

CITY OF YUBA CITY
STAFF REPORT

Date: August 18, 2020
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Diana Langley, Interim City Manager

Summary

Subject: Levying Assessments for Yuba City Landscape Maintenance District No. 1 (Stabler Lane/Garden Highway Area)

Recommendation: A. Conduct a Public Hearing.
B. Adopt a Resolution confirming and ordering the annual levy of assessments for Fiscal Year 2020/21, pursuant to the Landscaping and Lighting Act of 1972.

Fiscal Impact: No change in assessment.

Purpose:

To continue to provide Lighting and Landscape Maintenance throughout the City pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIIIID of the California Constitution.

Background:

The City annually levies and collects a special assessment in order to maintain and service landscaping that provides special benefit to the parcels identified in Landscape Maintenance District 1. The assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed.

District 1 includes the Stabler Lane area (A) and Garden Highway area (B & B_1). Zones A and B do not have provisions for a cost of living adjustment (COLA) and have historically been charged the maximum levy allowed in an attempt to cover the expenses. Zone B_1 is a recently formed zone of benefit and does have provisions for a COLA which is based on the Consumer Price Index from January to January.

On July 21, 2020, Council adopted a resolution describing improvements and directing the filing of the Annual Reports, a resolution approving the Engineer's Report, and a resolution of intention to order the improvements, setting a public hearing for August 18, 2020 to establish the assessments for Fiscal Year 2020/21.

Analysis:

The Engineer's Annual Report has been prepared and is on file in the City Clerk's office. The report describes the District, the improvements therein, the method of assessment, and the proposed assessment for each parcel.

In previous years, the expenditures in District No. 1 exceeded the revenue due to the lack of COLA provisions, creating negative Reserve Fund Balances. The City has addressed these negative fund balances with aggressive cost-cutting measures and transfers from the General Fund and Streets and Road Fund. It is projected that this year the City will further reduce professional services, water, and administration expenses which will allow the revenue to exceed the expenditures in District No. 1. This reduction in services will be extremely noticeable with maintenance activities reduced to seven months out of the year in Zone of Benefit B. It is unlikely that moving forward the City will be able to reduce expenses while maintaining acceptable levels of maintenance.

In 2008, the City attempted to modify District No. 1 to include the COLA provisions, but residents within the District opposed the modification. Without the ability to increase rates, the cost to maintain the district will exceed revenues received from the assessments. This will result in either a lower level of maintenance or the need to supplement the District revenue with other sources. Alternatively, the City could again approach property owners about approving an assessment increase through a Proposition 218 process.

In accordance with recent council direction, City staff has provided letters and exhibits to all property owners, and residents which reside in Zone of Benefit B (Attachment 3). The letters and exhibits give background on the formation of the zone of benefit, the previous attempt to hold a Prop 218 hearing, to modify the district to include COLA provisions, and the necessary levy per parcel to meet costs for current levels of maintenance. Currently each parcel in Zone of Benefit B pays \$29.50 per year. In order to cover costs, each parcel would need to be levied at approximately \$45 per year, initially, plus applicable COLA increases as necessary (an initial increase of approximately \$15.50 per year). Letters were provided to all physical addresses and addresses for Owners of record in English, Spanish, and Punjabi.

Fiscal Impact:

The proposed assessments for Fiscal Year 2020/21 are shown in Attachment 2.

The projected revenue, expenditures, and cash balance, which include capital reserve, for the Districts are as follows:

<u>District – Zone of Benefit</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Projected Reserve Fund Balance as of 7/1/21*</u>
1 - A	\$22,007	\$20,472	(\$133)
1 – B**	\$65,937	\$62,676	\$31,129

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

**Dollar amounts for both Zones of Benefit B and B_1 are included within “1-B” row of table.

The reserve balance in Zone of Benefit B consists of General Fund transfers that were unspent last year. Staff recommends maintaining this reserve balance to cover unforeseen expenses that may come up throughout the year. Moving forward, the City may be required to reduce maintenance levels in District No. 1, or continue to utilize General Fund Gateway Maintenance Transfer funds to maintain previous years’ level of maintenance.

Alternatives:

1. Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2020/21, or cancel the District and find alternative funding sources to maintain the landscaping.
2. Council may direct City staff to follow legal procedures in order to modify District No. 1 to include an adjustment to match current expenditures with COLA provisions to avoid revenue shortfalls in the future.
3. Council may direct other fund sources to supplement the District revenues based on previous Fiscal Year expenditures. Over the last five fiscal years, the average expenditure dollar amount in Zone of Benefit B was approximately \$100,000 with revenues being approximately \$65,000.

