



REPORT TO COUNCIL

City of Sacramento

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

PUBLIC HEARING
June 26, 2007

Honorable Mayor and
Members of the City Council

Title: Fiscal Year 2007/08- Neighborhood Lighting District

Location/Council District: The district includes 3 separate neighborhoods: Youngs Heights, Council District 2; Swanston Estates, Council District 3; and Colonial Heights, Council District 5 and District 6. (Attachment 3, Page 5)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** confirming diagram and assessment, and levying assessment for Fiscal Year ("FY") 2007/08 for the lighting district; and 2) adopt a **Resolution** amending the City's FY2007/08 Budget for the lighting district.

Contact: Bob Cooper, Senior Engineer, (916) 808-5778; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenters: Ron Wicky

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: The district is required by the California Streets and Highways Code to present to City Council an annual budget for approval. Approval of the annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for maintenance of the neighborhood lighting in this district for FY2007/08.

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."

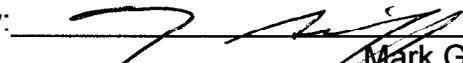
Environmental Considerations: Under California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.

Committee/Commission: None

Rationale for Recommendation: The actions in the recommended 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: The estimated total maintenance cost for the three neighborhoods is \$48,593. The cost for each neighborhood as well as a breakdown of cost per single-family lot is provided in Exhibit B (page 11). The District has surplus funds available to cover the deficit. The proposed increase in the annual assessment is 3.0% which is the maximum allowed in the district. The costs are detailed in the Engineer's Report on file with the City Clerk. The maintenance district is self-supporting and has no impact on the General Fund.

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, Planning Department

Approved by: 
Carol Shearly
Director, Planning Department

Recommendation Approved:


Ray Kerridge
City Manager

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BACKGROUND

On October 22, 1996, City Council approved formation of the Neighborhood Lighting District No. 96-07 (Resolution No. 96-577) for the Swanston Estates neighborhood. The district provides an affordable means to provide neighborhood lights by placing SMUD lights on wood poles. Two other neighborhoods, Youngs Heights and Colonial Heights, have since annexed to the district.

The district services include the annual energy cost and maintenance of neighborhood lights installed on wood poles, and the district administration and billing costs. A provision was included to mitigate cost increases based on the Consumer Price Index (CPI), San Francisco area, all items, provided that this increase does not exceed three percent (3%) in any year. Since the February 2007 CPI was 3.08% the annual assessments will be increased 3.0%. The annual assessment for a typical single-family lot in each neighborhood will be \$24.65. As shown in the table below, the total assessment will increase by approximately 10%. This is due in part to an increase in the number of parcels in the three neighborhoods. Nevertheless, the individual assessment on any parcel will only increase 3.0%.

Each year the City must adopt an Engineer's Report and budget. At the conclusion of the public hearing staff, will recommend Council adopt the budget and levy the assessments.

The total cost to property owners in FY 2007/08 is projected at \$40,080.

The table below reflects the assessment to property owners and the offset needed from available surplus funds. Available surplus funds are projected to be \$13,251 at the beginning of FY07/08. The second table shows the proposed assessment to the average parcel in the district.

FY06/07 Assessed	FY07/08 Budget	Offset from Projected Surplus	FY07/08 Assessed
\$38,890	\$48,593	\$8,513	\$40,080

Parcel	Maximum Authorized	FY06/07	FY07/08
Average Residential	\$24.65	\$23.94	\$24.65

