

CITY OF YUBA CITY
STAFF REPORT

Date: July 20, 2010
To: Honorable Mayor & Members of the City Council
From: Public Works
Presentation by: George Musallam, Public Works Director

Summary

Subject: Yuba City Residential Street Light Maintenance Districts (Walton Area and Tierra Buena Area) Resolution of Intent

Recommendation: Adopt the following resolutions to continue the Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982:

- Resolution Directing Filing of Annual Report, Yuba City Residential Street Light Maintenance Districts.
- Resolution of Intention to Order Improvements, Yuba City Residential Street Light Maintenance Districts.

Fiscal Impact: None.

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.

Analysis:

The Engineer's Annual Report has been prepared and is on file with the City Clerk's office. It describes the District, the improvements therein, and the proposed assessment amount for each parcel. The Resolution directing the filing of the Annual Report and the Resolution of Intention to order improvements are required by State law to continue the Yuba City Residential Street Light Maintenance Districts for the properties located within the Walton Avenue and Tierra Buena areas, to pay their share of the streetlight maintenance costs. The action tonight sets a public hearing for the Council meeting to be held on August 3, 2010, to establish assessments for the coming year.

When these Districts were formed, there were no provisions to adjust the assessments annually based on inflation. Therefore, historically the assessments have remained the same from year to year and varied from \$34.60 per parcel to \$126.44 per parcel, depending on the subdivision. Last year, due to the excess amount of funds in reserves, Council authorized reduced assessments ranging from \$11.14 per parcel to \$97.24 per parcel with the goal of reducing the reserves to approximately 50% of the annual expenditures. Staff is proposing to continue to levy less than

maximum assessments ranging from \$12.30 per parcel to \$61.58 per parcel which will reduce the reserves to approximately 50% of the annual expenditures for each District.

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 as of</u> <u>6/30/11</u>
Walton Area	\$44,966	\$72,966	\$36,738
Tierra Buena Area	\$18,113	\$44,613	\$20,928

The proposed assessments for each District are shown in Exhibit A.

Alternatives:

Modify the assessment amounts or cancel the Districts and find alternative funding sources to maintain the streetlights.


Recommendation:

Adopt the Resolution Directing Filing of Annual Report, Yuba City Residential Street Light Maintenance Districts (pursuant to the Benefits Assessment Act of 1982), and the Resolution of Intention to Order Improvements, Yuba City Residential Street Light Maintenance Districts (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

GM by DL



EXHIBIT A

District	Subdivision	Maximum Levy Amount (\$)	FY 10/11 Proposed Levy (\$)	Change from FY 09/10 (\$)
Walton	Bogue Ranch	37.00	20.36	8.45
	Bogue Ranch II	59.40	32.70	13.57
	Cypress	41.74	22.98	9.55
	Hampton Estates I	45.58	25.08	10.40
	Hampton Estates II	41.80	23.00	9.54
	Kushlia Village	62.00	34.12	14.16
	Lincoln Park 2	52.56	28.94	12.01
	Lincoln Pointe	51.48	28.34	11.77
	Lincoln Village 1	61.44	33.82	14.04
	Lincoln Village 2	50.78	27.96	11.61
	Meadowood I	73.12	40.24	16.70
	Meadowood II	111.88	61.58	25.55
	Orchard 2	62.92	34.64	14.39
	Orchard 3	34.60	19.04	7.90
	Ravenwood 1	54.06	29.76	12.36
	Ravenwood 2	67.28	37.04	15.38
	Ravenwood 3	40.40	22.24	9.23
	Sanborn Estates	63.58	35.00	14.52
	Sandpiper 1, 2, and 3	46.32	25.50	10.59
	Sunrise Village	58.56	32.24	13.39
	Sun Valley 2	51.48	28.34	11.77
	Walton Park Estates	38.00	20.92	8.68
	Walton Ranch	60.06	33.06	13.72
	West Ranch and Meadowood 3	67.06	36.92	15.33
Woodside Village 2	67.56	37.18	15.43	
Tierra Buena	Bryn Mawr Estates 3	61.22	20.90	(26.18)
	Bryn Mawr Estates 4	65.52	22.36	(28.03)
	Buena Vista 1	36.04	12.30	(15.42)
	Buena Vista 2	83.90	28.64	(35.89)
	Butte Rancho	67.38	23.00	(28.82)
	Butte View Estates	89.10	30.40	(38.12)
	Country Aire	77.72	26.52	(33.25)
	Kira Estates	80.08	27.32	(34.27)
	Loma Vista	82.36	28.10	(35.24)
	Quail Pointe Estates	89.50	30.54	(38.29)
	Ranchero 2 & 3	108.90	37.16	(46.59)
	Ranchero 4 & 6	48.54	16.56	(20.77)
	Ranchero Estates 1	64.46	22.00	(27.57)
	Ranchero Estates 5	60.06	20.50	(25.69)
	Rancho De Royo 2 Ph 1	126.44	43.16	(54.08)

