

CITY OF YUBA CITY
STAFF REPORT

Date: July 21, 2015
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Benjamin Moody, Deputy Public Works Director - Engineering

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 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 18, 2015, at 6:00 pm to establish assessments for FY 15/16.

Fiscal Impact: None.

Purpose:

To initiate proceedings for the continuation of the levy of Assessments for fiscal year 2015/16 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 in the County, 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 the revenues 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 tonight sets a public hearing for the Council meeting to be held on August 18, 2015, to establish assessments for the coming year.

Fiscal Impact:

The proposed assessments for the Walton Area are slightly less than fiscal year 2014/15, and the proposed assessments for the Tierra Buena area are the same as fiscal year 2014/15. The proposed levy amounts for each District are shown in Exhibit A. The City is holding more than six months of reserve for the Tierra Buena District as staff is working with PG&E to address some billing issues that may require some additional charges to the Districts in the future.

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 7/1/16</u>
Walton Area	\$74,974	\$81,359	\$40,994
Tierra Buena Area	\$46,698	\$51,629	\$64,883

Alternatives:

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

Recommendation:

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- Resolution of Intention to Order Improvements, Yuba City Residential Street Light Maintenance Districts

b. Set a public hearing for August 18, 2015, at 6:00 pm to establish assessments for FY 15/16.

Prepared By:

Submitted By:

/s/ Benjamin Moody
Benjamin Moody
Deputy P.W. Director, Engineering

/s/ Diana Langley
Diana Langley
Acting City Manager

Reviewed by:
Department Head
Finance
City Attorney

/s/ RL

/s/ RB

/s/ TH (via e-mail)

EXHIBIT A

WALTON RESIDENTIAL STREET LIGHT DISTRICT

Affected Subdivision	Proposed Assessment (per single unit - \$)	Change From Previous Year (\$)	Maximum Levy Allowed (\$)
Bogue Ranch	33.75	(1.03)	37.00
Bogue Ranch II	54.18	(1.66)	59.40
Cypress	38.07	(1.17)	41.74
Hampton Estates I	41.57	(1.28)	45.58
Hampton Estates II	38.13	(1.16)	41.80
Kushlia Village	56.55	(1.73)	62.00
Lincoln Park 2	47.94	(1.47)	52.56
Lincoln Pointe	46.96	(1.43)	51.48
Lincoln Village 1	56.04	(1.72)	61.44
Lincoln Village 2	46.32	(1.42)	50.78
Meadowood 1	66.69	(2.05)	73.12
Meadowood 2	102.05	(3.12)	111.88
Orchard 2	57.39	(1.76)	62.92
Orchard 3	31.56	(0.97)	34.60
Ravenwood 1	49.31	(1.51)	54.06
Ravenwood 2	61.37	(1.88)	67.28
Ravenwood 3	36.85	(1.13)	40.40
Sanborn Estates	57.99	(1.78)	63.58
Sandpiper 1, 2, 3	42.25	(1.29)	46.32
Sun Valley 2	46.96	(1.43)	51.48
Sunrise Village	53.41	(1.64)	58.56
W Ranch Meadowood	61.17	(1.87)	67.06
Walton Park Estates	34.66	(1.06)	38.00
Walton Ranch	54.78	(1.68)	60.06
Woodside Village 2	61.62	(1.89)	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 3	53.07	0	61.22
Bryn Mawr Estates 4	56.79	0	65.52
Buena Vista #1	31.24	0	36.04
Buena Vista #2	72.73	0	83.90
Butte Rancho	58.41	0	67.38
Butte View Estates	77.23	0	89.10
Country Aire	67.37	0	77.72
Kira Estates	69.41	0	80.08
Loma Vista	71.39	0	82.36
Quail Pointe Estates	77.58	0	89.50
Ranchero #2 & #3	94.40	0	108.90
Ranchero #4 & #6	42.08	0	48.54
Ranchero Estates #1	55.87	0	64.46
Ranchero Estates #5	52.06	0	60.06
Rancho De Royo #2 Ph 1	109.60	0	126.44
Rancho De Royo #2 Ph 2	56.83	0	65.56
Skyview Place	70.99	0	81.90
Stonegate Village Unit 1	51.42	0	59.32
Stonegate Village Unit 2	44.99	0	51.90
Stonegate Village Unit 3	36.04	0	41.58
Suburban Acres	42.47	0	49.00
Tara Estates	44.09	0	50.86
Teja #4	62.17	0	71.72
Walnut Acres	45.35	0	52.32

RESOLUTION NO. 15-__

**RESOLUTION 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 2015-16. 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	33.75
Bogue Ranch II	54.18
Cypress	38.07
Hampton Estates I	41.57
Hampton Estates II	38.13
Kushlia Village	56.55
Lincoln Park 2	47.94
Lincoln Pointe	46.96
Lincoln Village 1	56.04
Lincoln Village 2	46.32
Meadowood 1	66.69
Meadowood 2	102.05
Orchard 2	57.39
Orchard 3	31.56
Ravenwood 1	49.31
Ravenwood 2	61.37
Ravenwood 3	36.85
Sanborn Estates	57.99
Sandpiper 1, 2, and 3	42.25
Sunrise Village	53.41

