

CITY OF YUBA CITY
STAFF REPORT

Date: July 16, 2019
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Benjamin Moody, Interim Assistant Public Works Director

Summary

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

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

- Resolution Describing Improvements and Ordering the Engineer of Work to File a Report with Regard to Yuba City Residential Street Light Maintenance Districts
- 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

B. Set a public hearing for August 20, 2019 at 6:00 PM to establish assessments for FY 19/20.

Fiscal Impact: Receipt of assessments and expenditures of funds associated with lighting maintenance districts throughout the City.

Purpose:

To initiate proceedings for the continuation of the levy of Assessments for Fiscal Year 19/20 within the Residential Street Light Maintenance Districts, pursuant to the provisions of the Benefit Assessment Act of 1982 and Article XIID of the California Constitution.

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 under the County's jurisdiction, and the City took over the administration of the Districts when they were annexed into the City.

Prior to 2009, the Districts were historically charged the maximum levy which allowed the reserves to build up. Since 2009, Council has approved reduced assessments with the goal of reducing the reserves to a level equal to six months of operating costs. In addition, Council directed staff

to levy assessments in future years at levels in which reserves will be maintained at a constant level and will cover the expenses with minimal increases from year to year.

Analysis:

The Engineer’s Annual Reports have been prepared and are on file in the City Clerk’s Office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution directing the filing of the Annual Reports and the Resolution of Intention to order improvements are required by State law to continue the Residential Street Light Maintenance Districts. The action proposed in the report sets a Public Hearing for the Council meeting to be held on August 20, 2019 to establish assessments for the coming year.

Due to low operating costs and high reserve levels, the proposed assessments for the Tierra Buena Area are significantly lower than Fiscal Year 18/19.

Operating and maintenance costs in Fiscal Year 18/19 for the Walton area were higher than the maximum levy for the District, which caused the Reserve Fund Balance to decrease. In order to correct this, the proposed assessments for the Walton Area have been raised to the maximum levy amount.

Fiscal Impact:

The proposed levy amounts for each District are shown in Exhibit A.

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

<u>District</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Projected Reserve Fund Balance as of 7/1/20</u>
Tierra Buena Area	\$22,000	\$24,950	\$127,218
Walton Area	\$81,677	\$81,443	(\$66,122)

Due to past billing changes with PG&E the Tierra Buena Area has been overcharged while the Walton Avenue Area has been undercharged. Moving forward, the proposed levy changes will correct these revenue-expenditure imbalances.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in Fiscal Year 2019/20, or cancel the Districts and find alternative funding sources to maintain the streetlights.

Recommendation:

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

- Resolution Describing Improvements and Ordering the Engineer of Work to File a Report

with Regard to Yuba City Residential Street Light Maintenance Districts

- 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

B. Set a Public Hearing for August 20, 2019 at 6:00 pm to establish assessments for FY 19/20.

Attachments:

1. Resolutions
2. Proposed Assessments
3. District Maps

Prepared by:

[/s/ Joshua G.T. Wolfe](#)

Joshua G. T. Wolfe
Assistant Engineer

Submitted by:

[/s/ Diana Langley](#)

Diana Langley
Interim City Manager

Reviewed by:

Department Head

[BM](#)

Finance

[RB](#)

City Attorney

[SLC by email](#)

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DESCRIBING IMPROVEMENTS AND ORDERING THE ENGINEER OF WORK TO
FILE A REPORT WITH REGARD TO THE YUBA CITY RESIDENTIAL STREET
LIGHT MAINTENANCE DISTRICTS**

WHEREAS, the City of Yuba City is a municipal corporation duly created and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Landscaping and Lighting Act of 1972 requires the review of annual assessment of existing Districts; and

WHEREAS, Yuba City Residential Street Light Maintenance Districts have been formed pursuant to the Landscaping and Lighting Act of 1972, and has been brought into compliance with Proposition 218; and

WHEREAS, the City Council of the City of Yuba City desires that assessments be levied and collected in said assessment districts for the 2019-2020 Fiscal Year in accordance with Chapter 3 (commencing with Section 22620) of Part 2 of Division 15 of the Streets and Highways Code of the State of California; and

WHEREAS, the City Council wishes to secure engineer's reports in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Streets and Highways Code of the State of California.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

1. There are no proposed new improvements or any substantial changes in existing improvements for Yuba City Residential Street Light Maintenance Districts. The City Engineer is hereby ordered to prepare and file a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Streets and Highways Code of the State of California for Fiscal Year 2019-2020 Yuba City Residential Street Light Maintenance Districts.

