

STAFF REPORT
City of Lancaster

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MVB

Date: July 12, 2011

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Lancaster Annual Assessments for the Drainage, Landscape, and Lighting Maintenance Districts for Fiscal Year 2011-2012**

Recommendation:

- a. Adopt **Resolution No. 11-50**, confirming the diagram and assessment and ordering the levying of an assessment in **Lancaster Drainage Benefit Assessment District** for Fiscal Year 2011-2012.
- b. Adopt **Resolution No. 11-51**, confirming the diagram and assessment and ordering the levying of an assessment in **Lancaster Landscape Maintenance District No. 1** and **Fox Field Industrial Corridor Landscape Maintenance District** for Fiscal Year 2011-2012.
- c. Adopt **Resolution No. 11-52**, confirming the diagram and assessment and ordering the levying of an assessment in **Lancaster Lighting Maintenance District** for Fiscal Year 2011-2012.

Fiscal Impact:

Drainage Benefit Assessment District – Each parcel annexed prior to Fiscal Year 2005-2006 will be assessed \$50.00 per benefit unit. The proposed assessment is the same as the previous year’s assessment. Each benefit unit annexed beginning Fiscal Year 2005-2006 will be assessed at \$61.09, which is the same rate as the previous year’s assessment. A total of \$1,920,686.00 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Landscape Maintenance District No. 1 – Each parcel annexed prior to Fiscal Year 2005-2006 will be assessed \$80.00 per benefit unit. The proposed assessment is the same as the previous year’s assessment. Each parcel annexed beginning Fiscal Year 2005-2006 will be assessed \$97.74 per benefit unit. Each parcel in the Fox Field Industrial Corridor Landscape Maintenance District will be assessed \$0.32 per benefit unit. These proposed assessments will remain at the same rate as the previous year’s assessments. A total of \$1,636,091.00 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Lighting Maintenance District – Each benefit unit will be assessed \$89.17 (\$45.00 in zones that voted "no" during the 2003 election). A total of \$3,877,385.00 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

The City Council previously formed the **Lancaster Drainage Benefit Assessment District**, including the establishment of separate zones, and submitted the proposition to the eligible voters in each respective zone. Each year, thereafter, the City Council, after public notice and hearing, may determine and impose an annual assessment. The drainage improvements in the District have been completed and accepted by the City Council and will be maintained with funds generated by the Drainage Benefit Assessment District. The method of assessment is based on proportionate storm water runoff, thereby assessing developments with more impervious area a proportionately larger share of the total assessed costs. Refer to the attached Engineer's Report and Assessment for details.

Lancaster Landscape Maintenance District No. 1 and **Fox Field Industrial Corridor Landscape Maintenance District** were formed, including subsequent annexations thereto, for the purpose of providing maintenance services to landscaping and appurtenant improvements for various developments within the City and assessing those properties which benefit from this service. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year. The landscaping improvements in the areas within the District will be maintained with funds generated by the Landscape Maintenance District.

The **Lancaster Lighting Maintenance District** was formed, including subsequent annexations thereto, for the purpose of financing maintenance operations and installation of public lighting facilities, including but not limited to street lights, traffic signals, public parking lot lights, and highway safety lights (public lighting facilities) (as defined in § 22525 of the California Code) within the City of Lancaster, and assessing those properties which benefit from this service their proportionate share of the cost. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

Last year's rate was \$87.17. For Fiscal Year 2011-2012, the rate of assessment is proposed at \$89.17 per lighting unit, including the established CPI adjustment of 2.3% ($\$87.17 + (\$87.17 \times 0.023) = \$89.17$), except for those parcels within the zones that voted "no".

The street lighting improvements in the areas within the District will be maintained with funds generated by the Lighting Maintenance District. Each lot or parcel within the District that has been annexed as indicated on the diagram will be assessed a unit assessment of \$89.17 for Fiscal Year 2011-2012. Parcels within the zones that voted "no" will remain at a unit assessment of \$45.00

JD:lcs

Attachments:

Resolution No. 11-50

District Fund Accounting for Lancaster Drainage Benefit Assessment District

Resolution No. 11-51

District Fund Accounting for Lancaster Landscape Maintenance District

Resolution No. 11-52

District Fund Accounting for Lancaster Lighting Maintenance District