



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
 November 13, 2008

Honorable Mayor and
 Members of the City Council

Title: Assessment Districts – Amendments to the Fiscal Year 2008-09 City Budget

Location/Council District: Citywide

Recommendation: Adopt 1) a **Resolution** amending the Fiscal Year 2008/09 City Budget for specified Property and Business Improvement Districts; 2) a **Resolution** amending the Fiscal Year 2008/09 City Budget for the Annual 1972 Act Finance Districts; 3) a **Resolution** amending the Fiscal Year 2008/09 City Budget for the Annual Finance Districts under City Code 3.124; 4) a **Resolution** amending the Fiscal Year 2008/09 City Budget for the Old Sacramento Maintenance District.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenters: Not Applicable

Department: Planning Department

Division: Public Improvement Financing

Organization No: 22001411

Description/Analysis

Issue: Prior to fiscal year end, Council approved the levy of assessments for all annual assessment districts for FY 2008-09. At this time, staff is seeking Council approval to amend the City budget for all annual assessment districts and to include these amending expenditures and revenues for each annual assessment district.

Policy Considerations: The Council action recommended in this report supports the City's Strategic Plan 3-Year Goal to "achieve sustainability and enhance livability."

Environmental Considerations:

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

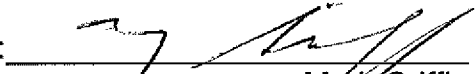
Sustainability Considerations: There are no sustainability considerations applicable to the formation process and administration of a special district.


Committee/Commission Action: None

Rationale for Recommendation: The actions in the recommended resolutions are required by the California Streets and Highways Code, which is codified as part 7 (beginning with section 36600) of division 18 and by the Sacramento City Code, as set forth in Section 3.124.190, for annual proceedings of an existing district. Also, 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. The actions in the recommended resolution are required by the Sacramento City Code, as set forth in Section 3.128.210, for annual proceedings of an existing district.

Financial Considerations: There is no cost to the City or the General Fund. All funding for services are generated from Special Taxes and Assessment Districts for specified purposes. The attached resolutions amend all annual assessment districts' budgets to reflect anticipated revenues and expenditures in FY 2008/09.

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

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:

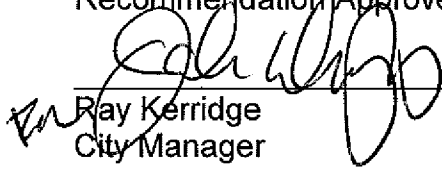

Ray Kerridge
City Manager

Table of Contents:

Report Pg 1

Attachments

1	Background	Pg	4
2	Resolution Amending City Budget for specified PBIDs	Pg	8
	Exhibit A	Pg	9
3	Resolution Amending City Budget for Annual 1972 Act Districts.....	Pg	12
	Exhibit A.....	Pg	13
4	Resolution Amending City Budget for Annual Districts City Code 3.124.Pg		17
	Exhibit A	Pg	18
5	Resolution Amending City Budget for the Old Sacramento District.....	Pg	20
	Exhibit A.....	Pg	21

S:\Moves\DEV\Spec Dists\DISTRICT PROJECTS\MDAnnualProcessReports\CCR - Amending Assessment & PBID Budgets FY 08-09.doc

Attachment 1**BACKGROUND**

Staff is requesting Council to adopt the amendments to the City budget for annual assessment districts identified in this report. In prior years, resolutions that enabled the amendment of the City budget of the specific special districts were approved in unison with the resolutions that authorized the assessment diagram and levy of assessments for the various districts. This year, at the direction of the City Attorney's office, special districts staff was requested to bring resolutions that would amend the City budget pertaining to the specific special districts, under a separate cover, subsequent to the approval of the City-wide budget. Approval of the attached resolutions would provide the authority to establish the budgets of all annual assessment districts, which enables the funding of various important services, including among other things: landscape and streetscape maintenance, security, marketing and economic advocacy.

The Downtown Sacramento Property and Business Improvement District, Fund 2221

On June 10, 2008, Council approved Resolution No. 2008-383, adopting the annual budget and levying assessment for the Downtown PBID. The Downtown PBID was established by the City Council and approved by the property owners on June 13, 1995. The District was renewed for 10 more years effective January 1, 2006. The Downtown Sacramento Property and Business Improvement District provides for economic development, marketing, security, and maintenance services with the intent of continuing to create a positive economic atmosphere in the Downtown Sacramento area.

