

CITY OF YUBA CITY
STAFF REPORT

Date: May 4, 2010
To: Honorable Mayor & Members of the City Council
From: Public Works
Presented by: George Musallam, Public Works Director

Summary

Subject: Public Hearing – Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_3

Recommendation: Conduct a public hearing; THEN

Adopt a Resolution confirming diagram and assessment and levying assessment for Fiscal Year 2010-2011 for Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_3. [Improvements associated with 1640 Lincoln Road, Walgreens Store project]

Fiscal Impact: \$254.37 per year collected from each of the three parcel owners in the zone, adjusted annually to reflect Consumer Price Index changes

Background:

All actions and resolutions associated with establishment of a Lighting and Landscape Maintenance District are done pursuant to the Landscaping and Lighting Act of 1972. Council proceedings on March 16, 2010, established Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_3, for the improvements associated with the 1640 Lincoln Road, Walgreens Store project. The March 16th proceedings also set a public hearing for May 4, 2010, to receive input from the affected property owner and set the proposed assessments in accordance with the Engineer's Report. Following Council approval, a Notice of Public Hearing on Proposed New Assessment was sent to Yuba City Land Partners LP, the property owner of the three parcels that are to receive the proposed improvements. An Assessment District Ballot was mailed with the Notice; the ballot is required to be marked and received in the City Clerk's Office no later than 7:00 P.M. on May 4, 2010.

Analysis:

The public hearing and resolution are required by State law to establish the Lighting and Landscape Maintenance District which is required as a condition of the improvements associated with 1640 Lincoln Road, Walgreens Store project improvements. The District will enable future lot owners to pay their share of the cost and maintenance of street lighting within the District.

Fiscal Impact:

Each of the three (3) parcel owners within the District will be assessed \$254.37 annually via their tax bill. The assessment amount is shown on the Estimate of Cost Maintenance and Engineer's Report on file with the City Clerk. In addition, provisions for annual adjustments to reflect the Consumer Price Index changes have been included in the Engineer's Report. At this point in time, there is no fee charged to the developer for staff time to prepare the necessary paperwork to establish the District. Through the annual assessment, a 10% administration fee is collected to cover City costs associated with the preparation of the annual reports to be filed with the tax collector.

Alternatives:


Conduct a public hearing, and then modify the assessments.

Recommendation:

Conduct a public hearing; THEN

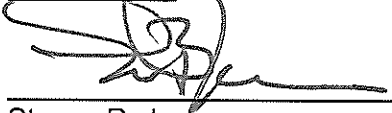
Adopt a Resolution confirming diagram and assessment and levying assessment for Fiscal Year 2010-2011 for Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_3. [Improvements associated with 1640 Lincoln Road, Walgreens Store project]

Prepared by:



Benjamin K. Moody
Associate Civil Engineer

Submitted by:




Steven R. Jepsen
City Manager

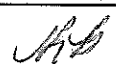
Reviewed by:

Department Head

Finance

City Attorney





RESOLUTION NO. _____

**YUBA CITY LIGHTING AND LANDSCAPE
MAINTENANCE DISTRICT NO. 6,
ZONE OF BENEFIT B_3
(Pursuant to the Landscaping and Lighting Act of 1972)**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT
FOR FISCAL YEAR 2010-2011**

THE CITY COUNCIL OF THE CITY OF YUBA CITY RESOLVES:

1. Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, the City Council directed George L. Musallam, Engineer of Work for Yuba City Lighting and Landscape Maintenance District No. 6, to prepare and file an annual report for fiscal year 2010-2011.

2. The Engineer of Work filed his annual report and the City Council adopted its resolution of intention to levy and collect assessments within the assessment district for fiscal year 2010-2011, and set a public hearing to be held on May 4, 2010, in the meeting place of the City Council, City Hall, 1201 Civic Center Boulevard, Yuba City, California. Notice of the hearing was given in the time and manner required by law.

3. At the public meeting and hearing, the City Council afforded to every interested person an opportunity to make a protest to the annual report either in writing or orally, and the City Council has considered each protest.