**NEIGHBORHOOD LIGHTING DISTRICT
FY2007/08 SCHEDULE**

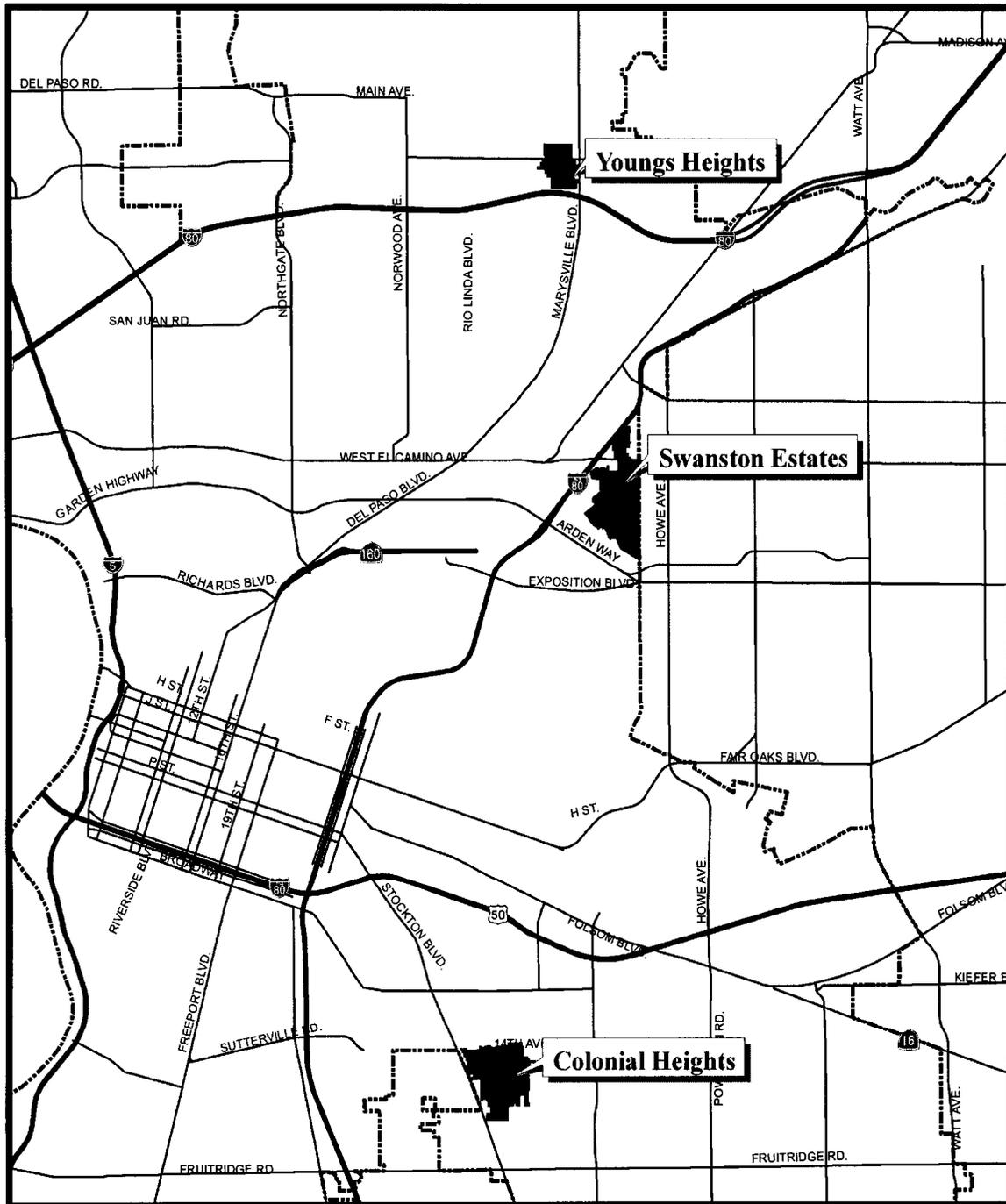
May 29, 2007 Council Considers Resolution of Intention and Sets Date for Public Hearing

May 31, 2007 Publish Notice of Meeting and Hearing

June 26, 2007	Hold Public Hearing Council Orders Annual Levy
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July, 2007 Assessments to County for Placement on Tax Roll

Neighborhood Lighting District 96-07



 City Boundary
 District Boundary

0 0.5 1 2 Miles



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RESOLUTION NO.

