



# REPORT TO COUNCIL

## City of Sacramento

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

**Public Hearing**  
**June 27, 2006**

Honorable Mayor and  
Members of the City Council

**Subject:** Citywide Landscaping and Lighting Assessment District - Public Hearing  
FY2006/07

**Location/Council District:** Citywide

**Recommendation:**

Adopt Resolution(s): 1) Confirming Diagram and Assessment, and Levying Assessment for FY2006/07 for the Citywide Landscaping and Lighting District; and 2) Amending the City's FY2006/07 Budget for the Citywide Landscaping and Lighting District.

**Contact:** Bob Cooper, Senior Engineer, 808-5778; Mark Griffin, Fiscal Manager, 808-8788

**Presenter(s):** Bob Cooper, Senior Engineer

**Department:** Development Services

**Division:** Public Improvement Financing

**Organization No:** 4815

**Summary:**

The recommended Council action will levy the FY2006/07 annual assessments for the Citywide Landscaping and Lighting (L&L) Assessment District. The District provides partial funding for the annual costs of the maintenance of landscaping and lighting in this district. The assessments are equal to the maximum amount authorized.

**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 approve the Engineer's Annual Report and the assessment. On June 8, 2006, City Council adopted the Resolution of Intention, which set a public hearing for this date on the levy and 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 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) 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 consumer price index (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 FY2006/07 will be 3.0% which is the maximum allowed.

#### **Financial Considerations:**

Each year the L&L budget is prepared 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 L&L fund balance at the end of the current fiscal year. The proposed budget is shown on Exhibit A, page 9.

#### 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.

Proposed Levy

Implementation of the proposed budget will require a levy of \$11,682,578 for FY2006/07 as shown on Exhibit B, page 10. The assessment for a typical single-family home with lights is \$67.12.

**Environmental Considerations:**

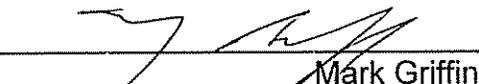
Under California Environmental Quality Act (CEQA) guidelines, annual proceedings for a Special District do not constitute a project, and are therefore exempt from review.

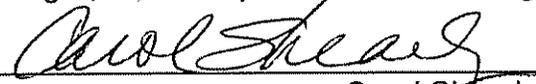
**Policy Considerations:**

The annual proceedings for this district are being processed as set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code sections 22500, et seq. This process is consistent with the City's Strategic Plan 3 Year Goal to "achieve sustainability and enhance livability".

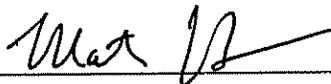
**Emerging Small Business Development (ESBD):**

City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully Submitted by:   
Mark Griffin  
Fiscal Manager, Public Improvement Financing

Approved by:   
Carol Shearly  
Planning Director, Development Services Department

Recommendation Approved:



*Ray* Ray Kerridge  
City Manager

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Pg	10	Exhibit B, District and Parcel Assessment

**ATTACHMENT A**

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

June 8, 2006      City Council Adopted:

- 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"><li>▪ Resolution Confirming Diagram and Levying FY2006/07 Assessments.</li><li>▪ Resolution Amending the FY2006/07 Budget for the Citywide Landscaping and Lighting District</li></ul>
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July 2006      Prepare final assessment roll for adopted budget.

August 2006      Transfer assessment roll to county for inclusion on tax bill.

## **RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

### **CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT FOR THE CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (FY2006/07)**

#### **BACKGROUND**

- A. On August 1, 1989, the City Council adopted Resolution No. 89-600 establishing 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. Pursuant to Chapter 3 of the 1972 Act, City Council directed the Development Engineering Manager of the Development Services Department, as the Engineer of Work for the District, to prepare and file an Annual Report for the Fiscal Year 2006/07.
- D. The Engineer of Work filed the Annual Report on June 8, 2006, and City Council adopted the Resolution approving the Engineer's Annual Report and Intention to levy and collect assessments within the assessment district for Fiscal Year 2006/07 and set a public hearing for June 27, 2006, in the meeting place of City Council, City Hall, 915 I Street, First Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
- E. This year's assessments are an increase by the Consumer Price Index adjustment from the previous year, and equal to the highest authorized amount for this district shown on Exhibit A.
- F. 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 F are true and correct.