2. This Resolution shall take effect immediately.

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 16th day of July, 2019.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Patricia Buckland, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DIRECTING FILING OF THE ANNUAL REPORT FOR THE YUBA CITY RESIDENTIAL
STREET LIGHT MAINTENANCE DISTRICTS**
(Pursuant to the Benefit Assessment Act of 1982)

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, Richard Kopecky, the person designated by this Council as the Engineer of Work for the Yuba City Residential Street Light Maintenance District, is hereby directed to file the Fiscal Year 2019-20 annual report in accordance with the provisions of the Benefit Assessment Act of 1982; and

WHEREAS, 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 16th day of July, 2019.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Patricia Buckland, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
OF INTENTION TO ORDER IMPROVEMENTS YUBA CITY RESIDENTIAL STREET LIGHT
MAINTENANCE DISTRICT (Walton Area) AND RESIDENTIAL STREET LIGHT
MAINTENANCE DISTRICT (Tierra Buena Area)
(Pursuant to the Benefit Assessment Act of 1982)**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, 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 fiscal year 2019-20. The area of land to be assessed is located in the City of Yuba City, Sutter County; and

WHEREAS, 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:

<u>Walton Area</u>	
<u>Affected Subdivision</u>	<u>Proposed Assessment (per single unit - \$)</u>
Bogue Ranch	\$37.00
Bogue Ranch II	\$59.40
Cypress	\$41.74
Hampton Estates I	\$45.58
Hampton Estates II	\$41.80
Kushlia Village	\$62.00
Lincoln Park II	\$52.56
Lincoln Pointe	\$51.46
Lincoln Village I	\$61.44
Lincoln Village II	\$50.78
Meadowood I	\$73.12
Meadowood II	\$111.88
Orchard II	\$62.92
Orchard III	\$34.60
Ravenwood I	\$54.06
Ravenwood II	\$67.28
Ravenwood III	\$40.40
Sanborn Estates	\$63.58
Sandpiper I, II, III	\$46.32
Sun Valley II	\$51.48
Sunrise Village	\$58.56
W Ranch & Meadowood III	\$67.06
Walton Park Estates	\$38.00
Walton Ranch	\$60.06
Woodside Village II	\$67.56

<u>Tierra Buena Area</u>	
<u>Affected Subdivision</u>	<u>Proposed Assessment (per single unit - \$)</u>
Bryn Mawr Estates III	\$25.38
Bryn Mawr Estates IV	\$27.16
Buena Vista I	\$14.94
Buena Vista II	\$34.78
Butte Rancho	\$27.93
Butte View Estates	\$36.94
Country Aire	\$32.22
Kira Estates	\$33.20
Loma Vista	\$34.14
Quail Pointe Estates	\$37.10
Ranchero II & III	\$45.15
Ranchero IV & VI	\$20.13
Ranchero Estates I	\$26.72
Ranchero Estates V	\$24.90
Rancho De Royo II Ph I	\$52.42
Rancho De Royo II Ph II	\$27.18
Skyview Place	\$33.95
Stonegate Village Unit I	\$24.59
Stonegate Village Unit II	\$21.52
Stonegate Village Unit III	\$17.24
Suburban Acres	\$20.31
Tara Estates	\$21.09
Teja IV	\$29.73
Walnut Acres	\$21.69

WHEREAS, in accordance with this Council's resolution directing the filing of annual reports, Richard Kopecky with Willdan Financial Services, 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 Willdan Financial Services at (951) 587-3500; and