The Midtown Sacramento Property and Business Improvement District, Fund 2237

On June 24, 2008, Council approved Resolution No. 2008-442, adopting the annual budget and levying assessment for the Midtown Sacramento PBID, which was approved by City Council on August 9, 2007, in accordance with the Property and Business Improvement District Area Law of 1994. The District became effective on January 1, 2008. The District provides funding for the following services within the central commercial core of Midtown Sacramento: security services, street maintenance, parking services and marketing efforts for economic development within boundaries of the PBID.

The North Franklin Property and Business Improvement District, Fund 2217

On June 17, 2008, Council approved Resolution No. 2008-416, adopting the annual budget and levying assessment for the North Franklin PBID, which was renewed by the City Council and approved by the property owners on July 24, 2007. The District was approved for 5 years effective January 1, 2008. The District provides for advocacy and communications, economic development and marketing, security coordination and maintenance services with the intent of continuing to create a positive atmosphere in the North Franklin Commercial Corridor.

The Oak Park Property and Business Improvement District, Fund 2216

On June 17, 2008, Council approved Resolution No. 2008-411, adopting the annual budget and levying assessment for the Oak Park PBID, which was approved by City Council on August 5, 2004, in accordance with the Property and Business Improvement District Area Law of 1994, and became effective on January 1, 2005. The District provides for economic development, image enhancement, security and maintenance services and advocacy/administration with the intent of continuing to create a positive atmosphere in the Oak Park Commercial Corridor Area.

The Power Inn Area Property and Business Improvement District, Fund 2234

On July 29, 2008, Council approved Resolution No. 2008-532, adopting the annual budget and levying assessment for the Power Inn Area PBID, which was established by the City Council and approved by the property owners on July 18, 2006 effective January 1, 2007. The District provides funding for the Power Inn Area PBID to provide the following services within the Power Inn Industrial Corridor: security, maintenance, economic development, marketing and advocacy communications.

The Stockton Boulevard Property and Business Improvement District, Fund 2224

On June 10, 2008, Council approved Resolution No. 2008-381, adopting the annual budget and levying assessment for the Stockton Boulevard PBID, which was established by the City Council and approved by the property owners in August 2001. The District was renewed for 10 more years effective January 1, 2007. The Stockton Boulevard Property and Business Improvement District provides for economic development, image enhancement, security and maintenance services and advocacy with the intent of continuing to create a positive atmosphere in the Stockton Boulevard Commercial Corridor Area.

Neighborhood Landscaping District, Fund 2205

On June 24, 2008, Council approved Resolution No. 2008-461, confirming diagram and assessment, and levying assessment. City Council approved formation of the Neighborhood Landscaping District on July 23, 1991, formerly known as the Subdivision Landscaping Maintenance District. This district provides funding for maintenance of landscaping improvements which are located adjacent to and/or along the frontage of residential subdivisions. At the time of formation, the initial district included the Laguna Verde and Laguna Parkway Subdivisions, located in Council District 8. Since then, the City Council has annexed 32 additional subdivisions to the district.

Citywide Landscaping & Lighting District, Fund 2232

On June 24, 2008, Council approved Resolution No. 2008-462, confirming diagram and assessment, and levying assessment for the Citywide L&L District. The Citywide Landscaping & Lighting District was established in June of 1989. The District contributes funding for the maintenance and rehabilitation of City parks and other public landscaped areas, street tree maintenance, and the energy and maintenance cost of streetlights throughout the City. Property owners are assessed in accordance with a series of benefit formulas adopted by City Council in 1989. Annual assessments are

paid by property owners along with their regular County property taxes. Each year the City must update and adopt the annual Engineer's Report and approve the assessment.

Neighborhood Lighting District, Fund 2202

On June 24, 2008, Council approved Resolution No. 2008-466, confirming diagram and assessment, and levying assessment. City Council approved formation of the Neighborhood Lighting District No. 96-07 on October 26, 1996, for the Swanston Estates neighborhood. The district provides an affordable means of providing for neighborhood lights by placing lights on SMUD wood poles. Two other neighborhoods, Youngs Heights and Colonial Heights, have since annexed to the district.

Power Inn Road Maintenance District, Fund 2201

On June 10, 2008, Council approved Resolution No. 2008-390, confirming diagram and assessment, and levying assessment. City Council approved formation of the Power Inn Road Maintenance District on July 29, 2003. This district provides funding for the maintenance of the landscaped corridor located along the frontage of lots adjacent to Power Inn Road between 14th Avenue and the Regional Transit over-crossing located just south of Folsom Boulevard. The landscaped corridor is designated as the area between the separated sidewalk and the curb and gutter.