Sun Valley 2	46.96
Walton Park Estates	34.66
Walton Ranch	54.78
West Ranch and Meadowood 3	61.17
Woodside Village 2	61.62
<u>Tierra Buena Area</u>	
<u>Affected Subdivision</u>	<u>Proposed Assessment (per single unit - \$)</u>
Bryn Mawr Estates 3	53.07
Bryn Mawr Estates 4	56.79
Buena Vista 1	31.24
Buena Vista 2	72.73
Butte Rancho	58.41
Butte View Estates	77.23
Country Aire	67.37
Kira Estates	69.41
Loma Vista	71.39
Quail Pointe Estates	77.58
Ranchero 2 & 3	94.40
Ranchero 4 & 6	42.08
Ranchero Estates 1	55.87
Ranchero Estates 5	52.06
Rancho De Royo 2 Ph 1	109.60
Rancho De Royo 2 Ph 2	56.83
Skyview Place	70.99
Stonegate Village 1	51.42
Stonegate Village 2	44.99
Stonegate Village 3	36.04
Suburban Acres	42.47
Tara Estates	44.09
Teja 4	62.17
Walnut Acres	45.35

WHEREAS, in accordance with this Council's resolution directing the filing of annual reports, John Bliss with SCI Consulting Group, 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 SCI Consulting Group at (707) 430-4300; and

WHEREAS, on the 18th day of August, 2015, 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 21st day of July, 2015.

AYES:

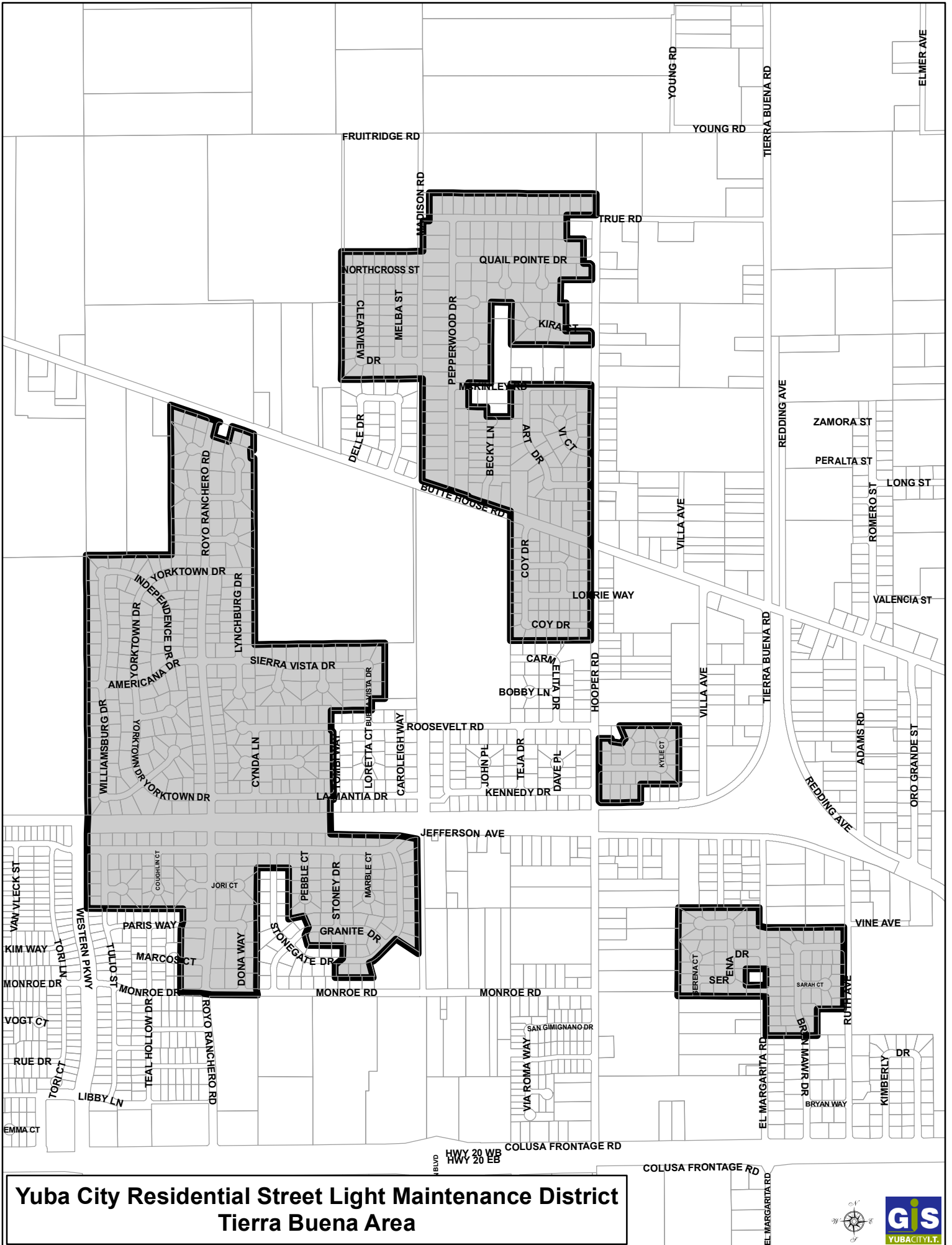
NOES:

ABSENT:

John Dukes, Mayor

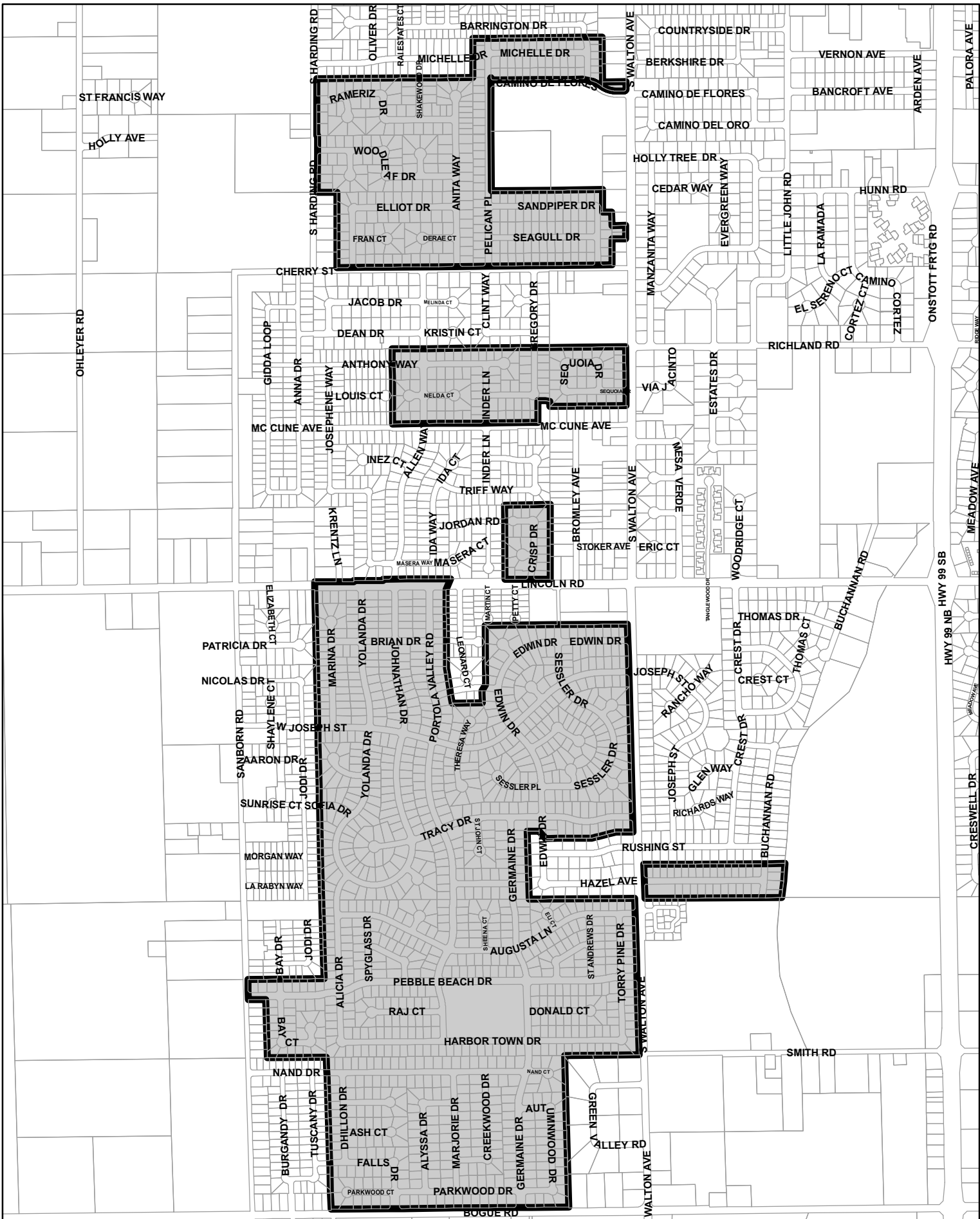
ATTEST:

Terrel Locke, City Clerk



**Yuba City Residential Street Light Maintenance District
Tierra Buena Area**





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