WHEREAS, on the 20th day of August, 2019, at the hour of 6:00 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 at City Hall, 1201 Civic Center Boulevard, Yuba City, California; and

WHEREAS, the City Clerk is authorized and directed to give 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 16th day of July, 2019.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Patricia Buckland, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

EXHIBIT A

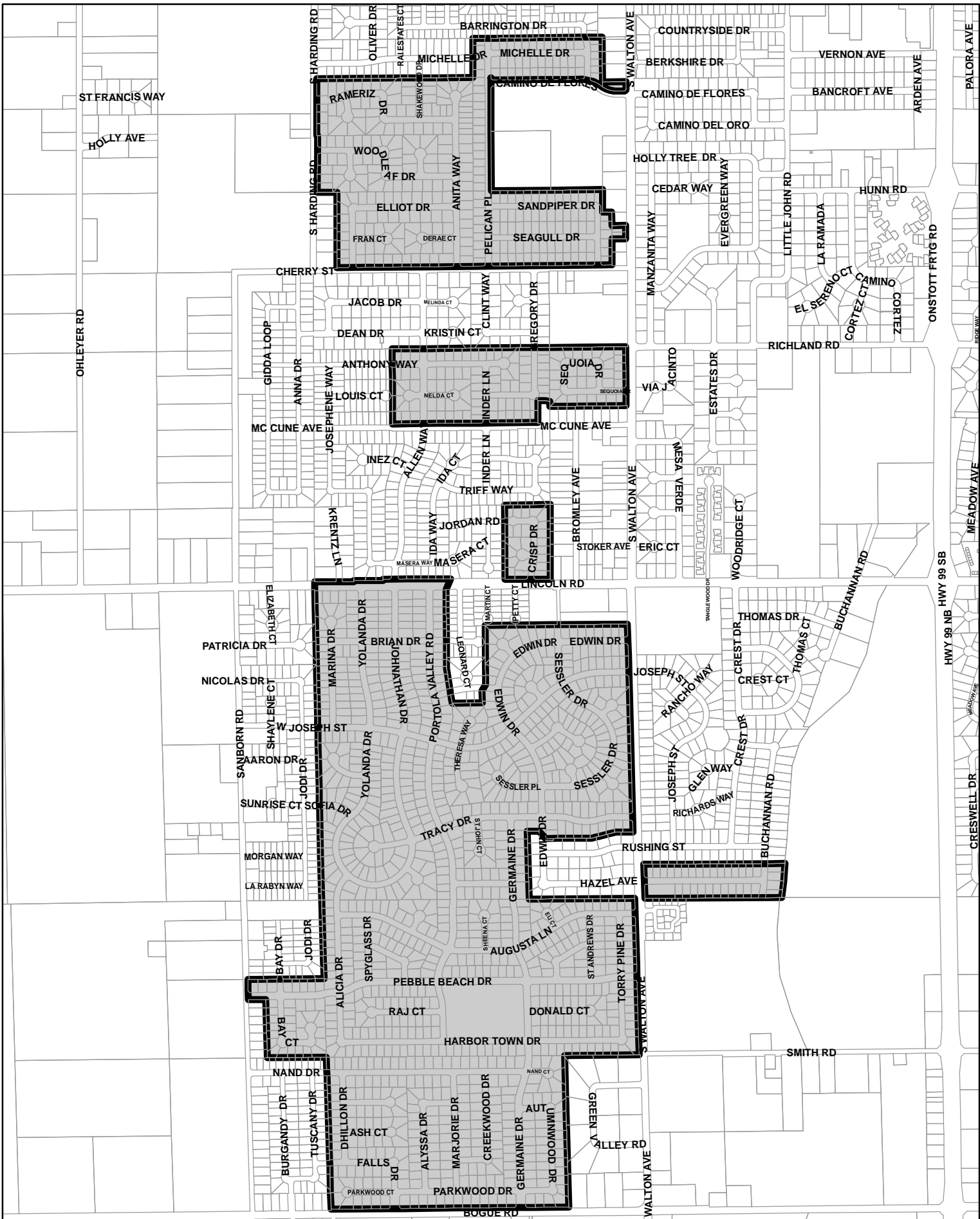
WALTON RESIDENTIAL STREET LIGHT DISTRICT

Affected Subdivision	Proposed Assessment (per single unit - \$)	Change From Previous Year (\$)	Maximum Levy Allowed (\$)
Bogue Ranch	\$37.00	\$12.01	\$37.00
Bogue Ranch II	\$59.40	\$19.29	\$59.40
Cypress	\$41.74	\$13.56	\$41.74
Hampton Estates I	\$45.58	\$14.80	\$45.58
Hampton Estates II	\$41.80	\$13.57	\$41.80
Kushlia Village	\$62.00	\$20.13	\$62.00
Lincoln Park II	\$52.56	\$17.07	\$52.56
Lincoln Pointe	\$51.46	\$16.69	\$51.48
Lincoln Village I	\$61.44	\$19.95	\$61.44
Lincoln Village II	\$50.78	\$16.49	\$50.78
Meadowood I	\$73.12	\$23.75	\$73.12
Meadowood II	\$111.88	\$36.33	\$111.88
Orchard II	\$62.92	\$20.43	\$62.92
Orchard III	\$34.60	\$11.23	\$34.60
Ravenwood I	\$54.06	\$17.55	\$54.06
Ravenwood II	\$67.28	\$44.06	\$67.28
Ravenwood III	\$40.40	\$13.12	\$40.40
Sanborn Estates	\$63.58	\$20.65	\$63.58
Sandpiper I, II, III	\$46.32	\$15.04	\$46.32
Sun Valley II	\$51.48	\$16.71	\$51.48
Sunrise Village	\$58.56	\$19.02	\$58.56