**Section 2.** The City Council:

- a) confirms the assessment diagram and the assessment roll set forth and in the Engineer's Annual Report on file with the City Clerk and approved by City Council on June 8, 2006; and
- b) levies the assessment set forth in the Engineer's Annual Report.

**Section 3.** Exhibit A is part of this resolution.

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Exhibit A: FY2006/07 District & Parcel Assessment -1 Page

**EXHIBIT A**

**CITYWIDE LANDSCAPING & LIGHTING DISTRICT FY2006/2007  
DISTRICT AND PARCEL ASSESSMENT**

**DISTRICT ASSESSMENT**

District	FY2006/07 Budget	Surplus/ (deficit)	FY2006/07 Assessed
Citywide Landscaping & Lighting District	\$11,906,560	(\$223,982)	\$11,682,578

**PARCEL ASSESSMENT**

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

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **AMENDING THE CITY'S FISCAL YEAR 2006/07 BUDGET FOR THE CITYWIDE LANDSCAPING & LIGHTING DISTRICT, FUND 281**

#### **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 property owners within the boundaries of the District are assessed a fee (See Exhibit B) to cover the cost of delivering Landscaping maintenance services;
- 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.** The FY2006 revenue (\$11,682,578) and expenditure (\$11,906,560) budgets are to be amended for the District. See Exhibit A for detailed information on the budget.

**Section 3.** The Finance Director is authorized to amend the expenditure authority for the Departments of Transportation, Parks, Development Services and Finance (See Exhibit A) necessary to provide services for the District in the amount of \$11,906,560 which will be reimbursed by the District.

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

#### **Table of Contents:**

Exhibit A: FY2006/07 District Budget -1 page

Exhibit B: FY2006/07 District and Parcel Assessment - 1 page

EXHIBIT A

CITYWIDE LANDSCAPING & LIGHTING FY2006/07 BUDGET

SERVICES	BUDGET
<b><u>Street Related Operations &amp; Maintenance:</u></b>	
Safety Lighting & Medians	\$1,563,494
Neighborhood Street Lighting Maintenance	3,039,630
Tree Maintenance – Residential	2,911,284
Tree Maintenance – Non-Residential	884,278
Administration & Billing	76,000
<b>Subtotal Street Related O&amp;M</b>	<b>\$8,474,686</b>
<b><u>On-Going Park Maintenance:</u></b>	
Park Maintenance & Improvements	2,562,524
Graffiti Abatement	133,262
Administration & Billing	24,000
<b>Subtotal On-Going Park Maintenance:</b>	<b>\$2,179,786</b>
<b><u>Bonded Indebtedness:</u></b>	
Park CIP Improvements	225,954
Debt Service	480,000
Administration & Billing	6,135
<b>Subtotal Bonded Indebtedness</b>	<b>\$712,089</b>
<b>TOTAL LANDSCAPING &amp; LIGHTING BUDGET</b>	<b>\$11,906,560</b>
Fund Balance Offset	(\$223,982)
<b>TOTAL ASSESSED TO PROPERTY OWNERS:</b>	<b>\$11,682,578</b>

**EXHIBIT B**

**CITYWIDE LANDSCAPING & LIGHTING DISTRICT FY2006/2007  
DISTRICT AND PARCEL ASSESSMENT**

**DISTRICT ASSESSMENT**

District	FY2006/07 Budget	Surplus/ (deficit)	FY2006/07 Assessed
Citywide Landscaping & Lighting District	\$11,906,560	(\$223,982)	\$11,682,578

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