



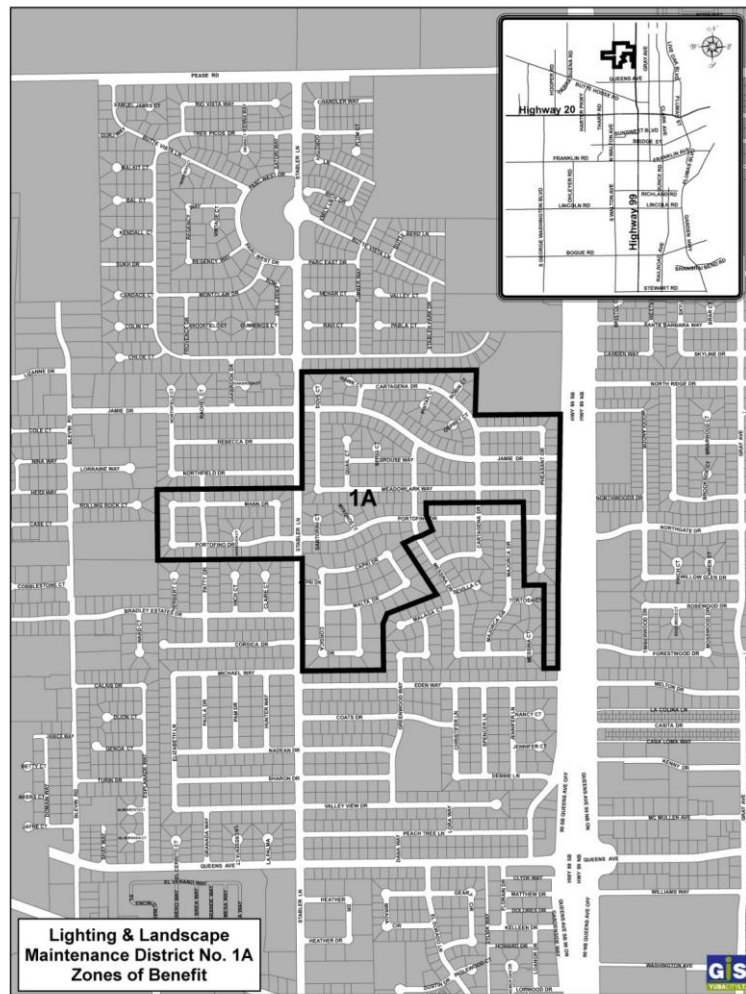
Yuba City Landscape Maintenance District

