID and the proposed assessment. Each notice included the statutorily required information about the assessment and the majority-protest procedure, as well as an assessment ballot.

E. At 2:00 p.m. on June 13, 2006, in the City Council's chambers, Sacramento City Hall, 915 "I" Street (first floor), Sacramento, California, the City Council held a public hearing regarding the renewal of the Stockton Boulevard PBID and the levy of the assessment. During the public hearing, the City Council heard and received all objections and protests to the renewal of the PBID and the proposed assessment.

At the conclusion of the hearing, and in accordance with Government Code section 53753, the City Clerk tabulated the assessment ballots submitted and not withdrawn. The City Clerk determined that the number of assessment ballots submitted and not withdrawn in opposition to the proposed assessment did not exceed the number of ballots submitted and not withdrawn in favor of the proposed assessment, with ballots weighted according to the amount of the assessment to be imposed upon the parcel for which each ballot was submitted. Therefore, a majority protest against the proposed assessment does not exist.

F. All actions and proceedings described in A through E were undertaken and completed in accordance with the Property and Business Improvement District Law of 1994.

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 E are true and correct.

Section 2. Renewal of the Stockton Boulevard Property and Business Improvement District.

- (a) The PBID is renewed for an additional five-year term that will expire on December 31, 2011.
- (b) The activities and improvements to be provided for the PBID will be funded by the levy of an assessment on real property within the PBID, as described in the Stockton Boulevard PBID Management Plan, which is on file with the City Clerk.
- (c) Properties within the PBID will be subject to any amendments to the Property and Business Improvement District Law of 1994.
- (d) The revenue from the levy of the proposed assessment on property within the PBID may not be used to provide activities or improvements outside the PBID or for any purposes other than those specified in the Resolution of Intention.
- (e) In accordance with Streets and Highways Code section 36631 and the PBID Management Plan, the assessment to fund the activities and improvements for the PBID will be collected at the same time and in the same manner as are ad valorem property taxes and will have the same lien priority and penalties for delinquent payment.

Section 3. Bonds. Bonds will not be issued.

Section 4. Boundaries. The exterior boundaries of the PBID are depicted on the map attached as Exhibit A.

Section 5. Authorization. The City Manager (or his designee) is directed to take all necessary actions to complete the renewal of the PBID and to levy the assessment. The City Clerk is directed to record, in the Sacramento County Recorder's office, a notice and assessment diagram as required by Streets and Highways Code section 36627. The City Clerk is further directed to certify the passage and adoption of this resolution and to enter it in the book of original resolutions.

PASSED AND ADOPTED on June 13, 2006, by the following vote:

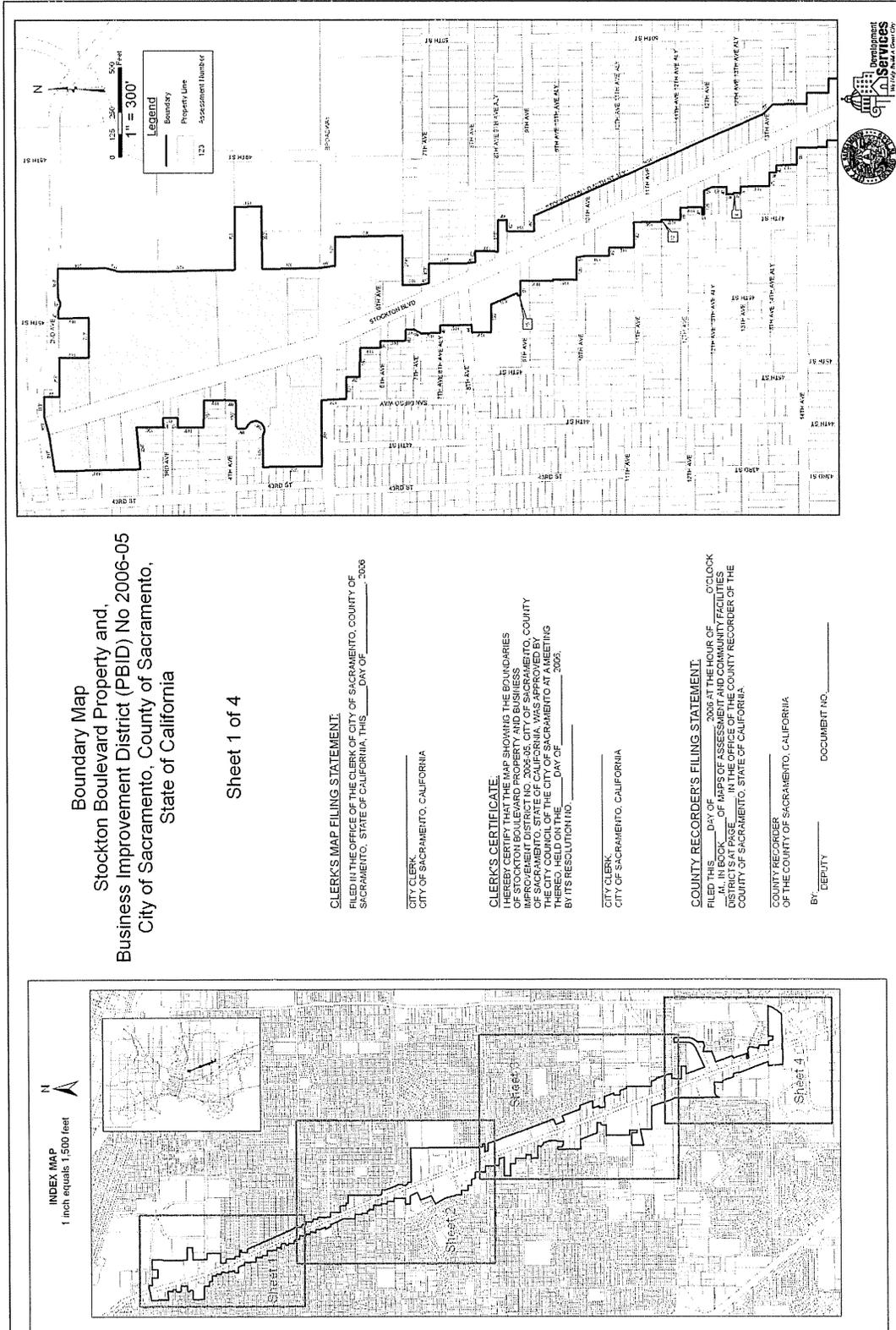
AYES:
NOES:
ABSTAIN:
ABSENT:

