



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
May 29, 2007

**Honorable Mayor and
Members of the City Council**

**Title: Neighborhood Lighting District – Initiate Annual Proceedings Fiscal Year
2007/08**

Location/Council District: This district includes 3 separate neighborhoods: Youngs Heights, Council District 2; Swanston Estates, Council District 3; and Colonial Heights, Council District 5 and District 6. (Attachment 3, Page 5)

Recommendation: Adopt 1) a **Resolution** directing Filing of Annual Report for fiscal year (FY) 2007/08 for the Neighborhood Lighting District; 2) a **Resolution** approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY2007/08 for the Neighborhood Lighting District and setting a time and place for a Public Hearing for June 26, 2007.

Contact: Bob Cooper, Senior Engineer, (916) 808-5778; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenters: Not Applicable

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: The district is required by the California Streets and Highways Code to present to City Council an annual budget for approval. Approval of the annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for maintenance of the neighborhood lighting in this district for FY2007/08.

Policy Considerations: The annual proceedings for this district are being processed as set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code sections 22500, et seq. This process is consistent with the City's Strategic Plan 3-Year Goal to "achieve sustainability and enhance livability."

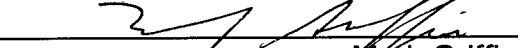
Environmental Considerations: Under California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.


Committee/Commission: None

Rationale for Recommendation: The actions in the recommended Resolutions are required by the California Streets and Highways Code, as set forth in Section 22500 of the Landscaping and Lighting Act of 1972, for annual proceedings of an existing district.

Financial Considerations: The estimated total maintenance cost for the three neighborhoods is \$48,593. The cost for each neighborhood as well as a breakdown of cost per single-family lot is provided in Exhibit B (page 11). The District has surplus funds available to cover the deficit. The proposed increase in the annual assessment is 3.0% which is the maximum allowed in the district. The costs are detailed in the Engineer's Report on file with the City Clerk. The maintenance district is self-supporting and has no impact on the General Fund.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Fiscal Manager, Planning Department

Approved by: 
Carol Shearly
Director, Planning Department

Recommendation Approved:


Ray Kerridge
City Manager

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BACKGROUND

On October 22, 1996, City Council approved formation of the Neighborhood Lighting District No. 96-07 (Resolution No. 96-577) for the Swanston Estates neighborhood. The district provides an affordable means for neighborhood lights by placing SMUD lights on wood poles. Two other neighborhoods, Youngs Heights and Colonial Heights, have since annexed to the district.

The district services include the annual energy cost and maintenance of neighborhood lights installed on wood poles, and the district administration and billing costs. A provision was included to mitigate cost increases based on the Consumer Price Index (CPI), San Francisco area, all items, provided that this increase does not exceed three percent (3%) in any year. Since the February 2007 CPI was 3.08% the annual assessments will be increased 3.0%. The annual assessment for a typical single-family lot in each neighborhood will be \$25.37. As shown in the table below, the total assessment will increase by approximately 10%. This is due in part to an increase in the number of parcels in the three neighborhoods. Nevertheless, the individual assessment on any parcel will only increase 3.0%.

Each year the City must adopt a new Engineer's Report and budget. The recommended Council action is necessary to allow staff to notify the public of the proposed hearing, which has been set for June 26, 2007. At the conclusion of the public hearing staff will recommend Council adopt the budget and levy the assessments.

The total cost to property owners in FY 2007/08 is projected at \$41,244.

The table below reflects the assessment to property owners and the offset needed from available surplus funds. Available surplus funds are projected to be \$13,251 at the beginning of FY07/08.