Recommendation:

- A. Conduct a public hearing.
- B. Adopt a resolution confirming the diagram and assessment and levying the assessment for Fiscal Year 2020/21, pursuant to the Landscaping and Lighting Act of 1972.

Attachments:

1. Resolution
 - a. District Maps
2. Proposed Assessments
3. Letter to Property Owners in Zone of Benefit B

Prepared by:

/s/ Joshua Wolfe

Joshua Wolfe
Assistant Engineer

Submitted by:

/s/ Diana Langley

Diana Langley
Interim City Manager

Reviewed by:

Department Head

Finance

City Attorney

DL

SM

SLC by email

ATTACHMENT 1

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
CONFIRMING AND ORDERING THE ANNUAL LEVY OF ASSESSMENTS FOR FISCAL
YEAR 2020/21 FOR THE YUBA CITY LANDSCAPE MAINTENANCE DISTRICT NO. 1 (ZONE
OF BENEFIT “A” (STABLER LANE AREA) AND ZONES OF BENEFIT “B” & “B_1” (SOUTH
YUBA CITY AREA))**

WHEREAS, on July 21, 2020, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the “Act”), the City Council of the City of Yuba City did declare its intention to review, levy and collect the annual assessment for Landscape Maintenance District No. 1 (“District”) for Fiscal Year 2020/21; and

WHEREAS, assessments levied within the District provided revenue for the purpose of financing the installation, construction, and maintenance of certain public projects eligible under the Act, including without limitation the operation, maintenance, and servicing of improvements including turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, street lighting, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping) surrounding the developments, as well as servicing improvements including electricity, water for irrigation of any landscaping, and the operation of fountains; and

WHEREAS, said Council did declare its intention to levy and collect the annual assessment for the maintenance and operation of the landscaping facilities in said District; and

WHEREAS, on July 21, 2020, pursuant to the provisions of the Act, the City Council initiated proceedings by Resolution No. 20-072 for the levy and collection of assessments against the assessable lots and parcels of land in the District for Fiscal Year 2020/21 and directed the Engineer of Work, Richard Kopecky of Willdan Financial Services, to prepare and file a written report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act; and

WHEREAS, in accordance with Article 4 of Chapter 1 of the Act, the Engineer of Work prepared and filed such report (the “Engineer’s Report”) with the City Clerk, and the City Clerk has presented the Engineer’s Report to the City Council; and

WHEREAS, on July 21, 2020, the City Council adopted Resolution No. 20-073 approving the Engineer’s Report, which calculated the annual assessments for the parcels in said District, as filed pursuant to Section 22623 of the Act, and

WHEREAS, the public notice of the Resolution of Intention and the Public Hearing scheduled for August 18, 2020, was duly published on August 7, 2020.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the levy of and to collect assessments against the

assessable lots and parcels of property within an existing assessment district designated "Landscape Maintenance District No. 1" (the "District") pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2020 and ending June 30, 2021, to pay for the costs and expenses of the improvements described in the Engineer's Report.

3. That the City Council hereby determines that the territory within the District, whose boundaries are set forth in the Engineer's Report, on file with the City Clerk of the City of Yuba City, will be the territory benefited by the maintenance and servicing of the improvements described in said Report.

4. That the hearing on said annual levy of assessment was held in accordance with law and all persons desiring to speak were heard.

5. That the Engineer's Report, the diagram for the assessment district and the assessment of the estimated costs of the improvements contained therewith and each and every part of said Report, is adopted and approved as to the District, and that the assessment of the total amount of the costs and the individual assessments thereof, respectively, from said improvements, and of the expenses incidental thereto, be and the same hereby are finally approved and confirmed as the assessments to pay the costs. The assessments for District No. 1, Zones of Benefit "A" and "B," for Fiscal Year 2020/21 are proposed to remain the same as the previous year as described in the Engineer's Report. The assessment for District No. 1, Zone of Benefit "B_1," for Fiscal Year 2020/21 is proposed to increase from the previous year as described in the Engineer's Report, but is still within or less than the amount approved for Zone of Benefit "B_1" at the time of the District's formation.

6. The Council hereby orders the levy of the assessments described in said Resolution of Intention and the Engineer's Report.

7. That the assessment diagram showing the assessment district referred to in said Resolution of Intention, and also the subdivision of land within the District, as contained in said Engineer's Report, be and it is hereby finally approved and confirmed as the diagram of the properties to be assessed to pay the costs of the improvements.

8. The City Clerk shall file the diagram and assessment, as confirmed or certified copy thereof, with the Sutter County Auditor-Controller no later than August 19, 2020.