Village Garden District, Fund 2231

On June 10, 2008, Council approved Resolution No. 2008-391 confirming diagram and assessment, and levying assessment. City Council adopted Resolution No. 87-1012, ordering the formation of the Village Garden North Landscaping and Lighting Assessment District ("District") December 8, 1987. During the annual proceedings for FY2001/02, Council changed the name of the District to Village Garden Landscape District. The district provides funding to maintain frontage landscaping for 208 residential lots. On May 13, 2008, City Council approved the Engineer's Report for the District and the Intention to Order Maintenance of Improvements for FY2008/09. The action by Council enabled the public hearing to be scheduled.

Neighborhood Water Quality District, Fund 2226

On June 10, 2008, Council approved Resolution No. 2008-385, adopting the annual budget and levying assessment. City Council approved formation of the Neighborhood Water Quality District on July 23, 1991, formerly known as the Meadowview Estates Maintenance District. This district provides funding for maintenance of water quality areas and landscaping improvements which are located in and/or adjacent to residential subdivisions. At the time of formation, the initial district included the Meadowview Estates. Since then, the City Council has annexed four additional subdivisions to the district.

Laguna Creek Maintenance District, Fund 2206

On June 17, 2008, Council approved Resolution No. 2008-412, adopting the annual budget and levying assessment. The Laguna Creek wetlands area was constructed in 1988. On April 16, 1991, the City Council approved formation of the Laguna Creek Maintenance District ("District"). This district provides funding for general horticultural

maintenance and cleanup of landscape areas; repairs to irrigation as directed by the City; and replacement of plant materials damaged by vandalism or other means.

Willowcreek Maintenance Assessment District, Fund 2228

On June 10, 2008, Council approved Resolution No. 2008-382 adopting the annual budget and levying assessment. City Council approved formation of the Willowcreek Maintenance Assessment District on August 18, 1998. The maintenance district was established in Willowcreek as one of several Best Management Practices to reduce storm water pollution at the maximum extent possible as required by the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System Permit. The maintenance district provides additional street sweeping during the winter months, cleaning of manholes, pipes and pump stations, and monitoring of storm water discharge and sediments. Currently there are 12 subdivisions within the existing boundaries. As other subdivisions within the Willowcreek area are approved by Council and recorded, they will be required to annex to this district.

Old Sacramento Maintenance District, Fund 2208

On June 24, 2008, Council approved Resolution No. 2008-448 adopting the annual budget and establishing the fees assessed on properties within the district. The Old Sacramento district includes 58 commercial parcels within a two and one-half service block in Old Sacramento between Front and 2nd Streets. Maintenance services include street sweeping, collection of trash in street receptacles and service courts, and cleaning of building facades, all of which are of specific benefit to the district properties. These services are above and beyond those currently provided by the City, and there is no contemplation that it will ever be provided on a citywide basis. The purpose of the maintenance district is to provide a means for recovery of costs incurred by the City for these services.

Attachment 2

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING THE FISCAL YEAR 2008/09 CITY BUDGET
FOR SPECIFIED PROPERTY AND BUSINESS
IMPROVEMENT DISTRICTS**

BACKGROUND

- A. In prior years, resolutions that enabled the amendment of the City budget for annual assessment districts were approved in unison with the resolutions that authorized the assessment diagram and levy of assessments. This year, staff was requested to bring resolutions that would amend the City budget pertaining to specific special districts, under a separate cover, subsequent to the approval of the City-wide budget. Approval of the attached resolution would provide the authority to amend the budgets for the specified PBID Districts shown in Exhibit A.
- B. The City Council established the annual PBID Districts under the Property and Business Law of 1994 (California Streets and Highway Code—Sections 36600 to 36671) (the “PBID Law”) and has previously levied assessments on property in the Districts to pay for improvements and services to be provided within the Districts, all in accordance with the PBID Law of 1994.
- C. The City 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 above are true and correct.

Section 2. The FY 2008/09 revenue budgets and expenditure budgets are amended for the Districts as set forth in Exhibit A.

Section 3. The Finance Director is authorized to expend a portion of the budgeted funds in the amount of \$20,754 for the Planning Department and for the Department of Finance to provide services for the specified PBID Districts, as set forth in Exhibit A, which will be reimbursed by the District.

Section 4. Exhibit A is part of this resolution.

