



AGENDA ITEM

- MEETING DATE:** Tuesday, March 09, 2010
- TITLE:** Approval of Engineer's Report and Resolution of Intention with respect to Levy of Fiscal Year 2010-11 Assessment in Connection with Streetlight and Landscape Assessment District No. 1.
- PRESENTED BY:** David A. Davies, Public Works Director
- RECOMMENDATION:** 1) Adopt a Statutory Exemption from the California Environmental Quality Act pursuant to Section 15273 of the California Code of Regulations; 2) Waive full reading, read by title only and adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2010-11 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA STREETLIGHT AND LANDSCAPE ASSESSMENT DISTRICT NO. 1." and 3) Waive full reading, read by title only and adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, STATING ITS INTENTION TO LEVY THE ASSESSMENT FOR FISCAL YEAR 2010-11 IN CONNECTION WITH CITY OF GLENDORA STREETLIGHT AND LANDSCAPE ASSESSMENT DISTRICT NO. 1, ORDERING THE CONDUCT OF PROCEEDINGS PURSUANT TO ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND SETTING A TIME AND PLACE FOR A HEARING ON SUCH DISTRICT AND ASSESSMENT."

BACKGROUND:

In past years, the City has funded the streetlight and landscape maintenance through two different assessment districts, namely Streetlight Maintenance District No. 1 and Landscape Maintenance District No. 1. At its meeting of January 26, 2010, the City Council consolidated the two districts into Streetlight and Landscape Assessment District No. 1 as a way to save on the administrative costs associated with notices, legal descriptions and filings.

The District will be maintaining the following improvements:

- Existing street lights, safety lights and traffic signals; electrical power and other operational costs, funded in past years under the Streetlight Maintenance District No. 1; and
- Various areas in the City where the landscaping was managed under the Landscape Maintenance District No. 1.

The Streetlight and Landscape Assessment District No. 1 includes those properties within the

City that are located on streets that have public street lights, as well as those properties located within gated communities which are served by public perimeter street lights. The areas of the City that are benefit by City maintained landscaping are also included in this District. Every property in the District is assessed at a different rate depending on the level of actual service it receives.

DISCUSSION:

At its meeting of January 26, 2010, the City Council initiated the proceedings for the annual levy of FY 2010-11 assessments in connection with Streetlight and Landscape Assessment District No. 1 and ordered the preparation of an Engineer’s Report. This Engineer’s Report, including an estimate of the improvement costs of the District, has been prepared in accordance with the requirements of the Landscaping and Lighting Act of 1972 and Proposition 218.

These improvements provide significant special benefit to the assessed parcels. Through the assessment, the property owners pay for the annual costs for the maintenance. No increases to fund capital improvements are proposed. Recently, the annual inflation adjustment for the Streetlight District has not kept pace with Edison rate increases and landscape maintenance has been reduced in some areas due to rising costs. Staff has worked on the projected expenditures of the District for FY 2010-11 and the corresponding increased assessment so that the District will be self-funded.

For FY 2010-11, the proposed streetlight assessment for the Parcels that are located on a public street served by public street lighting is calculated as:

Single Family Residence	\$	42.70/ Unit
Multi-Family Residence	\$	12 .60 / Unit
Non-Residential	\$	165.30 / Acre
Undeveloped	\$	55.10 / Acre

For FY 2010-11, the proposed streetlight assessment for the parcels that are located within gated communities and receive only perimeter street lighting from the City is calculated as :

Single Family Residence	\$	6.41 / Unit
Multi-Family Residence	\$	1.90 / Unit
Non-Residential	\$	24.81 / Acre
Undeveloped	\$	8.27 / Acre

The parcels located in the City maintained landscape areas, as a condition of approval of land development, are additionally assessed for landscape maintenance at the rate of \$105.95 per parcel. Following are the areas to be assessed for landscape maintenance.

