



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MAY 23, 2017**

FROM: FINANCE DEPARTMENT **WARD: 7**

SUBJECT: SET PUBLIC HEARING – 2017/18 RIVERWALK LANDSCAPE MAINTENANCE DISTRICT – RESOLUTION ADOPTION

ISSUES:

Adopt a resolution for preliminary approval of the Engineer's Report and set a public hearing for the final approval of the levy of special assessments within the Riverwalk Landscape Maintenance District.

RECOMMENDATIONS:

That the City Council:

1. Adopt the necessary Resolution giving preliminary approval to the Engineer's Report for the Riverwalk Landscape Maintenance District; and,
2. Set a Public Hearing for June 27, 2017, at 3:00 p.m.

BACKGROUND:

On February 7, 2017, the City Council adopted a Resolution ordering the preparation of the attached annual Engineer's Report for the Riverwalk Landscape Maintenance 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.

The Riverwalk Landscape Maintenance District was formed under the provisions of the 1972 Street Lighting and Landscaping Act. In July 2002, a property owner ballot, required by Proposition 218, approved the formation 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 the developer of the Riverwalk neighborhood.

DISCUSSION:

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 the setting of a required Public Hearing, such hearing is requested for 3:00 p.m. on June 27, 2017.

Annually the assessments are reviewed and any unspent balance remains with the District and serves to reduce subsequent years' assessments. An excess balance of \$126,803 was used to reduce the current year's assessments. The Engineer's Report has then calculated the annual assessment for the 2017/18 fiscal year to be \$225.72 per residential parcel. The July 2002 District formation process allowed for an annual increase to the preceding fiscal year assessment ranges by the change in the Consumer Price Index (CPI) as measured on each July 1. For example, the 2002-03 base year assessment range for an equivalent dwelling unit (EDU), or single-family residential parcel, was \$150.00-\$230.00. Per the cumulative CPI changes as detailed in the Engineer's Report, the maximum allowed assessment range in 2017/18 per EDU is \$211.66-\$324.53.

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 do not exceed the amount established in 2002/03 during District formation, adjusted for changes in the CPI. The 2017/18 estimated landscape budget for the Riverwalk area is \$450,908; the assessment per residential parcel will be \$225.72. In 2016/17 the estimated landscape budget for the District was \$461,116 and the assessment per residential parcel was \$225.72.

Prepared by: Scott Miller, PhD, Chief Financial Officer/City Treasurer
Approved by: Marianna Marysheva, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Resolution
2. Preliminary 2017/18 Riverwalk Landscape Maintenance District Engineer's Report