9. As the levies remain the same as prior years, the assessments for District No. 1 Zones of Benefit "A" and "B" are exempted from the requirements of Article XIII Section "D" of the California Constitution (Proposition 218). Likewise, although the levies have increased for District No. 1 Zone of Benefit "B_1" as compared to the prior year, the levy amounts are consistent with and less than the previously approved Cost of Living Adjustment adopted at the time of formation of the District pursuant to Proposition 218, and as such, the levies for District No. 1 Zone of Benefit "B" are likewise exempt from further compliance with Proposition 218.

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 18th day of August 2020.

AYES:

NOES:

ABSENT:

ATTEST:

Shon Harris, Mayor

Patricia Buckland, City Clerk

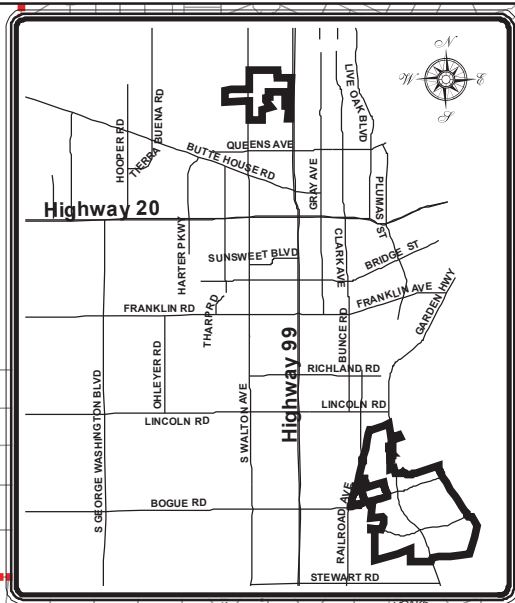
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachments:

