

CITY OF YUBA CITY  
STAFF REPORT

**Date:** August 7, 2007  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works  
**Presentation by:** George Musallam, Public Works Director

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**Summary**

**Subject:** Yuba City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area)

**Recommendation:** Conduct a public hearing:

Then

Adopt a resolution confirming the diagram and assessment and levying the assessment for fiscal year 2007-2008, pursuant to the Benefits Assessment Act of 1982.

**Fiscal Impact:** None.

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**Background:**

The City annually levies and collects special assessments in order to maintain and service streetlights in the Walton Avenue area and Tierra Buena area. The Districts were formed while the areas were in the County, and the City took over the administration of the Districts when they were annexed into the City.

On July 17, 2007, Council adopted a resolution directing filing of the Annual Report and a resolution of intention to order the improvements, setting a public hearing for August 7<sup>th</sup> to establish the assessments for fiscal year 2007-2008.

**Analysis:**

Exhibit A shows the proposed assessments within the affected subdivisions. When these Districts were formed, there were no provisions to adjust the assessments annually based on inflation. Therefore, the assessments remain the same from year to year.

**Fiscal Impact:**

The projected revenue, expenditures, and cash balance for the Districts are as follows:

<u>District</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Cash Balance</u>
Walton Area	\$83,836	\$90,155	\$234,121
Tierra Buena Area	\$53,068	\$71,828	\$91,748

Both districts are spending more than is being collected which is reducing the cash balances in the Districts. If the Walton Area District continues with the same level of service, it will begin to operate in the negative in approximately 37 years. If the Tierra Buena District continues with the same level of service, it will begin to operate in the negative in approximately 4 years. Options to remedy this include subsidizing the District with other funding sources, or have the property owners within the District vote on increasing the assessment or adding an inflation factor. Staff will bring options before the Council within the next two months for consideration.

**Alternatives:**

Cancel the Districts and find alternative funding sources to maintain the streetlights.

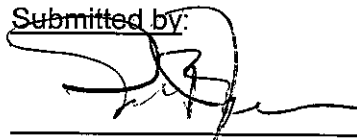
**Recommendation:**

Adopt a resolution confirming the diagram and assessment and levying the assessment for fiscal year 2007-2008, pursuant to the Benefits Assessment Act of 1982.

Prepared by:

Diana Langley  
Diana Langley  
Principal Engineer

Submitted by:

  
Steven R. Jepsen  
City Manager

Reviewed by:

Department Head

Finance

City Attorney

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**EXHIBIT A**  
**YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICTS**  
*(In accordance with the provisions of the Benefit Assessment Act of 1982)*

**WALTON AREA**

AFFECTED SUBDIVISION	PROPOSED ASSESSMENT (per single unit)	INCREASE FROM PREVIOUS YEAR
Bogue Ranch	37.00	No
Bogue Ranch II	59.40	No
Cypress	41.74	No
Hampton Estates I	45.58	No
Hampton Estates II	41.80	No
Kushlia Village	62.00	No
Lincoln Park 2	52.56	No
Lincoln Pointe	51.48	No
Lincoln Village 1	61.44	No
Lincoln Village 2	50.78	No
Meadowood 1	73.12	No
Meadowood 2	111.88	No
Orchard 2	62.92	No
Orchard 3	34.60	No
Ravenwood 1	54.06	No
Ravenwood 2	67.28	No
Ravenwood 3	40.40	No
Sanborn Estates	63.58	No
Sandpiper 1, 2, and 3	46.32	No
Sunrise Village	58.56	No
Sun Valley 2	51.48	No
Walton Park Estates	38.00	No
Walton Ranch	60.06	No
West Ranch and Meadowood 3	67.06	No
Woodside Village 2	67.56	No

## TIERRA BUENA AREA

AFFECTED SUBDIVISION	PROPOSED ASSESSMENT (per single unit)	INCREASE FROM PREVIOUS YEAR
Bryn Mawr Estates 3	61.22	No
Bryn Mawr Estates 4	65.52	No
Buena Vista 1	36.04	No
Buena Vista 2	83.90	No
Butte Rancho	67.38	No
Butte View Estates	89.10	No
Country Aire	77.72	No
Kira Estates	80.08	No
Loma Vista	82.36	No
Quail Pointe Estates	89.50	No
Ranchero 2 & 3	108.90	No
Ranchero 4 & 6	48.54	No
Ranchero Estates 1	64.46	No
Ranchero Estates 5	60.06	No
Rancho De Royo 2 Ph 1	126.44	No
Rancho De Royo 2 Ph 2	65.56	No
Skyview Place	81.90	No
Stonegate Village 1	59.32	No
Stonegate Village 2	51.90	No
Stonegate Village 3	41.58	No
Suburban Acres	49.00	No
Tara Estates	50.86	No
Teja 4	71.72	No
Walnut Acres	52.32	No

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
CONFIRMING THE DIAGRAM AND ASSESSMENT AND LEVYING THE ASSESSMENT FOR  
THE FISCAL YEAR 2007-2008

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (Walton Area)  
AND YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (Tierra Buena Area)  
(Pursuant to the Benefit Assessment Act of 1982)

WHEREAS, the City Council, pursuant to the *Benefit Assessment Act of 1982*, Section 54703 et seq. (hereafter referred to as the "Act"), did by previous resolution order the Engineer of Work, MuniFinancial, to prepare and file reports in connection with the Yuba City Residential Street Light Maintenance District (Walton Area) and the Yuba City Residential Street Light Maintenance District (Tierra Buena Area), hereafter referred to as the Districts, the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2007 and ending June 30, 2008; and,

WHEREAS, the Engineer of Work filed reports and the City Council adopted its Resolution on Intention to Levy and Collect Assessments with the assessment districts for fiscal year 2007-2008 and set a public hearing to be held on August 7, 2007 in the meeting place of the City Council, City Hall, 1201 Civic Center Blvd., Yuba City, California. Notice of the hearing was given in the time and manner required by law; and,

WHEREAS, the City Council has carefully considered all oral and written comments presented with respect to the District and reports at a noticed Public Hearing and has discussed any necessary or desired modifications to the reports

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

The City Council hereby confirms the diagram and the assessment as set forth in the annual reports of the Engineer of Work and hereby levies the assessment set forth therein for the fiscal year 2007-2008.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of August, 2007.

AYES:

NOES:

ABSENT:

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Mayor

ATTEST:

\_\_\_\_\_  
City Clerk