



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JULY 14, 2015**

**FROM: FINANCE DEPARTMENT      WARD: 2**

**SUBJECT: PUBLIC HEARING – 2015/16 LANDSCAPE MAINTENANCE DISTRICT 88-1  
(SYCAMORE HIGHLANDS, FORMERLY HIGHLANDER) – RESOLUTION  
ADOPTION**

## **ISSUE:**

Consideration to: 1) conduct a Public Hearing for the purpose of receiving comments relative to the Fiscal Year 2015/16 Landscape Maintenance District 88-1 assessments; and 2) adopt a resolution establishing the Fiscal Year 2015/16 Landscape Maintenance District 88-1 assessments.

## **RECOMMENDATIONS:**

That the City Council:

1. Conduct the Public Hearing for the purpose of receiving comments relative to the 2015/16 Landscape Maintenance District 88-1 assessments; and
2. Adopt a resolution establishing the 2015/16 Landscape Maintenance District 88-1 assessments.

## **BACKGROUND:**

On June 16, 2015 the City Council set a Public Hearing for July 14, 2015 to receive public comment regarding the levy of annual special assessments within Landscape Maintenance District (District) 88-1 (Sycamore Highlands). The Public Hearing is required by law to levy the assessments, as is adoption of the attached resolution. This process occurs each fiscal year to allow for the levy of the assessments. The cost of maintaining the landscaping and administration of the District will be assessed to the property owners within the District. All parcels within the District have been assessed annually regardless of the status of their development.

Landscape Maintenance District 88-1 was formed under the provisions of the 1972 Street Lighting and Landscaping Act, in conjunction with a Development Agreement for the Sycamore Highlands (Highlander) project. In July 1997 a property owner ballot, as required by Proposition 218, approved the continuation of the District. The landscape improvements designed for the project area are in excess of normal City standards and the construction of the improvements has been funded by Community Facilities District 90-1 (Lusk-Highlander).

At the end of each year any remaining unspent balance stays with the District and serves to reduce subsequent years' assessments. This year no excess is projected. The Engineer's Report has calculated the annual assessment for Fiscal Year 2015/16 to be \$88.10 per residential parcel. The District formation process allows for an annual increase up to a cap calculated using the cumulative Consumer Price Index (CPI) factor, with that factor limited to a maximum increase of 10% in any one fiscal year. The maximum allowed assessment for Fiscal Year 2015/16 is \$88.10 (\$58.00 base year multiplied by cumulative factor of 1.5191 or 151.91%).

The procedures of the Lighting and Landscaping Act of 1972 require a Public Hearing prior to the adoption of a resolution levying the annual assessments.

**FISCAL IMPACT:**

The cost of maintaining the parcels within the District will be assessed to the property owners within the District. Assessments are based on actual and projected expenditures and will not exceed the amount established in Fiscal Year 1997/98 with the District formation, adjusted for cumulative changes in the CPI (cumulatively, 151.91%). The Fiscal Year 2015/16 estimated budget for Landscape Maintenance District 88-1 is \$92,505; the assessment per residential parcel will be \$88.10. In Fiscal Year 2014/15 the estimated landscape budget for the District was \$91,854 and the assessment per residential parcel was \$87.48.

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for Brent A. Mason, Finance Director/Treasurer  
Approved by: Alexander T. Nguyen, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

- Attachments:
1. Resolution
  2. 2015/16 Landscape Maintenance District 88-1 Engineer's Report