District	Subdivision	Maximum Levy Amount (\$)	FY 10/11 Proposed Levy (\$)	Change from FY 09/10 (\$)
Tierra Buena	Rancho De Royo 2 Ph 2	65.56	22.38	(28.04)
	Skyview Place	81.90	27.94	(35.05)
	Stonegate Village 1	59.32	20.24	(25.38)
	Stonegate Village 2	51.90	17.70	(22.21)
	Stonegate Village 3	41.58	14.18	(17.80)
	Suburban Acres	49.00	16.72	(20.96)
	Tara Estates	50.86	17.36	(21.76)
	Teja 4	71.72	24.48	(30.68)
	Walnut Acres	52.32	17.86	(22.38)

RESOLUTION NO. _____

RESOLUTION DIRECTING FILING OF ANNUAL REPORT

YUBA CITY RESIDENTIAL STREET LIGHTING MAINTENANCE DISTRICT

(Pursuant to the Benefit Assessment Act of 1982)

The City Council of the City of Yuba City resolves:

(1) Richard Kopecky, the person designated by this Council as the Engineer of Work for Yuba City Residential Street Lighting Maintenance District, is hereby directed to file an annual report in accordance with the provisions of the Benefit Assessment Act of 1982.

(2) This resolution is adopted pursuant to Section 54703 et seq., of the Government Code.

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 20th day of July, 2010.

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. _____

RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS
 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)

The City Council of the City of Yuba City resolves:

- (1) The City Council intends to levy and collect assessments within the Yuba City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) during the fiscal year 2010 - 2011. The area of land to be assessed is located in the City of Yuba City, Sutter County.
- (2) The proposed assessments for the improvements to be made in these assessment districts are for maintaining the street lights within the subdivisions listed as follows:

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	20.36	8.45
Bogue Ranch II	32.70	13.57
Cypress	22.98	9.55
Hampton Estates I	25.08	10.40
Hampton Estates II	23.00	9.54
Kushlia Village	34.12	14.16
Lincoln Park 2	28.94	12.01
Lincoln Pointe	28.34	11.77
Lincoln Village 1	33.82	14.04
Lincoln Village 2	27.96	11.61
Meadowood 1	40.24	16.70
Meadowood 2	61.58	25.55
Orchard 2	34.64	14.39
Orchard 3	19.04	7.90
Ravenwood 1	29.76	12.36
Ravenwood 2	37.04	15.38
Ravenwood 3	22.24	9.23
Sanborn Estates	35.00	14.52
Sandpiper 1, 2, and 3	25.50	10.59
Sunrise Village	32.24	13.39
Sun Valley 2	28.34	11.77
Walton Park Estates	20.92	8.68
Walton Ranch	33.06	13.72
West Ranch and Meadowood 3	36.92	15.33
Woodside Village 2	37.18	15.43

TIERRA BUENA AREA

AFFECTED SUBDIVISION	PROPOSED ASSESSMENT (per single unit - \$)	DECREASE FROM PREVIOUS YEAR (\$)
Bryn Mawr Estates 3	20.90	26.18
Bryn Mawr Estates 4	22.36	28.03
Buena Vista 1	12.30	15.42
Buena Vista 2	28.64	35.89
Butte Rancho	23.00	28.82
Butte View Estates	30.40	38.12
Country Aire	26.52	33.25
Kira Estates	27.32	34.27
Loma Vista	28.10	35.24
Quail Pointe Estates	30.54	38.29
Ranchero 2 & 3	37.16	46.59
Ranchero 4 & 6	16.56	20.77
Ranchero Estates 1	22.00	27.57
Ranchero Estates 5	20.50	25.69
Rancho De Royo 2 Ph 1	43.16	54.08
Rancho De Royo 2 Ph 2	22.38	28.04
Skyview Place	27.94	35.05
Stonegate Village 1	20.24	25.38
Stonegate Village 2	17.70	22.21
Stonegate Village 3	14.18	17.80
Suburban Acres	16.72	20.96
Tara Estates	17.36	21.76
Teja 4	24.48	30.68
Walnut Acres	17.86	22.38

(3) In accordance with this Council's resolution directing the filing of annual reports, MuniFinancial (a Corporation), Engineer of Work, has filed with the City Clerk the reports required by the Benefit Assessment Act of 1982. All interested persons are referred to the reports for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district, or may call MuniFinancial at (800) 755-6864 for information.

(4) On the 3rd day of August, 2010, at the hour of 7:00 o'clock P.M., the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the City Hall, 1201 Civic Center Boulevard, Yuba City, California.

(5) The City Clerk is authorized and directed to give the notice of hearing required by Government Code Section 6066.

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 20th day of July, 2010.

AYES:

NOES:

ABSENT:

ATTEST:

MAYOR

CITY CLERK