- Highland / Oak Knoll – Tr. 29765
- West Sierra Madre – Tr. 30556
- (Banna / Arrow Highway – Tr. 32314
- Glendora Mountain Rd / Palm Dr. – Tr. 33489
- Hampton / Sunflower – Tr. 29765
- Financial Way – Tr. 36612
- Loraine / Palm Dr. – Tr. 37637
- Glendora Mountain Rd / Boulder Spring – Tr. 43011

- Claraday / Valley Center – Tr. 43209
- Candish / Sunflowe – Tr. 43382
- Kregmont / Englewild – Tr. 43558
- Glendora Bougainvilleas / 437 E. Bennett– Tr. 44069
- Hunters Trail et. al. – Tr. 44728
- Jennifer / Mauna Loa – Tr. 44985
- Greenfield Court – Tr. 45271
- Morgan Ranch / Valiant – Misc. Tracts
- Glendora Mountain n/o Sierra Madre/Hidden Springs Tract

The assessment on each property within the District was calculated based on the special benefit that the properties receive from the improvement. Factors including location, land use, number of dwelling units and lot size were used to determine the assessment on each parcel.

These rates were developed by the Staff to fairly distribute the costs of maintaining and operating the City's public lighting and landscape areas and to meet the requirements of Article XIID of the California Constitution, which was adopted by the voters in 1996 as Proposition 218.

There are two Resolutions before the Council for consideration. The first Resolution is the approval of the Engineer's Report. The second Resolution states the intent to levy the assessment to the District.

The adoption of the Resolution of Intention will establish Council's intent to levy the streetlight and landscape maintenance assessment for Fiscal Year 2010-11 and schedule the Public Hearing for May 25, 2010 at 7:00 PM in the City Council Chambers located at 116 E. Foothill Blvd., Glendora. Subsequently, on April 8, 2010, Public Works will mail a Notice of Public Hearing to the record owner of each parcel that would be subject to the assessment. Along with this notice, a ballot will be included for the property owner to indicate their support or opposition to the proposed assessment increase. At the close of the public comment period of the public hearing, staff will tabulate the ballots. If a majority of the returned ballots, weighted according to the amount of the assessment shown on the ballot, oppose the rate increase, then the Council will not be able to increase the assessment exceeding the amounts previously approved by the property owners.

In addition to the formal Public Hearing on May 25, 2010, an outreach meeting is proposed on March 30, 2010 where residents and property owners in the District will be able to have questions answered about the procedure to form the assessment district and the methodology used to develop the projected assessment.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

A Statutory Exemption is attached for the Council's approval.

FISCAL IMPACT:

Southern California Edison (SCE) increased the streetlight billing rates such that annual inflation adjustment cannot keep pace with actual costs. Similarly, landscape maintenance is also affected by rising utility charges and other costs. This has resulted in significance increases in expenditures. To incur the actual costs, the assessment rates are calculated and increased

accordingly.

The total cost of maintaining and administrating the District is \$778,805. \$281,172 are allocable to general benefits, including costs of safety lights and traffic signals, which according to past practice, is proposed to be funded from the City's general fund. An amount of \$497,633 will be assessed for special benefits to property owners within the District.

All monies collected through the County Auditor's Office and other sources will be deposited in already established Streetlight and Landscape Assessment Funds to pay for the annual costs for operation and maintenance in connection with the District.

The expected shortfall for the two districts for Fiscal Year 2009-2010 is \$67,750. Should the new district fail to be approved by the voters, the anticipated shortfall for the two districts in FY 2010-2011 is \$120,213, which would require General Fund support. Based on the projection in the Mid-Year Analysis this would create significant problems for our budget plans.

Respectfully submitted,

Maliha Fatima Ansari
Registered Associate Civil Engineer

Fiscal

Review:

JOSH BETTA

Finance Director

Manager

Approval:



CHRIS JEFFERS

City Manager/Executive Officer

ATTACHMENTS:

1. Statutory Exemption (1 page)
2. Engineer's Report FY 2010-11, Streetlight and Landscape Assessment District No. 1 (54 pages)
3. Resolution approving the Engineer's Report (2 pages)
4. Resolution of intention to levy assessment and setting a time and place for a Public Hearing (3 pages)
5. Notice of Public Hearing on District consolidation and rate increase (3 pages)
6. Notice of Public Meeting (1 page)
7. City of Glendora – Assessment Ballot (1 page)
8. City of Glendora –Ballot Procedures (3 pages)