FY 06/076 Assessed	FY07/08 Budget	Offset from Projected Surplus	FY07/08 Assessed
\$38,890	\$48,593	\$7,349	\$41,244

**NEIGHBORHOOD LIGHTING DISTRICT
FY2007/08 SCHEDULE**

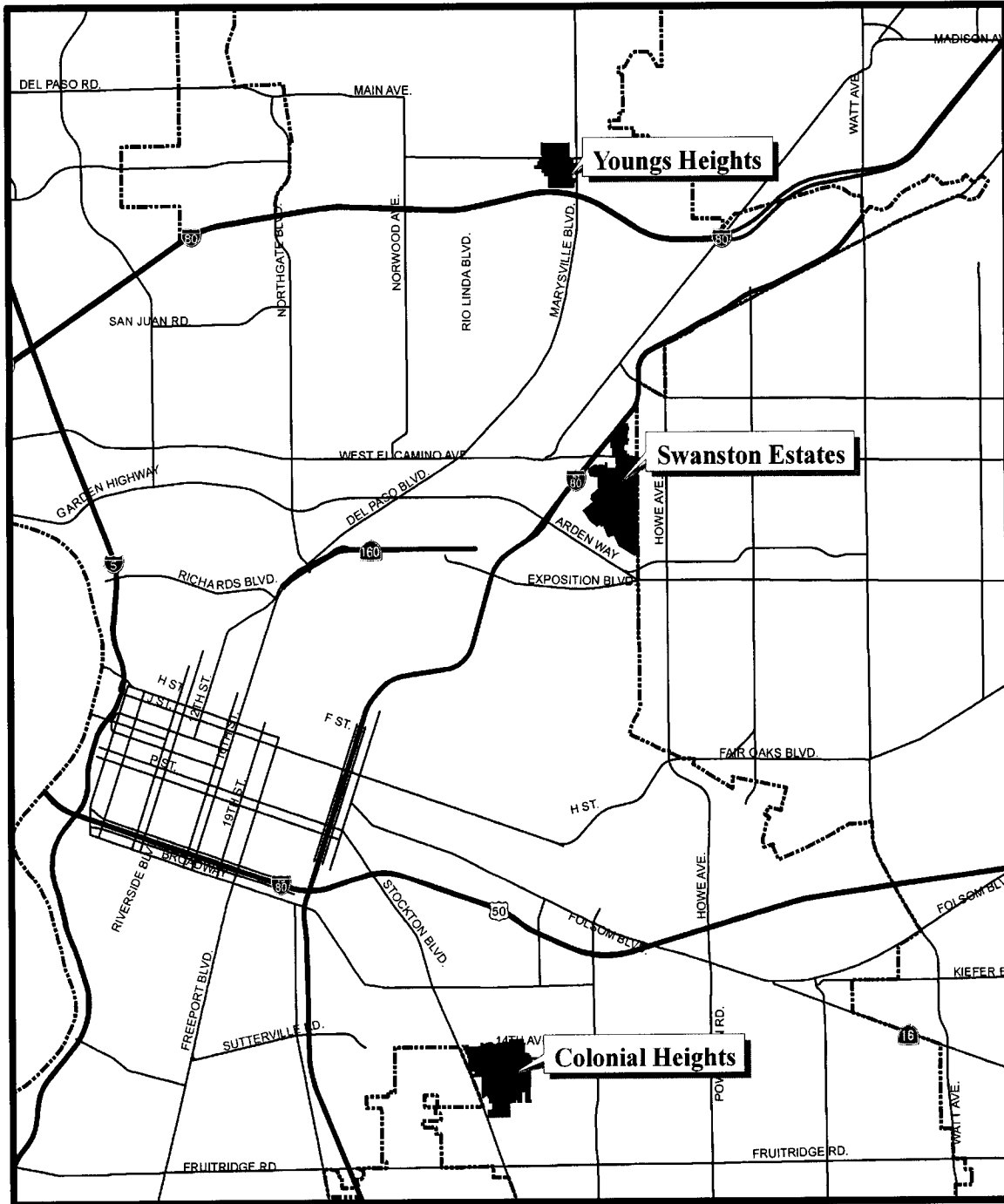
May 29, 2007	Council Considers Resolution of Intention and Sets Date for Public Hearing
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

May 31, 2007 Publish Notice of Meeting and Hearing

June 26, 2007 Hold Public Hearing
Council Orders Annual Levy

July, 2007 Assessments to County for Placement on Tax Roll

Neighborhood Lighting District 96-07



 City Boundary
 District Boundary

0 0.5 1 2 Miles



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RESOLUTION NO.