W Ranch Meadowood	\$67.06	\$21.77	\$67.06
Walton Park Estates	\$38.00	\$12.34	\$38.00
Walton Ranch	\$60.06	\$19.50	\$60.06
Woodside Village II	\$67.56	\$21.94	\$67.56

TIERRA BUENA RESIDENTIAL STREET LIGHT DISTRICT

Affected Subdivision	Proposed Assessment (per single unit)	Change From Previous Year	Maximum Levy Allowed
Bryn Mawr Estates III	\$25.38	(\$29.87)	\$61.22
Bryn Mawr Estates IV	\$27.16	(\$31.97)	\$65.52
Buena Vista I	\$14.94	(\$17.59)	\$36.04
Buena Vista II	\$34.78	(\$40.94)	\$83.90
Butte Rancho	\$27.93	(\$32.88)	\$67.38
Butte View Estates	\$36.94	(\$43.47)	\$89.10
Country Aire	\$32.22	(\$37.92)	\$77.72
Kira Estates	\$33.20	(\$39.07)	\$80.08
Loma Vista	\$34.14	(\$40.19)	\$82.36
Quail Pointe Estates	\$37.10	(\$43.67)	\$89.50
Ranchero II & III	\$45.15	(\$53.14)	\$108.90
Ranchero IV & VI	\$20.13	(\$23.69)	\$48.54
Ranchero Estates I	\$26.72	(\$31.45)	\$64.46
Ranchero Estates V	\$24.90	(\$29.30)	\$60.06
Rancho De Royo I Ph I	\$52.42	(\$61.69)	\$126.44
Rancho De Royo II Ph II	\$27.18	(\$31.99)	\$65.56
Skyview Place	\$33.95	(\$39.96)	\$81.90
Stonegate Village Unit I	\$24.59	(\$28.94)	\$59.32
Stonegate Village Unit II	\$21.52	(\$25.33)	\$51.90
Stonegate Village Unit III	\$17.24	(\$20.29)	\$41.58
Suburban Acres	\$20.31	(\$23.91)	\$49.00
Tara Estates	\$21.09	(\$24.82)	\$50.86
Teja IV	\$29.73	(\$35.00)	\$71.72
Walnut Acres	\$21.69	(\$25.53)	\$52.32

ATTACHMENT 3



**Yuba City Residential Street Light Maintenance District
Walton Area**