Table of Contents:

Exhibit A: FY2008/09 PBID District Budget

EXHIBIT A

**DOWNTOWN SACRAMENTO
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2221
FY 2008/09 PROPOSED BUDGET**

Total Assessment Budget		\$2,184,292
Interest Earned (Surplus)		<u>8,229</u>
Total Revenue		<u>\$2,192,521</u>
Special Districts Administration	\$1,580	
Consultant (Muni) Reporting	555	
Finance Administration	1,227	
County Billing Cost	<u>255</u>	
Less: Total Administration Expense		<u>\$3,617</u>
Estimated Total PBID Disbursement		<u>\$2,188,904</u>

**MIDTOWN SACRAMENTO
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2237
FY 2008/09 PROPOSED BUDGET**

Total Assessment Budget		\$592,250
Interest Earned (Surplus)		<u>0</u>
Total Revenue		<u>\$592,250</u>
Special Districts Administration	2917	
Consultant (Muni) Reporting	725	
Finance Administration	1,227	
County Billing Cost	<u>355</u>	
Less: Total Administration Expense		<u>\$5,224</u>
Estimated Total PBID Disbursement		<u>\$587,026</u>

**NORTH FRANKLIN
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2217
FY 2008/09 PROPOSED BUDGET**

Total Assessment Budget		\$105,000
Interest Earned (Surplus)		<u>484</u>
Total Revenue		<u>\$105,484</u>
Special Districts Administration	1,090	
Consultant (Muni) Reporting	397	
Finance Administration	1,227	
County Billing Cost	<u>162</u>	
Less: Total Administration Expense		<u>\$2,876</u>
Estimated Total PBID Disbursement		<u>\$102,608</u>

**OAK PARK
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2216
FY 2008/09 PROPOSED BUDGET**

Total Assessment Budget		\$198,959
Interest Earned (Surplus)		<u>4,435</u>
Total Revenue		<u>\$203,394</u>
Special Districts Administration	\$1,029	
Consultant (Muni) Reporting	437	
Finance Administration	1,227	
County Billing Cost	<u>185</u>	
Less: Total Administration Expense		<u>\$2,878</u>
Estimated Total PBID Disbursement		<u>\$200,516</u>

**POWER INN AREA
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2234
FY 2008/09 PROPOSED BUDGET**

Total Assessment Budget		\$253,575
Interest Earned (Surplus)		<u>1,277</u>
Total Revenue		<u>\$254,852</u>
Special Districts Administration	617	
Consultant (Muni) Reporting	820	
Finance Administration	1,227	
County Billing Cost	<u>411</u>	
Less: Total Administration Expense		<u>\$3,075</u>
Estimated Total PBID Disbursement		<u>\$251,777</u>

**STOCKTON BOULEVARD
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2224
FY 2008/09 PROPOSED BUDGET**

Total Assessment Budget		\$260,590
Interest Earned (Surplus)		<u>5,057</u>
Total Revenue		<u>\$265,647</u>
Special Districts Administration	\$1,173	
Consultant (Muni) Reporting	476	
Finance Administration	1,227	
County Billing Cost	208	
Contingency	<u>0</u>	
Less: Total Administration Expense		<u>\$3,084</u>
Estimated Total PBID Disbursement		<u>\$262,563</u>

Attachment 3

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING THE FISCAL YEAR 2008/09 CITY BUDGET
FOR THE ANNUAL 1972 ACT FINANCE DISTRICTS**

BACKGROUND

- A.** In prior years, resolutions that enabled the amendment of the City budget for annual assessment districts were approved in unison with the resolutions that authorized the assessment diagram and levy of assessments. This year, staff was requested to bring resolutions that would amend the City budget pertaining to specific special districts, under a separate cover, subsequent to the approval of the City-wide budget. Approval of the attached resolution would provide the authority to amend the budgets for the specified 1972 Act Districts shown in Exhibit A.
- B.** The City Council established the annual 1972 Act Districts 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 Districts, 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 FY2008/09 revenue and expenditure budgets are to be amended for the Districts, as set forth in Exhibit A.

Section 3. The Finance Director is authorized to amend the expenditure authority for Departments of Transportation, Planning, Parks and Recreation, Utilities and Finance (see Exhibit A) necessary to provide services for these Districts in the amount of \$13,486,163 which will be reimbursed by the Districts.

Section 4. Exhibit A is part of this resolution.