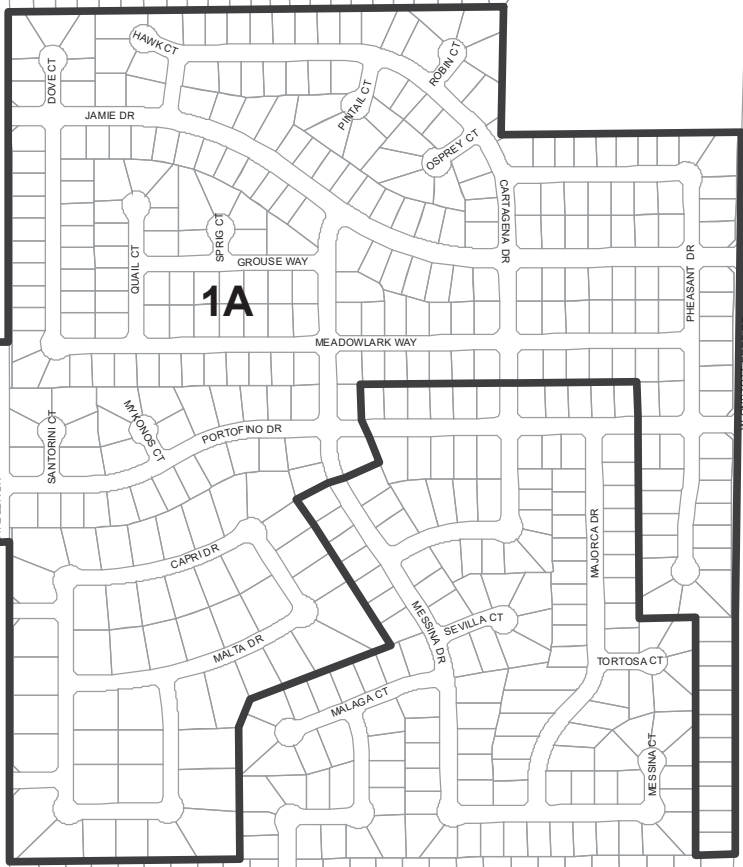
Attachment A – District Map

ATTACHMENT A



Legend

- Maintenance Districts
- City Limits



**Lighting & Landscape
Maintenance District No. 1
Zones of Benefit**

99 58 QUEENS AVE OFF

QUEENS AVE 99B ON

HWY 99

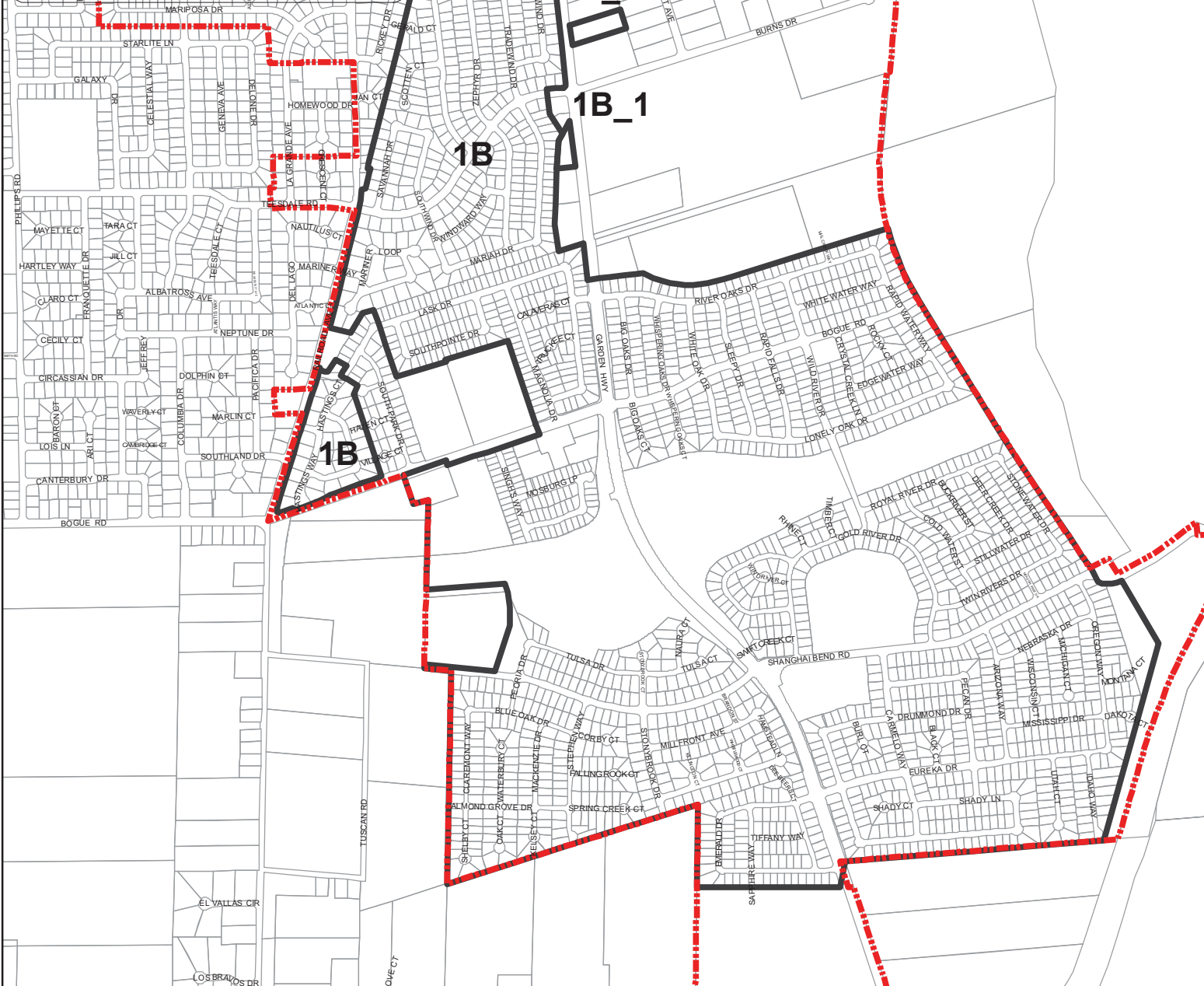
99 58 QUEENS AVE OFF





Legend

- Maintenance Districts
- City Limits



**Lighting & Landscape
Maintenance District No. 1
Zones of Benefit**



ATTACHMENT 2

EXHIBIT A

District	Zone of Benefit	FY 2020/21 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
1	A	\$56.72	\$0.00	\$56.72
	B	\$29.50	\$0.00	\$29.50
	B_1	\$33.57	\$0.81	\$33.57

ATTACHMENT 3

Public Works



August 7, 2020

«AddressBlock»

RE: Additional Funding Needed: Lighting and Landscape District No. 1, Zone of Benefit B

Dear Resident:

We are sending you this letter because you live in and/or own property within Yuba City Lighting and Landscape Maintenance District 1, Zone of Benefit B (Zone B). Zone B was formed in 1990 while the subdivisions in your area were being constructed. Please see Attachment No. 1 for a map of the District.

The purpose of Zone B is to provide funding for the maintenance of the landscaping, irrigation, masonry walls, ornamental lighting, and related items on Garden Highway from Lincoln Road to Diamond Pointe Way, and the landscaped strips and masonry wall on the east side of Railroad Avenue from Teesdale Road to Bogue Road.

When Zone B was originally formed, the City determined that the necessary annual cost per residence to maintain Zone B at an acceptable level was \$29.50. The City did not include provisions for Cost of Living Adjustments (COLAs) in the Zone B formation documents, which has prevented the City from raising the annual cost to keep up with inflation. City staff estimates that in order to maintain the average level of maintenance provided over the last five years, the rates should be increased to approximately \$50.00 per residence, per year (\$20.50 increase per year from the current annual rate).

