

STAFF REPORT
City of Lancaster

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Date: May 22, 2007

To: Mayor Hearns and City Council Members

From: James R. Williams, Public Works Director

Subject: **Lancaster Lighting Maintenance District Annual Assessment for Fiscal Year 2007-2008**

Recommendation:

- a. Adopt Resolution No. 07-101, generally describing any proposed improvements or substantial changes in existing improvements and ordering the City Engineer to prepare and file a report for Lancaster Lighting Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California; and
- b. Adopt Resolution No. 07-102, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Lighting Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

Fiscal Impact:

Each benefit unit will be assessed \$80.56 (\$45.00 in zones that voted "no" during the 2003 election). A total of \$2,931,916 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

On May 18, 1992, the City Council initiated proceedings to transfer County Lighting Maintenance District No. 1956 to the City of Lancaster.

On June 15, 1992, the City Council adopted Resolution Nos. 92-150, 92-151, 92-152, 92-153, and 92-154 forming Lancaster Street Lighting District and transferring jurisdiction of County Lighting Maintenance District No. 1956 to the City of Lancaster.

On March 11, 2003, the City Council directed that an election be held asking the property owners within the Lancaster Lighting Maintenance District (LLMD) to approve an increase in the annual street lighting assessment to \$70 per lighting unit, including a Consumer Price Index (CPI) based inflator.

On July 8, 2003, the City Council announced the results of the election to approve the increase in annual assessments within the City's lighting maintenance district. The results of the tally of the election were that out of 104 zones, nine zones, namely zones 27, 30, 49B, 51B, 51D, 65B, 70A, 89B, and 103 failed to receive voter approval. Following the results of the original vote, and with the street lights being turned off, property owners within three zones that voted "no", namely zone 27 split into zones 27A and 27B, zone 30, split into zones 30A and 30B, and zone 89B split into zones 89B-1 and 89B-2, submitted petitions to the City to initiate another voting process. The City Council adopted resolutions initiating proceedings for the levy of additional assessments and notices of public hearings and assessment ballots were mailed to the affected property owners within these zones. The three election processes were successful and the City Council approved the levy of additional assessments at the October 28, 2003, November 11, 2003, and January 27, 2004 Council meetings.

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 and traffic signals (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.

The assessment for Fiscal Year 2007-2008 is \$80.56 including a CPI factor for Los Angeles-Riverside-Orange County of 3.5% per lighting unit, except for those parcels within the zones that voted "no" as shown on "Exhibit C", which will remain at \$45 per lighting unit.

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 \$80.56 for Fiscal Year 2007-2008. Parcels within the zones that voted "no" will remain at a unit assessment of \$45.

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