



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE May 20, 2008

SUBJECT: Intent to Levy Assessment: Gibson Ranch L&L;
North Park L&L; West Wood L&L; and Streng
Pond Maintenance Districts

Report in Brief

The City of Woodland has Lighting and Landscaping Districts (“L&L” or “Districts”) within various areas of the City that were formed to provide a funding source for maintenance and servicing of costs of certain improvements located within or adjacent to the Districts. State regulations require City Council action on an annual basis to allow assessment of the annual levy for each District.

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer’s Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streng Pond L&L Districts, and call for a public hearing on June 17, 2008.

Background

The Landscaping and Lighting Act of 1972 (“the Act”) authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Streng Pond, North Park, Gibson Ranch and West Wood L&L Districts. A brief description of each District is as follows:

- Streng Pond L&L: Located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of \$79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District, however the effort was unsuccessful.
- North Park L&L: Located in the northeast portion of the City, generally north of Kentucky Avenue, west of North West Street and east of County Road 98. The District was formed in 1993 and reached the maximum allowable assessment of \$215.40 per single family home in 1997; there are no provisions for future CPI adjustments and any rate increases would require a property owner ballot

proceeding.

- Gibson Ranch L&L: Located in the southeast portion of the City, generally south of I-5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment of \$235.12 per single family home in 2005; there are no provisions for future CIP adjustments and any rate increases would require a property owner ballot proceeding.
- West Wood L&L: Located in the northeast portion of the City, generally to the north of Kentucky Avenue, south of Quail Drive, east of Dove Drive and west of Mallard Drive. The District was formed in 2004 and is currently being assessed at the maximum allowable rate; however, the District formation report included an annual CPI escalator, which can continue indefinitely.

Due to the City’s restricted ability to increase Districts’ assessment rates in a manner that is consistent with rising costs, it has become increasingly difficult to maintain the public improvements to the best extent possible with a limited fund source.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. Excerpts from each of the District Engineer’s Reports are attached for Council’s review. The complete reports are available for review in the Finance Department.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer’s Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for June 17, 2008. Following the public hearing, Council may direct changes to the Engineer’s Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Fiscal Impact

If approved, the Districts would generate the following amounts of revenues:

<u>District</u>	<u>FY09 Assessment</u>	<u>Total Revenues</u>
Streng Pond	\$79.10	\$14,436
North Park	\$215.40	\$26,710
Gibson Ranch	\$235.12	\$496,764
West Wood	\$502.18	\$19,082

With the exception of West Wood L&L, which allows for CPI adjustments, each District assessment proposed above is consistent with the levy in FY08. As discussed with Council in the past, currently established revenues are not sufficient to adequately provide routine costs of maintenance, thus service will most likely be reduced to levels commensurate with available revenues.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streg Pond L&L Districts, and call for a public hearing on June 17, 2008.

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Attachments