



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 24, 2016

FROM: FINANCE DEPARTMENT WARD: 2

**SUBJECT: SETTING PUBLIC HEARING - 2016/17 LANDSCAPE MAINTENANCE
DISTRICT 88-1 (SYCAMORE HIGHLANDS, FORMERLY HIGHLANDER) –
RESOLUTION ADOPTION**

ISSUE:

The issue for City Council consideration is to adopt a resolution giving preliminary approval to the 2016/17 Engineer's Report for Landscape Maintenance District 88-1 and set a Public Hearing consistent with the statutory process required for the annual levy of special assessments.

RECOMMENDATIONS:

That the City Council adopt a Resolution giving preliminary approval to the Engineer's Report for Landscape Maintenance District 88-1 and set a Public Hearing for June 28, 2016, at 3:00 p.m.

BACKGROUND:

On February 9, 2016, the City Council adopted a Resolution ordering the preparation of the attached annual Engineer's Report for Landscape Maintenance District 88-1 (District). 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 its 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 Highlander (Sycamore Highlands) project. In July 1997, a property owner ballot, 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 then calculated the annual assessment for the 2016/17 fiscal year to be \$89.88 per residential parcel. The District formation process allowed for an annual increase up to a cap calculated using the cumulative Consumer Price Index factor, with that factor limited to a maximum of 10% in any one fiscal year. The maximum allowed assessment for 2016/17 is \$89.89 (\$58.00 base year multiplied by cumulative factor of 1.5499 or 154.99%). This amount was rounded down one cent in compliance with County of Riverside's two equal installment requirement.

The procedures of the Lighting and Landscaping Act of 1972 require the adoption of a Resolution giving preliminary approval to the Engineer's Report and setting the required Public Hearing for 3:00 p.m. on June 28, 2016.

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 cannot exceed the amount established in 1997/98 during District formation, adjusted for changes in the CPI (cumulatively, 154.99%). The 2016/17 estimated landscape budget for the District is \$94,374; the assessment per residential parcel will be \$89.88. In 2015/16, the estimated landscape budget for the District was \$92,505 and the assessment per residential parcel was \$88.10.

Prepared by:	Scott Miller, Interim Finance Director/Treasurer
Certified as to availability of funds:	Edward Enriquez, Controller
Approved by:	Marianna Marysheva-Martinez, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Resolution
2. Preliminary 2016/17 Landscape Maintenance District 88-1 Engineer's Report