

City of Sacramento

Legislation Details (With Text)

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Title: Village Garden Landscape Maintenance District No. 2011-01 [Noticed 05/24/2019]
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Attachments:

Date	Ver.	Action By	Action	Result
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Title:
Village Garden Landscape Maintenance District No. 2011-01 [Noticed 05/24/2019]

File ID: 2019-00073

Location: District 2

Recommendation:

Conduct a public hearing, and upon conclusion, adopt a Resolution confirming the assessment diagram, confirming the assessment, and levying the assessment for Fiscal Year (FY) 2019/2020 for the Village Garden Landscape Maintenance District.

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Presenter: Arwen Wacht, Program Specialist, (916) 808-7535, Department of Finance

Attachments:

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution - Confirming & Levying Assessment
- 4-Exhibit A - District Boundary Map
- 5-Exhibit B - District Budget & Parcel Assessment

Description/Analysis

Issue Detail: On July 19, 2011, Council approved formation of the Village Garden Landscape Maintenance District No. 2011-01 (District). The property owners within the North Pointe subdivisions one through five and the Norwood subdivision petitioned the City of Sacramento to form the District to provide maintenance services in the area (see Attachment 4, Exhibit A).

The District provides for the maintenance of masonry walls, landscaping and irrigation systems within the subdivisions. Maintenance efforts include periodic mowing of grass, trimming of trees and shrubs, fertilizing landscaped areas, furnishing water for irrigation of all plant material, as well as upkeep, repair, and replacement of the irrigation system, planted materials, amenities, and masonry walls.

On May 14, 2019, Council passed Resolution 2019-0141 approving the annual Engineer's Report and declaring the intention to levy an assessment for the District. Approval of the attached Resolution will authorize the City to collect assessments to provide partial funding for maintenance activities in the District for FY2019/20.

The District funds only a portion of the total cost of providing maintenance services to the District. The Engineer's Report separates the benefits of the District between "special benefits" to the property and "general benefits" to society at-large. Only special benefits can be funded by District assessments. Analysis of the use of the District amenities shows that residents of the District represent approximately 80% of those benefitting from the improvements. This percentage is the special benefit provided by the District. The remaining amount must be funded from other sources, which are detailed in the Financial Considerations section and in Exhibit B to the Resolution.

Policy Considerations: The recommended action supports funding for landscape maintenance services in the District via property-based assessments.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): Under CEQA Guidelines, administration of the District does not constitute a project and is therefore exempt from review [14 Cal. Code Regs. §15378(b)(2)&(5)].

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: The actions in the recommended Resolution are required by the California Streets and Highways Code, as set forth in the Landscaping and Lighting Act of 1972, for

annual proceedings of an existing district.

Financial Considerations: The total estimated expense budget for the District in FY2019/20 is \$35,496 as shown on Exhibit B to the Resolution (Attachment 5) and detailed in the Engineer's Report on file with the Public Improvement Finance Division of the Department of Finance, designated by the City Clerk's Office to be the repository of documents associated with special districts. Pursuant to the Engineer's Report, \$28,329 of assessment revenue can be used to fund special benefits, and \$7,167, the remaining 20.19% of the direct maintenance cost detailed in Exhibit B, will be provided by the Department of Public Works Streets Division's and Department of Finance Public Improvement Finance Division's operating budgets.

The proposed assessment of \$119.16, per single family home, is a 4% increase from last year's assessment of \$113.50 and is 38% below the maximum allowed assessment of \$193.87 for FY2019/20. The proposed assessment is being increased to address rising maintenance and administrative costs for this District, while maintaining adequate reserves to cover extraordinary maintenance.

Local Business Enterprise (LBE): Not applicable.