Since COLA provisions were not included in the Zone B formation documents, the only way the City can raise the rates in the district is by holding a Proposition 218 hearing, and receiving two-thirds vote in favor of modifying the rates and including COLA provisions. The City previously attempted this at the July 15, 2008 Public Hearing and was unsuccessful.

Moving forward, if the City is unable to raise rates in Zone B, it will no longer be able to maintain Zone B to an acceptable level due to insufficient funding. This may result in plants dying due to lack of irrigation, and overgrowth of shrubs and trees in these areas, and weeds becoming more prevalent in these areas.

If you have any questions, concerns, or are interested in learning more about Zone B, you may contact the City Public Works Department as follows:

Public Works Department – City of Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993
(530) 822-4626

The City is holding a Public Hearing for the annual levy of the District at the August 18th City Council meeting. The annual levy will remain at \$29.50 for the 2020/2021 fiscal year. Due to the COVID-19 pandemic, the City is not currently holding in-person meetings. Instead, if you are interested in participating in the meeting, you may do so virtually by going to www.yubacity.net/citycouncil . Alternatively, you can email comments to cityclerk@yubacity.net any time before the meeting, or before the hearing is closed on the agenda item, and your comments will be read aloud by the City Clerk. Please identify the Agenda item you wish to address in your comments.

Feel free to attend the virtual meeting if you have any questions, concerns, or would like to know more about the district. The meeting will start at 6:00 P.M.

Public Works



7 de agosto de 2020

RE: Se necesitan fondos adicionales: Distrito de iluminación y paisaje No. 1, Zona de beneficio B

Estimado residente:

Le enviamos esta carta porque usted vive y / o posee propiedades dentro del Distrito 1 de Iluminación y Mantenimiento del Paisaje de Yuba City, Zona de Beneficio B (Zona B) . La Zona B se formó en 1990 mientras se construían las subdivisiones en su área. Por favor vea el Adjunto No. 1 para un mapa del Distrito.

El propósito de la Zona B es proporcionar fondos para el mantenimiento de la jardinería, riego, muros de mampostería, iluminación ornamental y afines artículos sobre la carretera del jardín de Lincoln Road a Diamond Pointe camino, la tiras y muro de mampostería ajardinado en el lado este de Railroad Avenue desde Teesdale Road hasta Bogue Road.

Cuando se formó originalmente la Zona B, la Ciudad determinó que el costo anual necesario por residencia para mantener la Zona B en un nivel aceptable era de \$29.50. La Ciudad no incluyó disposiciones para los Ajustes del Costo de Vida (COLA) en los documentos de formación de la Zona B, lo que ha impedido que la Ciudad aumente el costo anual para mantenerse al día con la inflación. El personal de la ciudad estima que para mantener el nivel promedio de mantenimiento proporcionado durante los últimos cinco años, las tarifas deben aumentarse a aproximadamente \$ 50.00 por residencia, por año (aumento de \$ 20.50 por año de la tasa anual actual).

Como las disposiciones de COLA no se incluyeron en los documentos de formación de la Zona B, la única forma en que la Ciudad puede aumentar las tarifas en el distrito es celebrando una audiencia de la Proposición 218 y recibiendo el voto de dos tercios a favor de modificar las tarifas e incluir las disposiciones de COLA. La Ciudad intentó esto anteriormente en la Audiencia Pública del 15 de julio de 2008 y no tuvo éxito.

En el futuro, si la Ciudad no puede aumentar las tasas en la Zona B, ya no podrá mantener la Zona B a un nivel aceptable debido a la insuficiencia de fondos. Esto puede provocar que las plantas mueran debido a la falta de riego y al crecimiento excesivo de arbustos y árboles en estas áreas, y las malezas se vuelven más frecuentes en estas áreas.

Si tiene alguna pregunta, inquietud o está interesado en obtener más información sobre la Zona B, puede comunicarse con el Departamento de Obras Públicas de la ciudad de la siguiente manera:

Departamento de Obras Públicas - Ciudad de Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993
(530) 822-4626

La Ciudad está llevando a cabo una Audiencia Pública para la recaudación anual del Distrito en la reunión del Consejo de ^{la} Ciudad del 18 de agosto. El impuesto anual se mantendrá en \$29.50 para el año fiscal 2020/2021. Debido a la pandemia de COVID-19, la ciudad actualmente no está celebrando reuniones en persona. En cambio, si usted está interesado en participar en la reunión, puede hacerlo de manera virtual en www.yubacity.net/citycouncil . Alternativamente, puede enviar sus comentarios por correo electrónico a cityclerk@yubacity.net en cualquier momento antes de la reunión, o antes de que se cierre la audiencia sobre el tema de la agenda, y sus comentarios serán leídos en voz alta por el Secretario Municipal. Identifique el elemento de la Agenda que desea abordar en sus comentarios.

