



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 27, 2017**

FROM: FINANCE DEPARTMENT **WARD: 2**

SUBJECT: PUBLIC HEARING - 2017/18 LANDSCAPE MAINTENANCE DISTRICT 88-1 (SYCAMORE HIGHLANDS, FORMERLY HIGHLANDER) – RESOLUTION ADOPTION

ISSUES:

Conduct a public hearing to receive public comment regarding the levy of annual assessments within the assessments within Landscape Maintenance District 88-1 (Sycamore Highlands) and approve the resolution to levy the assessments.

RECOMMENDATIONS:

That the City Council:

1. Conduct the Public Hearing for the purpose of receiving comments relative to the 2017/18 Landscape Maintenance District 88-1 assessments; and
2. Consider the adoption of a resolution confirming the Engineer's Report and establishing the 2017/18 Landscape Maintenance District 88-1 assessments.

BACKGROUND:

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, 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).

The Public Hearing is to discuss and adopt a resolution for the proposed 2017/18 assessments 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 their development.

DISCUSSION:

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

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 calculated the annual assessment for the 2017/18 fiscal year to be \$91.66 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 2017/18 is \$91.67 (\$58.00 base year multiplied by cumulative factor of 1.5805 or 158.05%).

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 1997/98 with the District formation, adjusted for cumulative changes in the CPI (cumulatively, 158.05%). The 2017/18 estimated budget for Landscape Maintenance District 88-1 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 G. Miller, PhD., Chief Financial Officer/City Treasurer
Certified as to availability of funds:	Scott G. 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. 2017/18 Landscape Maintenance District 88-1 Engineer's Report
3. Presentation