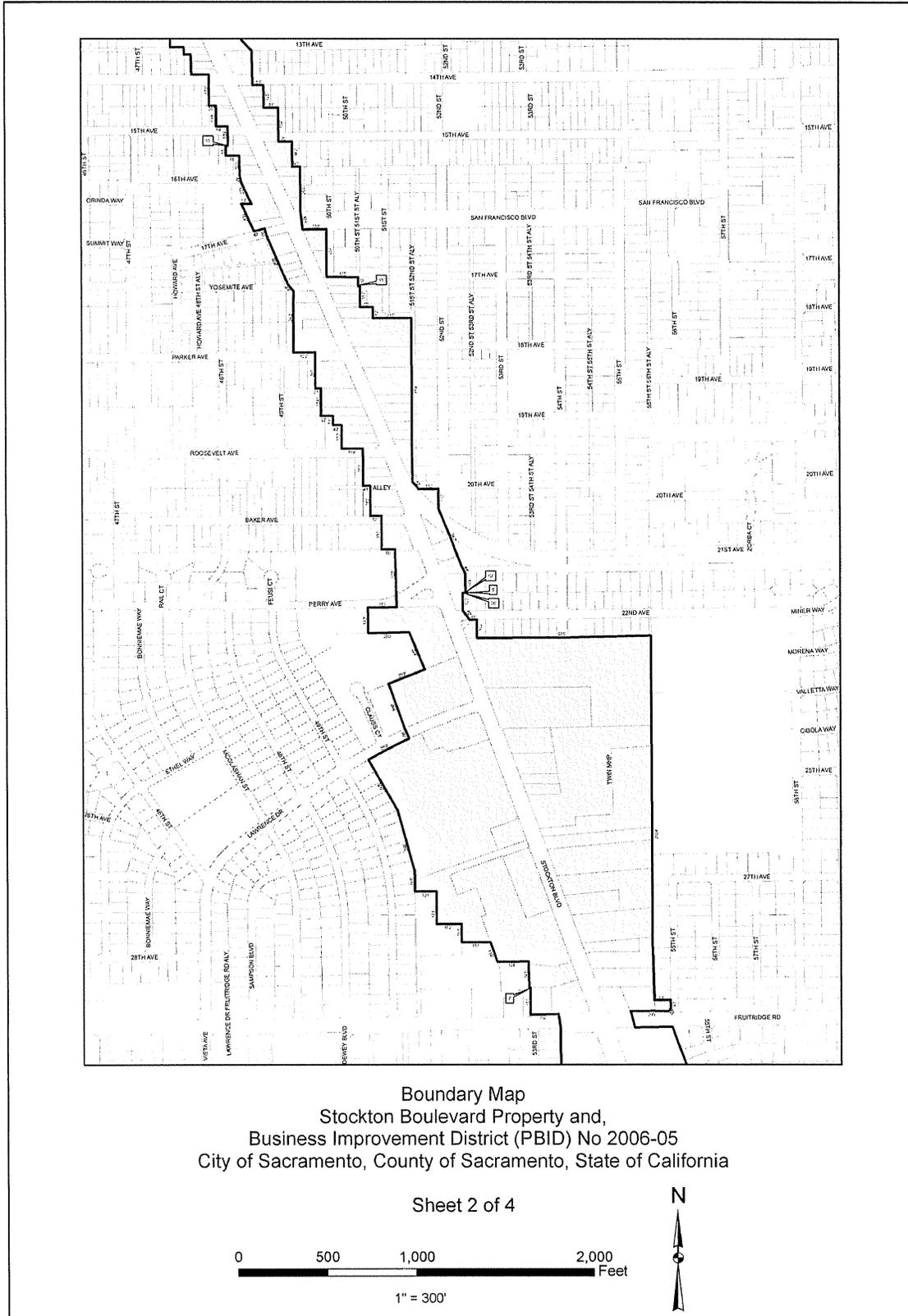
MAYOR

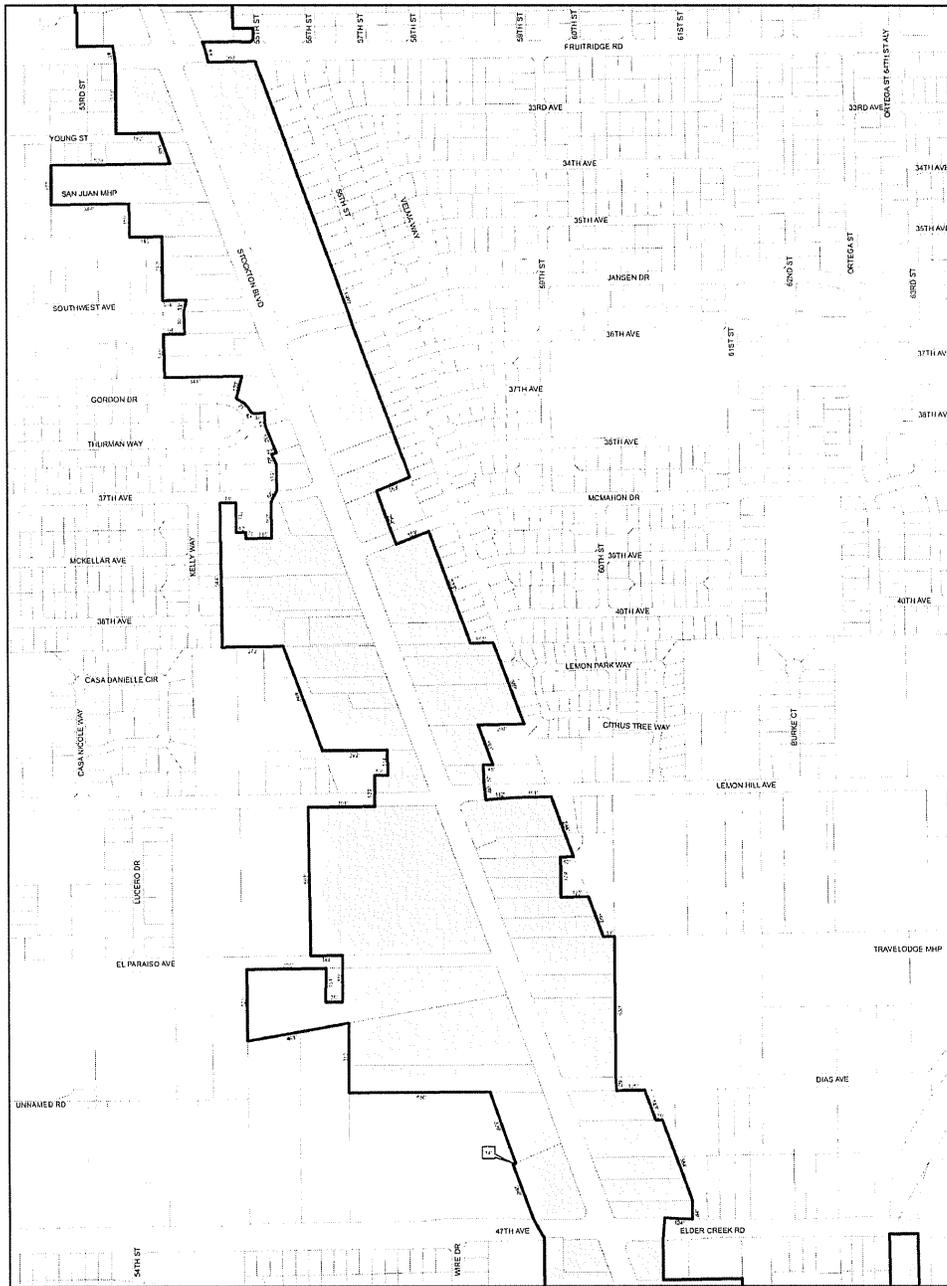
ATTEST:

CITY CLERK

EXHIBIT A

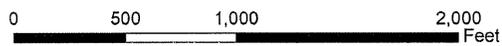






Boundary Map
Stockton Boulevard Property and,
Business Improvement District (PBID) No 2006-05
City of Sacramento, County of Sacramento, State of California

Sheet 3 of 4



1" = 300'



RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

AMENDING THE CITY'S FISCAL YEAR 2006/07 BUDGET FOR THE STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FUND 264

BACKGROUND:

- A. The Stockton Boulevard Property and Business Improvement District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on August 9, 2001. The District was renewed for five more years effective June 13, 2006.
- B. The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code—Sections 36600 to 36671) and has previously levied assessments on property in the District to pay for improvements and services to be provided within the District, all in accordance with the PBID Law of 1994.
- 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 FY2006 revenue of \$240,170 (\$242,000 - \$1,830 surplus) and expenditure of \$242,000 budget is amended for the District as set forth in Exhibit B.

Section 3. The Finance Director is authorized to expend a portion of the budgeted funds in the amount of \$8,265 for Development Services and for the Department of Finance to provide services for the District, as set forth in Exhibit B, which will be reimbursed by the District.

Section 4. Exhibits A and B are part of this resolution.