Adopted by the Sacramento City Council

CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT FOR THE NEIGHBORHOOD LIGHTING DISTRICT (FY 2007/08) (Pursuant to Landscaping and Lighting Act of 1972)

BACKGROUND

- A. The Neighborhood Lighting District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on October 22, 1996.
- 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 operation and maintenance of neighborhood street lights on wood poles 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 2007/08.
- D. The Engineer of Work filed the Annual Report on May 29, 2007, and City Council adopted a Resolution approving the Engineer's Annual Report and Intention to levy and collect assessments within the assessment district for Fiscal Year 2007/08 and set a public hearing for June 26, 2007, in the meeting place of City Council Chambers, City Hall, 915 I Street, First Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
- E. For some subdivisions within the District, this year's assessments are an increase from the previous year, but assessments for all subdivisions within the District are at or below the highest authorized amount for this district shown on Exhibit B.
- 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 in the Engineer's Annual Report; and
- b) levies the assessment set forth in the Engineer's Annual Report.

Section 3. Exhibits A and B are part of this resolution.

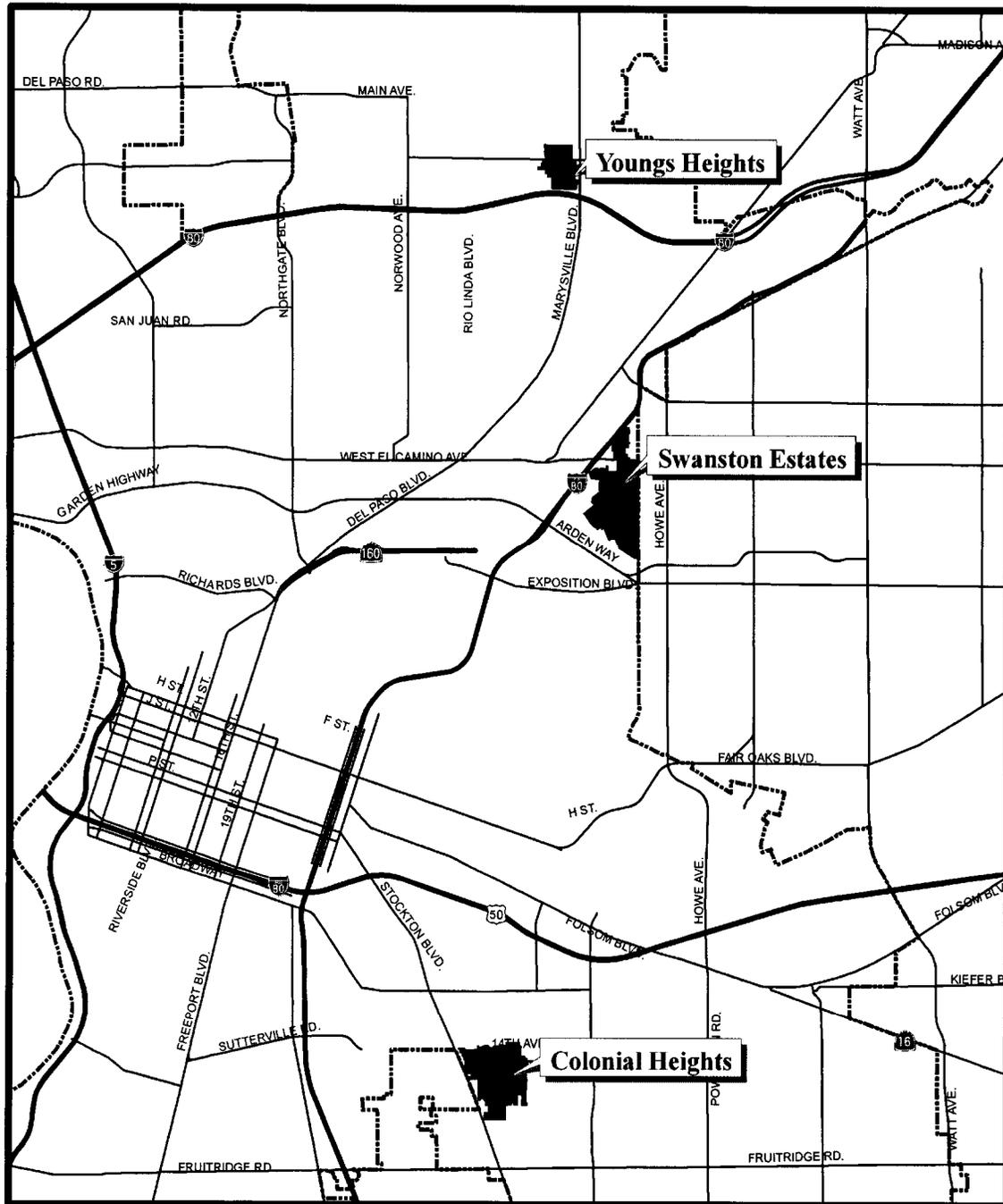
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Exhibit B: FY2007/08 Neighborhood & Parcel Assessment -1 Page

