



City of Arts & Innovation

City Council Memorandum

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

FROM: FINANCE DEPARTMENT **WARD: 2**

SUBJECT: SET PUBLIC HEARING - 2017/18 LANDSCAPE MAINTENANCE DISTRICT 88-1 (SYCAMORE HIGHLANDS, FORMERLY HIGHLANDER) – 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 Landscape Maintenance District 88-1.

RECOMMENDATIONS:

That the City Council:

1. Adopt the necessary Resolution giving preliminary approval to the Engineer's Report for Landscape Maintenance District 88-1; 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 Landscape Maintenance District 88-1. 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).

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. This year no excess is projected. The Engineer's Report has then calculated the annual assessment for the 2017/18 fiscal year to be \$91.66 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 2017/18 is \$91.67 (\$58.00 base year multiplied by cumulative factor of 1.5805 or 158.05%). This amount was rounded down one cent in compliance with County of Riverside's two equal installment requirement.

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 can not exceed the amount established in 1997/98 during District formation, adjusted for changes in the CPI (cumulatively, 158.05%). The 2017/18 estimated landscape budget for the District is \$96,243; the assessment per residential parcel will be \$91.66. In 2016/17, the estimated landscape budget for the District was \$94,374 and the assessment per residential parcel was \$89.88.

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 Landscape Maintenance District 88-1 Engineer's Report