No dude en asistir a la reunión virtual si tiene alguna pregunta, inquietud o si desea obtener más información sobre el distrito. La reunión comenzará a las 6:00 p.m.

Public Works



ਅਗਸਤ 7, 2020

ਵਿਸ਼ਾ: ਜਿਆਦਾ ਫੰਡਿੰਗ ਦੀ ਲੋੜ: ਲਾਈਟਿੰਗ ਅਤੇ ਲੈਂਡਸਕੇਪ ਡਿਸਟ੍ਰਿਕਟ ਨੰਬਰ 1, ਜੋਨ ਓਫ ਬੈਨੀਫਿਟਸ ਬੀ

ਪਿਆਰੇ ਨਿਵਾਸੀ:

ਅਸੀਂ ਤੁਹਾਨੂੰ ਇਹ ਪੱਤਰ ਇਸ ਲਈ ਭੇਜ ਰਹੇ ਹਾਂ ਕਿਉਂਕਿ ਤੁਸੀਂ ਯੂਬਾ ਸਿਟੀ ਲਾਈਟਿੰਗ ਅਤੇ ਲੈਂਡਸਕੇਪ ਮੇਨਟੇਨੈਂਸ ਡਿਸਟ੍ਰਿਕਟ 1, ਜੋਨ ਓਫ ਬੈਨੀਫਿਟ ਬੀ (ਜੋਨ ਬੀ) ਦੇ ਅੰਦਰ ਰਹਿੰਦੇ ਹੋ ਅਤੇ/ ਜਾਂ ਜਾਇਦਾਦ ਦੇ ਮਾਲਕ ਹੋ। ਜੋਨ ਬੀ ਦਾ ਗਠਨ 1990 ਵਿਚ ਕੀਤਾ ਗਿਆ ਸੀ ਜਦੋਂ ਤੁਹਾਡੇ ਖੇਤਰ ਵਿਚ ਸਬ-ਡਿਵੀਜ਼ਨ ਬਣਾਏ ਜਾ ਰਹੇ ਸਨ। ਕਿਰਪਾ ਕਰਕੇ ਜ਼ਿਲ੍ਹੇ ਦੇ ਨਕਸ਼ੇ ਲਈ ਅਟੈਚਮੈਂਟ ਨੰਬਰ 1 ਵੇਖੋ।

ਜੋਨ ਬੀ ਦਾ ਉਦੇਸ਼ ਲਿੰਕਨ ਰੋਡ ਤੋਂ ਡਾਇਮੰਡ ਪਾਇੰਟ ਵੇਅ ਤੱਕ ਗਾਰਡਨ ਹਾਈਵੇ 'ਤੇ ਲੈਂਡਸਕੇਪਿੰਗ, ਸਿੰਚਾਈ, ਕੰਧਾਂ, ਸਜਾਵਟੀ ਲਾਈਟਿੰਗ ਅਤੇ ਇਸ ਨਾਲ ਜੁੜੀਆਂ ਚੀਜ਼ਾਂ ਦੀ ਸੰਭਾਲ ਅਤੇ ਰੇਲਰੋਡ ਐਵੇਨੂ ਦੇ ਪੂਰਬ ਵਾਲੇ ਪਾਸੇ ਟੀਜਡੇਲ ਰੋਡ ਤੋਂ ਬੋਗ ਰੋਡ ਤੱਕ ਲੈਂਡਸਕੇਪਡ ਪੱਟੀਆਂ ਅਤੇ ਕੰਧ ਦੀ ਦੇਖਭਾਲ ਲਈ ਫੰਡ ਮੁਹੱਈਆ ਕਰਵਾਉਣਾ ਹੈ।