Adopted by the Sacramento City Council

DIRECTING FILING OF ANNUAL REPORT FOR THE NEIGHBORHOOD LIGHTING DISTRICT DISTRICT (FY2007/08) (Pursuant to Landscaping and Lighting Act of 1972)

BACKGROUND:

- A.** The Neighborhood Lighting District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on October 22, 1996.
- B.** The City Council established the District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) ("the 1972 Act"), and has previously levied assessments on property in the District to pay for landscaping maintenance services and related services to be provided within the District, all in accordance with the 1972 Act.
- C.** The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds and determines that the background statements A through C are true and correct.

Section 2. The Engineering Manager of the Development Services Department, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972.

Section 3. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

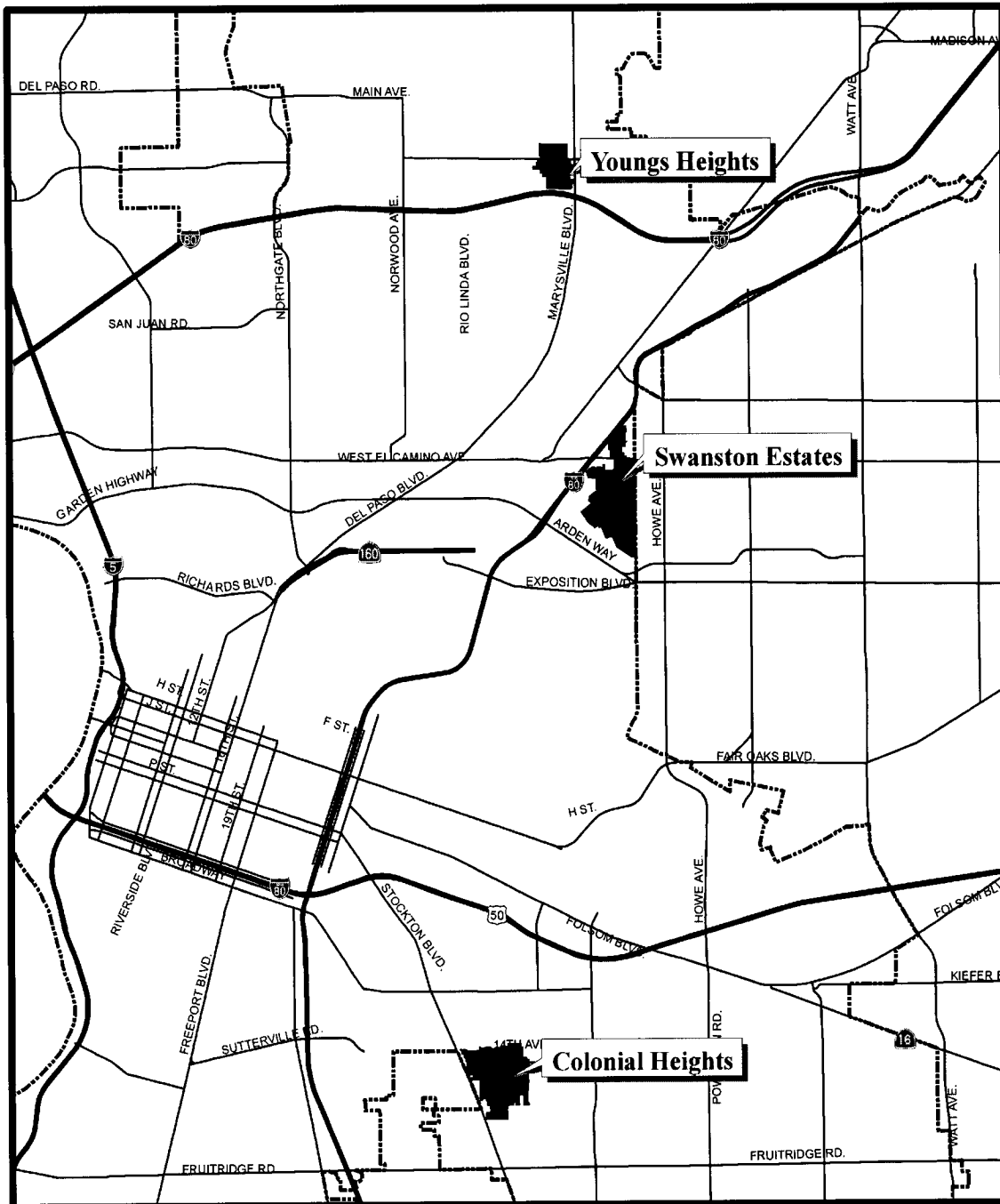
Section 4. Exhibit A is part of the resolution.