4. The City Council hereby confirms the diagram and assessment as set forth in the annual report of the Engineer of Work and hereby levies the assessment set forth therein for fiscal year 2010-2011.

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 4th day of May 2010.

AYES:

NOES:

ABSENT:

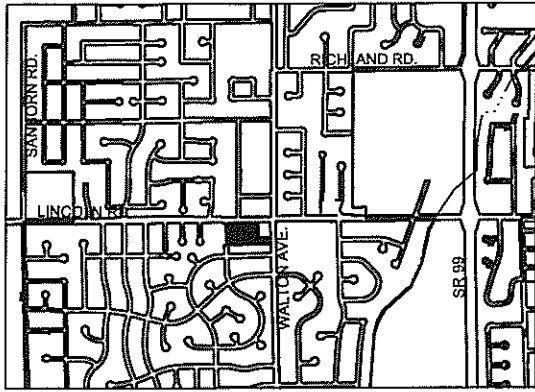
MAYOR

ATTEST:

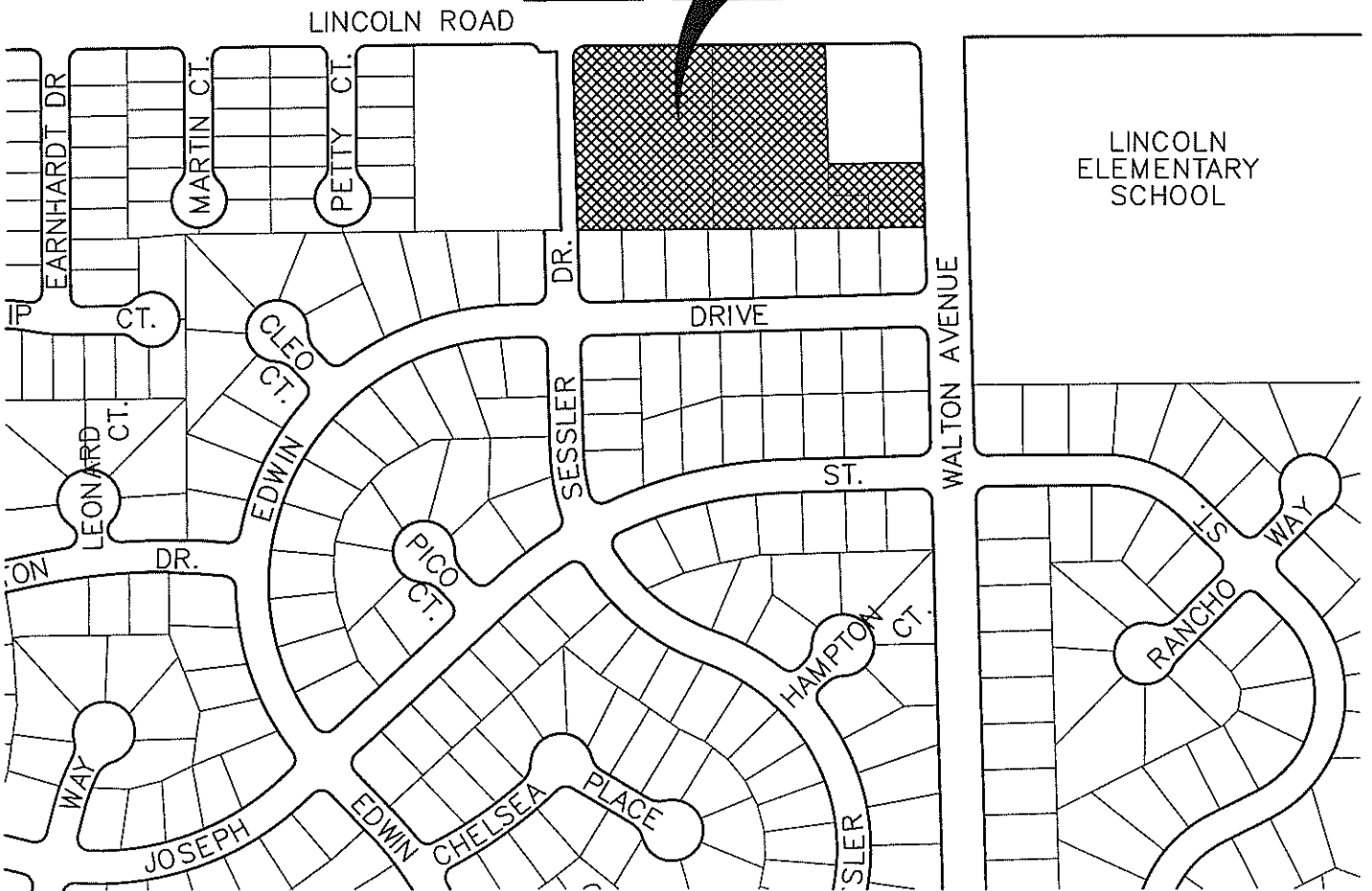