ਜਦੋਂ ਜੋਨ ਬੀ ਦਾ ਸ਼ੁਰੂ ਵਿਚ ਗਠਨ ਕੀਤਾ ਗਿਆ ਸੀ, ਤਾਂ ਸਿਟੀ ਨੇ ਇਹ ਨਿਸ਼ਚਤ ਕੀਤਾ ਸੀ ਕਿ ਜੋਨ ਬੀ ਨੂੰ ਇਕ ਸਵੀਕਾਰਯੋਗ ਪੱਧਰ 'ਤੇ ਬਣਾਈ ਰੱਖਣ ਲਈ ਹਰੇਕ ਨਿਵਾਸ ਲਈ ਜ਼ਰੂਰੀ ਸਾਲਾਨਾ ਲਾਗਤ \$29.50 ਹੈ। ਸਿਟੀ ਨੇ ਜੋਨ ਬੀ ਦੇ ਗਠਨ ਦਸਤਾਵੇਜ਼ਾਂ ਵਿਚ ਲਾਗਤ ਦੀਆਂ ਕੀਮਤਾਂ ਦਾ ਪ੍ਰਬੰਧਨ - ਕੋਸਟ ਓਫ ਲਿਵਿੰਗ ਅਡਜਸਟਮੈਂਟਸ (COLAs) ਨੂੰ ਸ਼ਾਮਲ ਨਹੀਂ ਕੀਤਾ, ਜਿਸ ਨਾਲ ਸ਼ਹਿਰ ਲਈ ਮਹਿੰਗਾਈ ਅਨੁਸਾਰ ਰੇਟਾਂ ਨੂੰ ਬਰਕਰਾਰ ਰੱਖਣ ਲਈ ਸਾਲਾਨਾ ਲਾਗਤ ਵਧਾਉਣ ਤੋਂ ਰੋਕ ਪਈ। ਸਿਟੀ ਸਟਾਫ ਦਾ ਅਨੁਮਾਨ ਹੈ ਕਿ ਪਿਛਲੇ ਪੰਜ ਸਾਲਾਂ ਦੌਰਾਨ ਮੁਹੱਈਆ ਕਰਵਾਏ ਗਏ ਰੱਖ-ਰਖਾਅ ਲਈ, ਰੇਟਾਂ ਨੂੰ ਲਗਭਗ \$50.00 ਪ੍ਰਤੀ ਨਿਵਾਸ, ਪ੍ਰਤੀ ਸਾਲ (ਮੌਜੂਦਾ ਸਾਲਾਨਾ ਰੇਟ ਨਾਲੋਂ \$20.50 ਦਾ ਵਾਧਾ) ਵਧਾਉਣਾ ਚਾਹੀਦਾ ਹੈ।

ਕਿਉਂਕਿ ਕੋਲਾ (COLA) ਦੀਆਂ ਵਿਵਸਥਾਵਾਂ ਜੋਨ ਬੀ ਦੇ ਗਠਨ ਦਸਤਾਵੇਜ਼ਾਂ ਵਿਚ ਸ਼ਾਮਲ ਨਹੀਂ ਸਨ, ਇਸ ਲਈ ਇਕੋ ਇਕ ਤਰੀਕੇ ਨਾਲ ਸ਼ਹਿਰ ਡਿਸਟ੍ਰਿਕਟ ਵਿਚ ਦਰਾਂ ਵਧਾ ਸਕਦਾ ਹੈ - ਉਹ ਇਹ ਕੇ ਇਕ ਪ੍ਰਸਤਾਵ 218 ਦੀ ਸੁਣਵਾਈ ਰੱਖਣਾ, ਅਤੇ ਰੇਟਾਂ ਵਿਚ ਸੋਧ ਕਰਨ ਦੇ ਹੱਕ ਵਿਚ ਦੇ-ਤਿਹਾਈ ਵੋਟ ਪ੍ਰਾਪਤ ਕਰਨਾ ਅਤੇ ਕੋਲਾ (COLA) ਵਿਵਸਥਾਵਾਂ ਸ਼ਾਮਲ ਕਰਨਾ ਹੈ। ਸਿਟੀ ਨੇ ਪਹਿਲਾਂ 15 ਜੁਲਾਈ, 2008 ਨੂੰ ਜਨਤਕ ਸੁਣਵਾਈ ਵੇਲੇ ਇਸ ਦੀ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਸੀ ਅਤੇ ਅਸਫਲ ਰਹੀ ਸੀ।

ਅੱਗੇ ਨੂੰ, ਜੇ ਸ਼ਹਿਰ ਜੋਨ ਬੀ ਦੇ ਰੇਟ ਵਧਾਉਣ ਵਿਚ ਅਸਮਰੱਥ ਹੈ, ਤਾਂ ਇਹ ਨਾਂ-ਕਾਫੀ ਫੰਡਾਂ ਕਾਰਨ ਜੋਨ ਬੀ ਨੂੰ ਇਕ ਸਵੀਕਾਰਯੋਗ ਪੱਧਰ 'ਤੇ ਹੁਣ ਰੱਖਿਆ ਨਹੀਂ ਜਾ ਸਕੇਗਾ। ਇਸ ਦੇ ਨਤੀਜੇ ਵਜੋਂ ਪੌਦੇ ਸਿੰਜਾਈ ਦੀ ਘਾਟ ਕਾਰਨ ਸੁੱਕ ਜਾਣਗੇ ਅਤੇ ਇਨ੍ਹਾਂ ਖੇਤਰਾਂ ਵਿੱਚ ਝਾੜੀਆਂ ਅਤੇ ਦਰੱਖਤਾਂ ਦੇ ਅਕਾਰ ਜਿਆਦਾ ਵਧ ਜਾਣਗੇ, ਅਤੇ ਅਣਚਾਹੀ ਬੂਟੀ ਇਨ੍ਹਾਂ ਖੇਤਰਾਂ ਵਿੱਚ ਵਧੇਰੇ ਪ੍ਰਚਲਿਤ ਹੋ ਜਾਵੇਗੀ।