EXHIBIT A

Neighborhood Lighting District 96-07



 City Boundary
 District Boundary

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EXHIBIT B

**NEIGHBORHOOD LIGHTING DISTRICT
NEIGHBORHOOD AND PARCEL ASSESSMENTS**

The cost for each individual neighborhood is as follows:

Neighborhood	FY2007/08 Budget	Surplus/ (deficit)	FY2007/08 Assessed
Swanston Estates	\$24,438	(\$6,858)	\$17,580
Youngs Heights	6,218	(2,787)	3,431
Colonial Heights	17,937	1,132	19,069

The following is a breakdown of the average cost per single-family lot in each neighborhood with less than 100 feet of frontage.

Neighborhood	# of Lots	Maximum Authorized	FY2006/07	FY2007/08
Swanston Estates	694	\$24.65	\$23.94	\$24.65
Youngs Heights	125	24.65	23.94	24.65
Colonial Heights	749	24.65	23.94	24.65

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE CITY'S FISCAL YEAR 2007/08 BUDGET FOR THE NEIGHBORHOOD LIGHTING DISTRICT, FUND 221 (Pursuant to Landscaping and Lighting Act of 1972)

BACKGROUND

- A. The Neighborhood Lighting District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on October 22, 1996 (Resolution No. 96-577).
- 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 operation and maintenance of neighborhood street lights on wood poles 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 the operation and maintenance of neighborhood street lights on wood poles.
- 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 FY2007 revenue (\$40,080 [\$48,593 less 8,513 surplus]) and expenditure (\$48,593) budgets are to be amended for the District. See Exhibit B for detailed information on the budget.

Section 3. The Finance Director is authorized to amend the expenditure authority for Transportation, Planning, and the Department of Finance (see Exhibit B) necessary to provide services for the District in the amount of \$48,593 which will be reimbursed by the District.