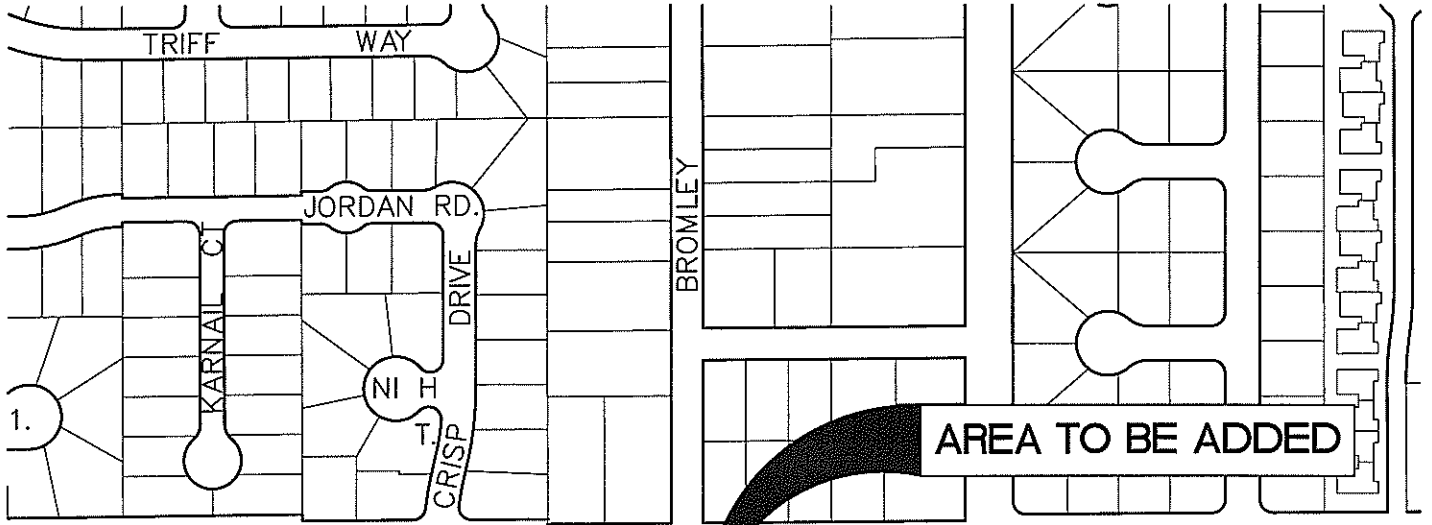
CITY CLERK



SCALE: 1" = 300'



WALGREENS STORE, 1640 LINCOLN RD.
LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT No. 6
ZONE OF BENEFIT B_3



LINCOLN
ELEMENTARY
SCHOOL



SCALE: 1" = 100'

LEGEND

☼ PROPOSED LIGHT

WALGREENS STORE, 1640 LINCOLN RD.
LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT No. 6
ZONE OF BENEFIT B_3