Table of Contents:

Exhibit A: FY2008/09 District Proposed Budget

EXHIBIT A**NEIGHBORHOOD LANDSCAPING DISTRICT PROPOSED BUDGET, FUND 2205**

The cost for each individual subdivision is as follows:

SUBDIVISION	Maintenance Cost	Special Districts	Billing Administration			Contingency	Subtotal	Beginning Fund Balance	Total Assessed
			City	County	Consultant				
66th Street Subdivision	\$2,300	\$500	41	86	269	509	3,705	-	\$3,705
Arlington Pk#1	6,073	500	63	125	334	16,497	23,592	17,964	5,628
Arlington Pk Creekside #2	11,240	484	63	120	326	26,953	39,186	31,738	7,448
Arlington Pk Creekside #3	3,684	427	63	110	310	24,014	28,608	23,448	5,160
Arlington Pk Creekside #4	6,174	637	63	145	369	20,358	27,746	21,499	6,247
Brookfield Meadows #2	8,108	410	63	107	305	9,442	18,435	8,248	10,187
Cameron 5	2,000	305	63	90	276	5,103	7,837	2,492	5,345
Carriage Estates	8,484	296	63	89	273	20,320	29,525	21,751	7,774
Chardonay	1,974	558	63	132	347	22,744	25,818	22,132	3,686
Colony Brookfield	8,353	477	63	119	324	21,877	31,213	21,556	9,657
Del Paso Nuevo	14,388	495	63	122	329	12,093	27,490	15,504	11,986
East Land Park Village	16,046	534	63	128	340	27,274	44,385	29,085	15,300
Elder Place	3,342	264	63	83	264	12,515	16,531	11,104	5,427
Evergreen Phase I	2,900	500	63	110	310	1,817	5,700	-	5,700
Jacinto Village #3	2,480	150	41	92	279	78	3,120	(49)	3,169
Jones Ranch	1,883	317	63	89	273	13,984	16,609	11,335	5,274
Kelton	6,072	734	63	161	396	25,967	33,393	25,970	7,423
Laguna Parkway	14,082	1,346	63	263	568	29,233	45,555	25,515	20,040
Laguna Vega	5,787	1,178	63	234	519	26,809	34,590	26,789	7,801
Laguna Verde	9,090	671	63	151	378	27,244	37,597	25,565	12,032
Laguna Verde 2	3,019	367	63	100	293	27,124	30,966	27,741	3,225
Laguna Vista	3,862	470	63	117	322	24,183	29,017	24,121	4,896
Liberty Lane	2,654	478	63	119	324	15,756	19,394	7,643	11,751
Newport Cove	1,436	434	63	112	312	22,861	25,218	22,118	3,100
Regency Place	5,546	766	63	166	405	21,756	28,702	21,437	7,265
Shasta Meadows	3,589	292	63	88	272	16,530	20,834	15,789	5,045
Sheldon Farms	6,300	580	63	136	353	13,223	20,655	8,649	12,006
Sheldon Whitehouse	6,554	795	63	171	413	6,942	14,938	6,058	8,880
Stonewood	2,261	1,143	63	229	511	23,178	27,385	22,859	4,526
Sunrise 94	2,785	280	41	86	269	6,427	9,888	6,340	3,548
Villa Palazzo	2,799	499	63	122	330	26,921	30,734	25,214	5,520
Wickford Square	5,000	580	63	136	353	10,762	16,894	5,247	11,647
Windemere Estates	6,699	392	63	105	300	24,179	31,738	22,238	9,500
Zorba Court	500	246	41	80	259	1,837	2,963	582	2,381
TOTAL	187,464	18,105	2,054	4,323	11,505	586,510	809,961	557,682	252,279

**PROPOSED FY2008/09 BUDGET FOR
CITYWIDE LANDSCAPING AND LIGHTING DISTRICT, FUND 2232
(With 2.89% CPI adjustment increase in assessments)**

Street Related Operations & Maintenance:

Safety Lighting & Medians	\$1,601,564
Neighborhood Street Lighting Maintenance	3,203,681
Tree Maintenance – Residential	3,071,814
Tree Maintenance – Non-Residential	944,388
Administration & Billing	<u>156,972</u>
Subtotal Street Related O&M	\$8,978,419

On-Going Park Maintenance:

Park Maintenance & Improvements	2,684,814
Graffiti Abatement	136,475
Administration & Billing	<u>50,203</u>
Subtotal On-Going Park Maintenance:	\$2,871,492

Bonded Indebtedness:

Park CIP Improvements	725,808
Administration & Billing	<u>6,207</u>
Subtotal Bonded Indebtedness	\$732,015
Less Debt Service	(\$587,315)
Excess Available For Parks CIP	\$144,700

TOTAL DISTRICT BUDGET	\$12,581,926
Fund Balance Offset	(\$0)

TOTAL ASSESSED TO PROPERTY OWNERS:	\$12,581,926
---	---------------------