ਜੇ ਤੁਹਾਡੇ ਕੋਈ ਪ੍ਰਸ਼ਨ, ਚਿੰਤਾਵਾਂ ਹਨ, ਜਾਂ ਜੋਨ ਬੀ ਬਾਰੇ ਵਧੇਰੇ ਜਾਣਨਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਤੁਸੀਂ ਹੇਠਾਂ ਦਿੱਤੇ ਪਤੇ ਤੇ ਸਿਟੀ ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ ਨਾਲ ਸੰਪਰਕ ਕਰ ਸਕਦੇ ਹੋ:

Public Works Department – City of Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993
(530) 822-4626

ਸਿਟੀ 18 ਅਗਸਤ ਦੀ ਸਿਟੀ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਡਿਸਟ੍ਰਿਕਟ ਦੇ ਸਾਲਾਨਾ ਲੇਵੀ ਲਈ ਜਨਤਕ ਸੁਣਵਾਈ ਕਰ ਰਿਹਾ ਹੈ। ਸਾਲਾਨਾ ਲੇਵੀ 2020/2021 ਵਿੱਤੀ ਵਰ੍ਹੇ ਲਈ \$29.50 ਰਹੇਗੀ। ਕੋਵੀਡ -19 ਮਹਾਂਮਾਰੀ ਦੇ ਕਾਰਨ, ਸ਼ਹਿਰ ਇਸ ਵੇਲੇ ਵਿਅਕਤੀਗਤ ਮੀਟਿੰਗ ਨਹੀਂ ਕਰ ਰਿਹਾ ਹੈ। ਇਸ ਦੀ ਬਜਾਏ, ਜੇ ਤੁਸੀਂ ਮੀਟਿੰਗ ਵਿਚ ਹਿੱਸਾ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਤੁਸੀਂ www.yubacity.net/citycouncil ਵਿੱਚ ਜਾ ਕੇ ਇੰਟਰਨੈਟ ਦੁਆਰਾ ਮੀਟਿੰਗ ਵਿੱਚ ਹਿੱਸਾ ਲੈ ਸਕਦੇ ਹੋ। ਤੁਸੀਂ ਮੀਟਿੰਗ ਤੋਂ ਪਹਿਲਾਂ ਜਾਂ ਏਜੰਡਾ ਤੇ ਸੁਣਵਾਈ ਬੰਦ ਹੋਣ ਤੋਂ ਪਹਿਲਾਂ ਕਿਸੇ ਵੀ ਸਮੇਂ cityclerk@yubacity.net ਨੂੰ ਟਿੱਪਣੀਆਂ ਈਮੇਲ ਕਰ ਸਕਦੇ ਹੋ, ਅਤੇ ਤੁਹਾਡੀਆਂ ਟਿੱਪਣੀਆਂ ਨੂੰ ਸਿਟੀ ਕਲਰਕ ਦੁਆਰਾ ਉੱਚੀ ਪੜ੍ਹਿਆ ਜਾਏਗਾ। ਕਿਰਪਾ ਕਰਕੇ ਆਪਣੀ ਟਿੱਪਣੀਆਂ ਵਿਚ ਜਿਸ ਏਜੰਡਾ ਆਇਟਮ ਨੂੰ ਤੁਸੀਂ ਸੰਬੰਧਿਤ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ ਦੀ ਪਛਾਣ ਲਿਖੋ।

ਜੇ ਤੁਹਾਡੇ ਕੋਲ ਕੋਈ ਪ੍ਰਸ਼ਨ, ਚਿੰਤਾਵਾਂ, ਜਾਂ ਜ਼ਿਲ੍ਹੇ ਬਾਰੇ ਹੋਰ ਜਾਣਨਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਵਰਚੁਅਲ ਮੀਟਿੰਗ ਵਿੱਚ ਸ਼ਾਮਲ ਹੋਣ ਲਈ ਸੁਤੰਤਰ ਮਹਿਸੂਸ ਕਰੋ। ਮੀਟਿੰਗ ਸ਼ਾਮ 6 ਵਜੇ ਸ਼ੁਰੂ ਹੋਵੇਗੀ।

