

STAFF REPORT
City of Lancaster

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MVB

Date: May 13, 2014

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Lancaster Business Park Landscape Maintenance District**

Recommendation:

Adopt **Resolution No. 14-19**, approving the Engineer’s Report and setting the time and place for Public Hearing and declaring its intention to annex Lancaster Business Park into Lancaster Landscape Maintenance District No. 1, and to levy and collect assessments pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California and California Constitution Article XIID.

Fiscal Impact:

A total of \$94,061.00 will be assessed against the benefiting properties to offset costs associated with maintenance expenses.

Background:

Previously, the property owners in the Lancaster Business Park were billed annually for the maintenance of the landscaped area in front of their properties and the Business Center Parkway median. The maintenance was provided through an agreement with the Lancaster Redevelopment Agency. The maintenance cost included labor and equipment, repair and irrigation supplies, fertilizing and utilities.

Due to the dissolution of the Lancaster Redevelopment Agency, the property owners in the Lancaster Business Park do not have a provision to maintain landscaping. With adoption of the resolution, the City Council will set the date for a public meeting and a public hearing on July 8, 2014, at 5:00 p.m., to hear testimony concerning the annexation of the Lancaster Business Park to Lancaster Landscape Maintenance District No. 1. At least forty-five (45) days prior to the public meeting and public hearing, the City Clerk shall cause a notice of the adoption of the Resolution of Intention, the filing of the Engineer’s Report and the setting of time and place for said public meeting and public hearing, together with a ballot for voting on said district annexation to be mailed, return postage prepaid, to all persons owning real property proposed to be assessed.

The Business Park owners may elect to annex into the existing Lancaster Landscape Maintenance District to continue receiving the landscape maintenance for their property. Upon review of the latest landscape maintenance bids, the cost associated with maintaining the 437,492 square feet of assessment area is \$35,088.00 for labor only, an estimate of \$58,973.00 will be used for utilities and materials. A total of \$94,061.00 will be assessed

against the benefiting properties. The formula used to calculate the owner's cost is as follows: The total cost of landscape maintenance divided by the total landscape assessment district area multiplied by the landscape easement area associated with each owner's property, adjusted annually based on the Consumer Price Index.

$$\begin{aligned}\text{Owner's Cost} &= ((\$94,061/437,492 \text{ sf}) (\text{Landscaped Easement Area at each property})) \\ &= ((\$0.215/\text{sf}) (\text{Landscaped Easement Area at each property}))\end{aligned}$$

The new cost calculations have been tabulated in the Engineer's Report for each owner indicating their specific costs for the maintenance of the landscaping on each property. The cost to maintain the landscaping for each property will be \$0.215 per square foot in Fiscal Year 2014-2015, which is approximately the same as the current paid. This rate may be modified in subsequent fiscal years by applying Consumer Price Index adjustments to the maintenance costs.

JD:pjp

Attachments:

Resolution No. 14-19

Engineer's Report – (On file in the City Clerk's Office)