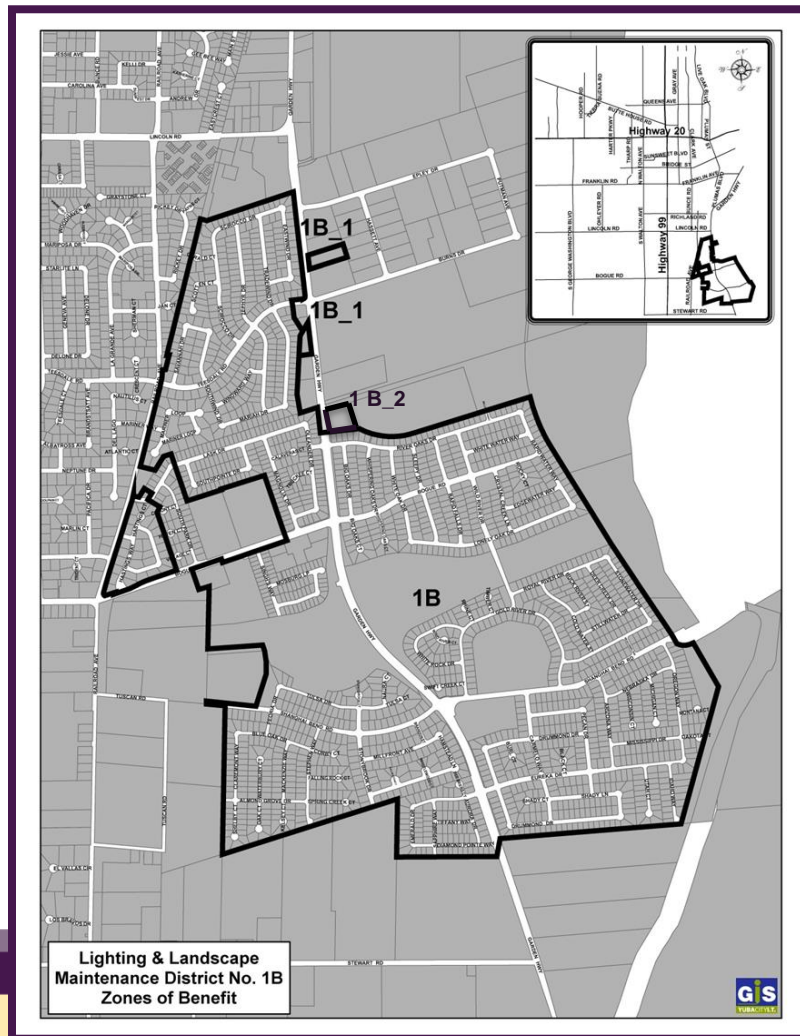
No. 1

June 15, 2021



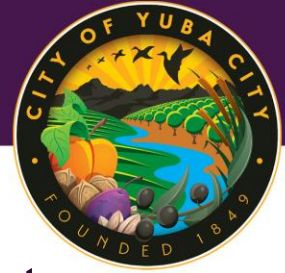
**Presentation By:
Diana Langley, Public Works Director**





Yuba City Landscape District No. 1

Background



- City annually levies and collects special assessments to maintain landscaping improvements
- Assessments approved by property owners of record
- District No. 1, Zones of Benefit A and B do not have provisions for a cost of living adjustment (COLA)
 - Zones historically charged maximum levy allowed to cover maintenance expenses
- Zones of Benefit B_1 & B_2 recently formed and have COLA provisions

Yuba City Landscape District No. 1 Analysis



- First step of annual levy is ordering the Engineer of Work to file a report for the District
- This allows staff to do the following:
 - Review Expenses and Revenues for District
 - Determine how to best levy district such that revenues meet or exceed expenditures and appropriate reserve balances are maintained
 - File a report which will be reviewed and approved by council
- Once report is approved, Public Hearing will be held for District's annual levy

Yuba City Landscape District No. 1 Analysis (Cont.)



- In previous years, expenditures have exceeded revenue in Zones of Benefit A and B due to lack of COLA provisions
- City addressed negative fund balances by cutting costs and using General Fund transfers from General Fund and Streets and Road Fund
- The City has reduced professional services, water, and administration expenses allowing revenue to exceed expenditures
- It is unlikely that moving forward the City will be able to reduce expenses while maintaining acceptable levels of maintenance

Yuba City Landscape District No. 1 Analysis (Cont.)



- City previously attempted to modify District No. 1 to include COLA provisions, but residents in District opposed modification
- Without rate increases, maintenance costs will exceed revenues
- City could approach property owners about approving an assessment increase (Proposition 218 process) to restore maintenance levels

Yuba City Landscape District No. 1

Fiscal Impact



- Staff time and consultant expenditures within budgeted administration amounts required to prepare and file report
- Proposed assessments for Fiscal Year 2021-22 will be available for review, and analyzed in depth at the time of the Annual Report Approval

Yuba City Landscape District No. 1 Alternatives



- Do not order the Engineer of Work to file a report for the District. This will result in delays to the annual levy process, ultimately causing the City to file with the County Auditor after the legal deadline

Yuba City Landscape District No. 1 Recommendation



- Adopt a Resolution describing improvements and ordering the Engineer of Work to file a report with regard to Yuba City Landscape Maintenance District No. 1, to continue the Maintenance District, pursuant to the Landscaping and Lighting Act of 1972

Yuba City Landscape District No. 1



Questions?