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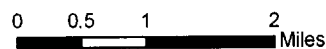
Exhibit A: District Map -1 Page

EXHIBIT A

Neighborhood Lighting District 96-07



 City Boundary
 District Boundary



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RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING ENGINEER'S ANNUAL REPORT AND INTENTION TO ORDER MAINTENANCE OF IMPROVEMENTS FOR THE NEIGHBORHOOD LIGHTING DISTRICT (FY2007/08) (Pursuant to Landscaping and Lighting Act of 1972)

BACKGROUND:

- A.** The Neighborhood Lighting District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on October 22, 1996.
- B.** The City Council established the District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) ("the 1972 Act"), and has previously levied assessments on property in the District to pay for operation and maintenance of neighborhood street lights on wood poles and related services to be provided within the District, all in accordance with the 1972 Act.
- C.** The Engineering Manager of the Development Services Department, the person designated by this Council as the Engineer of Work for the Neighborhood Lighting District, was directed to file an annual report in accordance with the provisions of the 1972 Act.
- D.** The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds and determines that the background statements A through D are true and correct.

Section 2. City Council hereby approves the Engineer's Annual Report for fiscal year 2007/08 on file in the City Clerk's Office.

Section 3. The City Council intends to levy and collect assessments within the Neighborhood Landscaping District during fiscal year 2007/08. The area of land to be assessed is located in the City of Sacramento, Sacramento County.

Section 4. The maintenance of improvements to be made in this assessment district is generally described as follows:

The improvements consist of operation and maintenance of neighborhood street lights on wood poles fed by overhead electrical lines, and the engineering, administrative and miscellaneous costs related to the district.

Section 5. In accordance with this Council's resolution directing the filing of an annual report, the Engineer of Work has filed with the City Clerk the report required by the 1972 Act. All interested parties are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

Section 6. At the hour of 2:00 pm on Tuesday, June 26, 2007, the City Council will conduct a public hearing on the questions of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the City Hall, 915 I Street, First Floor, Sacramento, California.

Section 7. Assessments for all subdivisions within the District are at or below the highest authorized amount for this district shown on Exhibit B.

Section 8. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

Section 8. Exhibits A and B are part of the resolution.