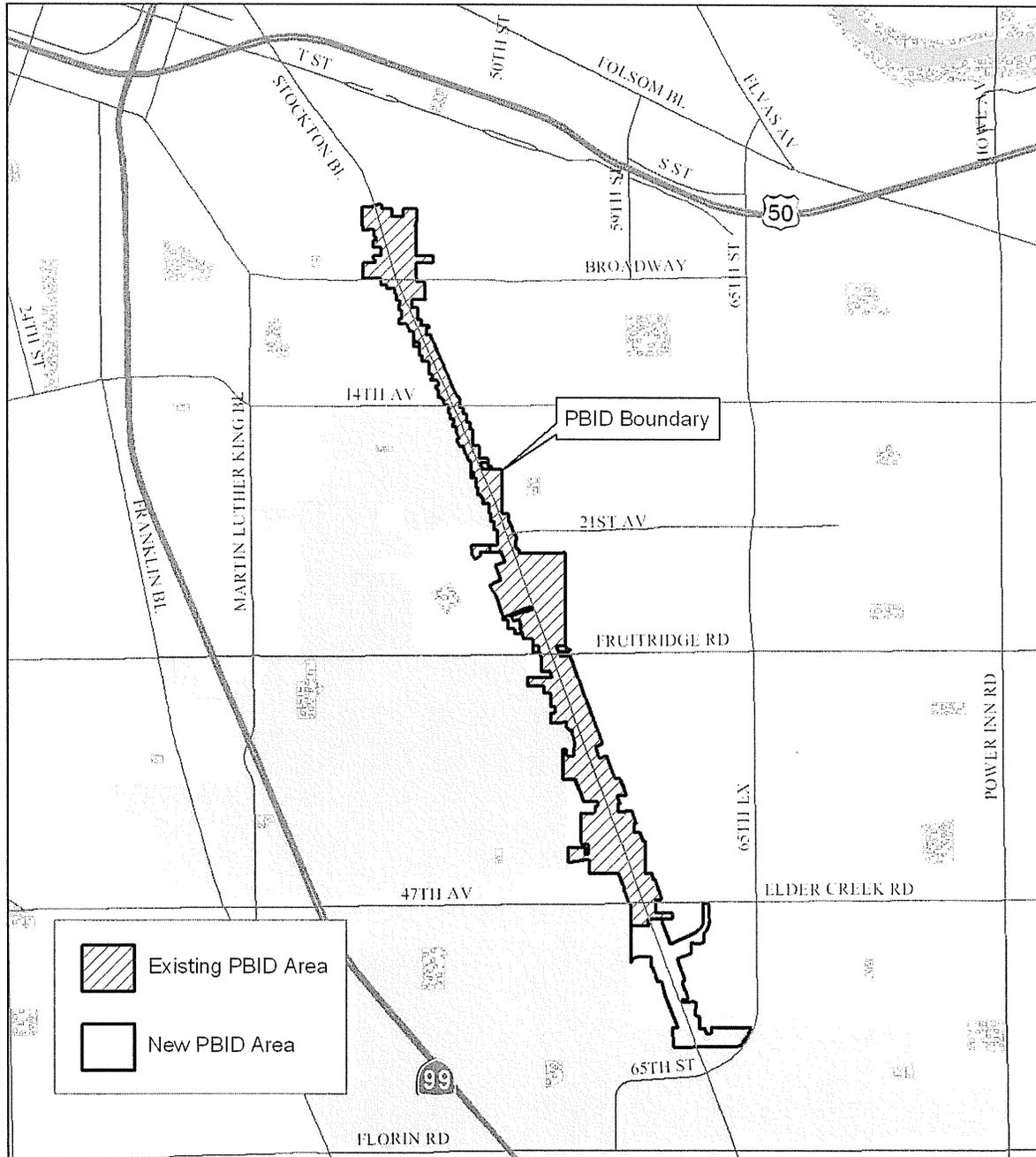
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Exhibit A: District Map – 1 Page

Exhibit B: FY2006/07 District Budget & Parcel Assessment – 1 Page

EXHIBIT A

Stockton Blvd PBID



BMueller, 05/25/06

0 2,250 4,500 9,000 Feet



EXHIBIT B

**STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY 2006/07 BUDGET & PARCEL ASSESSMENT**

Stockton Blvd PBID	\$233,735
Special Districts Administration	5,000
Consultant (Muni) Reporting	511
Finance Administration	713
County Billing Cost	211
Contingency	<u>1,830</u>
Subtotal	\$242,000

PARCEL ASSESSMENT

ANNUAL ASSESSMENT RATES ARE BASED ON AN ALLOCATION OF PROGRAM COSTS ON A COST PER PARCEL SQ. FT. AND COST PER PARCEL FRONT FOOTAGE, CALCULATION AS REFLECTED BELOW:

Rate per Parcel Square Foot	Rate per Parcel Front Foot along Stockton Boulevard
\$0.012	\$4.00