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

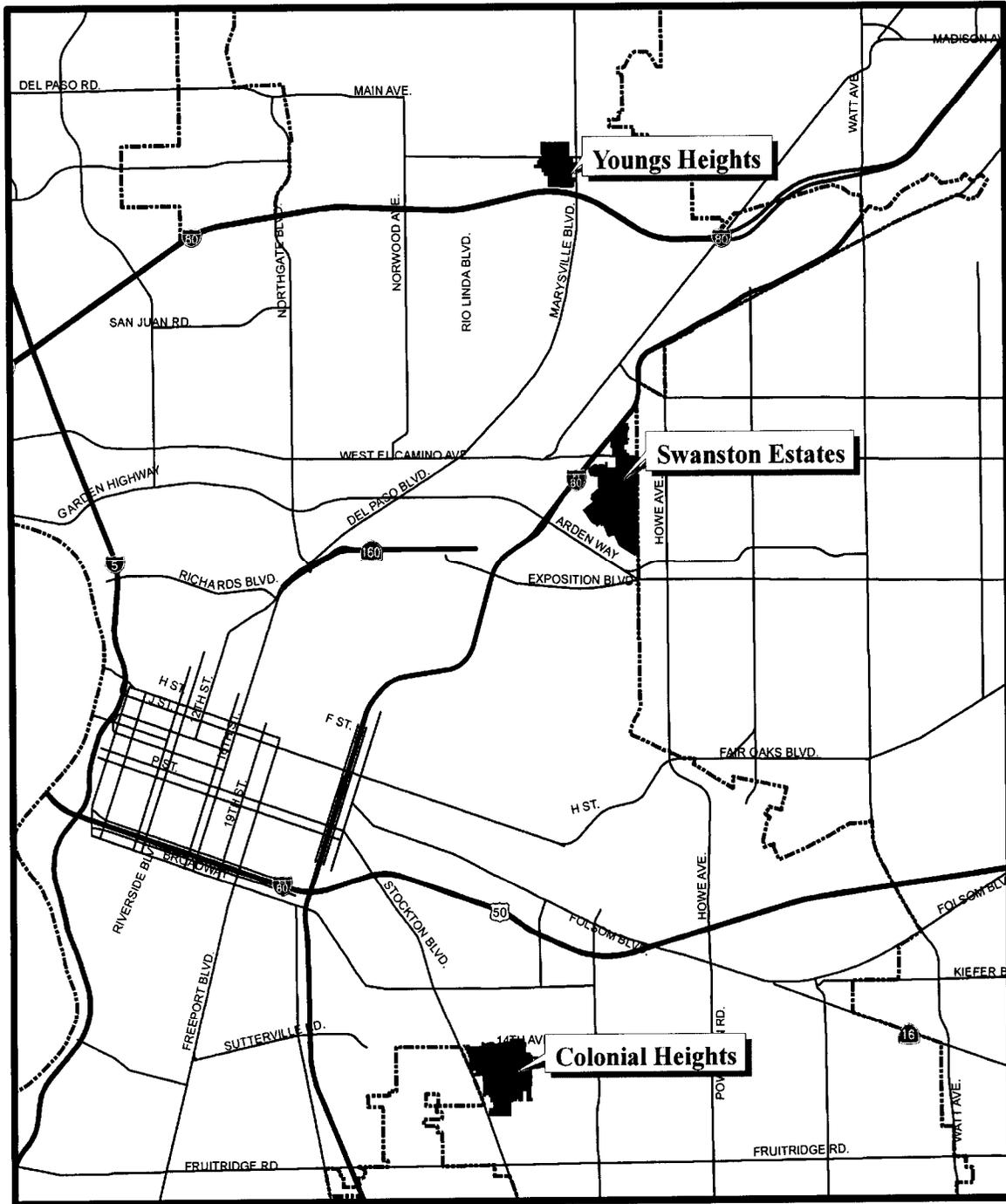
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Exhibit B: FY2007/08 District Budget & Parcel Assessment -1 Page

EXHIBIT A

Neighborhood Lighting District 96-07



 City Boundary
 District Boundary

0 0.5 1 2 Miles



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EXHIBIT B

NEIGHBORHOOD LIGHTING DISTRICT BUDGET & PARCEL ASSESSMENTS

DISTRICT BUDGET

	Swanston Estates	Youngs Heights	Colonial Heights	Totals
<u>Operations & Maintenance:</u>				
Utilities & maintenance	\$20,338	\$4,268	\$15,037	\$39,643
Electrical Engineering	1,000	0	0	\$1,000
<u>Administration:</u>				
Special Districts Admin	1,500	1,200	1,200	\$3,900
Finance Admin & Billing	1600	750	1700	\$4,050
Subtotal:	\$24,438	\$6,218	\$17,937	\$48,593
Surplus/(Deficit):	(\$6,858)	(\$2,787)	\$1,132	(\$8,513)
TOTAL ASSESSED TO PROPERTY OWNERS:	\$17,580	\$3,431	\$19,069	\$40,080

PARCEL ASSESSMENT

The following is a breakdown of the cost per single-family lot in each neighborhood with less than 100 feet of frontage:

Neighborhood	# of Lots	Maximum Authorized	FY 2006/07	FY 2007/08
Swanston Estates	694	\$24.65	\$23.94	\$24.65
Youngs Heights	125	24.65	23.94	24.65
Colonial Heights	748	24.65	23.94	24.65