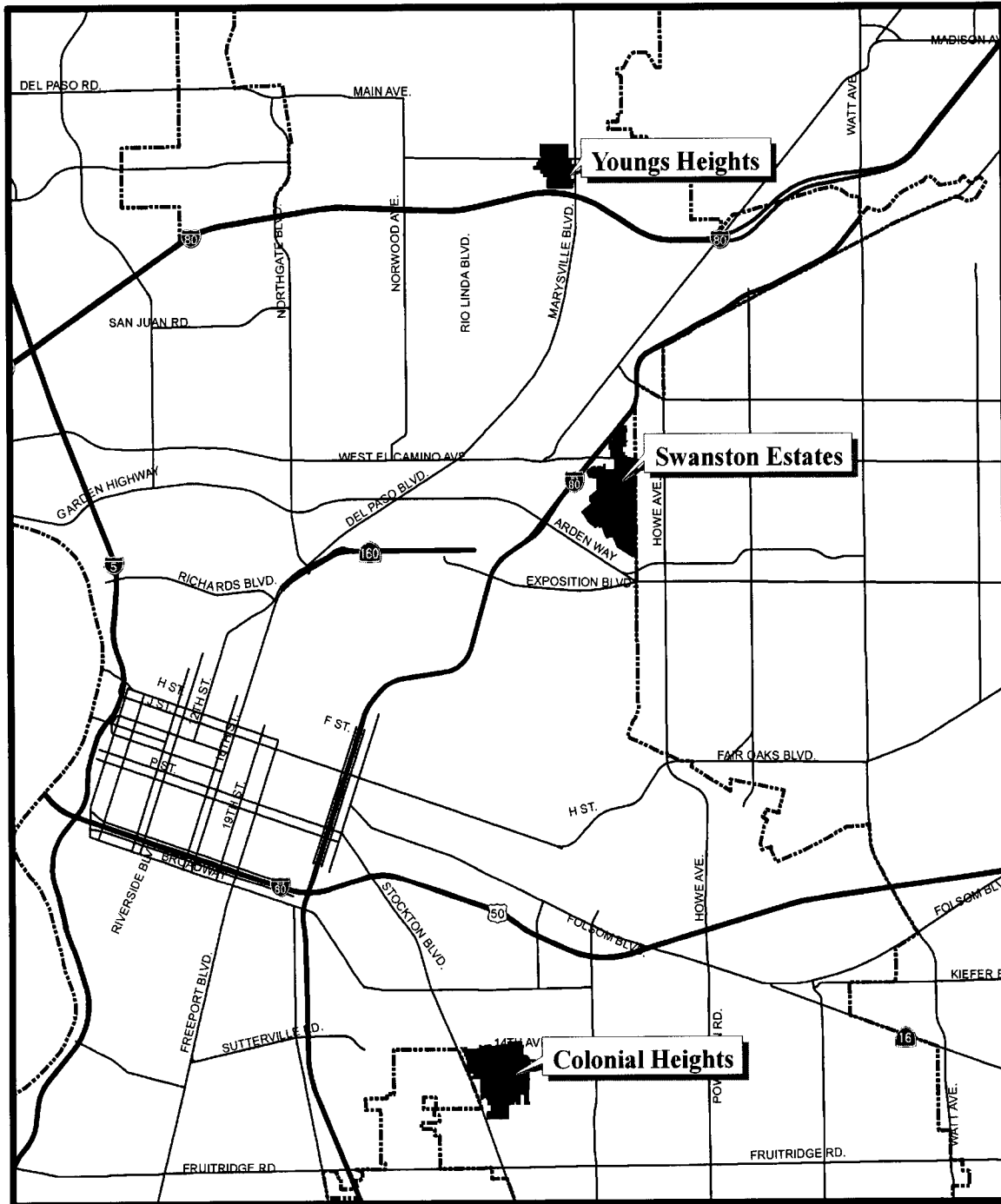
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

Exhibit A: District Map -1 Page

Exhibit B: FY2007/08 District & Parcel Assessment -1 Page

EXHIBIT A

Neighborhood Lighting District 96-07



 City Boundary
 District Boundary

0 0.5 1 2 Miles



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EXHIBIT B

**NEIGHBORHOOD LIGHTING DISTRICT
NEIGHBORHOOD AND PARCEL ASSESSMENTS**

The cost for each individual neighborhood is as follows:

Neighborhood	FY2007/08 Budget	Surplus/ (deficit)	FY2007/08 Assessed
Swanston Estates	\$24,438	(\$6,347)	\$18,091
Young's Heights	6,218	(2,687)	3,531
Colonial Heights	17,937	1,685	19,622

The following is a breakdown of the average cost per single-family lot in each neighborhood with less than 100 feet of frontage.

Neighborhood	# of Lots	Maximum Authorized	FY2006/07	FY2007/08
Swanston Estates	694	\$25.37	\$23.94	\$25.37
Young's Heights	125	25.37	23.94	25.37
Colonial Heights	749	25.37	23.94	25.37