

RESOLUTION NO. 6133

A RESOLUTION OF INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR FISCAL YEAR 2017/18 FOR THE SEBASTOPOL STREET LIGHTING SPECIAL ASSESSMENT DISTRICT, PRELIMINARILY APPROVE THE ENGINEER'S REPORT AND SET THE DATE OF THE PUBLIC HEARING IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, during 1981 the City Council ordered the formation of the Assessment District to levy and collect assessments to fund the operation and maintenance of the city-wide streetlight system pursuant to the Landscaping and Lighting Act of 1972; and

WHEREAS, an Engineer's Report is required to be prepared and filed each year outlining the proposed budget and assessment, the proposed improvements to be maintained and the changes to the Assessment District in order to levy and collect assessment on any following fiscal year; and

WHEREAS, the City Council intends to levy and collect assessments from parcels within the Assessment District during the following fiscal year 2017/18, located within the City of Sebastopol, Sonoma County; and

WHEREAS, on March 7, 2017, the City Council adopted Resolution 6128 appointing Joseph G. Gaffney, City Engineer as the Engineer of Work, directing the preparation and filing of the annual Engineer's Report and describing the potential changes to the Assessment District for fiscal year 2017/18; and

WHEREAS, Joseph G. Gaffney, City Engineer has prepared and filed with the City Clerk the annual Engineer's Report for fiscal year 2017/18 as required by the Landscaping and Lighting Act of 1972; and

WHEREAS, the proposed improvements to be maintained in this Assessment District are the streetlights within the Sebastopol City limits; and

WHEREAS, the annual Engineer's Report for fiscal year 2017/18 includes changes to the Assessment District such as subdivision developments, lot splits, land use changes or corrections during fiscal year 2017/18 and there is an increase of \$8.75 to the equivalent Single-Family Dwelling (ESD) units for a total of 3,956 ESD units; and

WHEREAS, all interested persons are referred to the filed Engineer's Report for a full and detailed description of the improvements, the proposed operation and maintenance costs, the boundaries of the Assessment District and the proposed assessments upon assessable lots and parcels of land within the Assessment District for fiscal year 2017/18; and

WHEREAS, the annual assessment per ESD unit for fiscal year 2017/18 is proposed to be \$28.91 per ESD, an increase of \$8.75 in assessment in comparison to fiscal year 2016/17

WHEREAS, this Resolution is adopted pursuant to Section 22624 of the State of California, Streets and Highways Code:

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sebastopol hereby intends to levy and collect assessments during fiscal year 2017/18 and preliminarily approves the filing of fiscal year 2017/18 Engineer's Report with the estimate of costs to maintain said streetlight improvements and incidentals; and

BE IT FURTHER RESOLVED that a public hearing regarding this Assessment District will be held on Tuesday, June 6, 2017 after 6:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol. At the public hearing, the City Council will consider any changes to the Assessment District and authorization to levy and collect the proposed annual assessments for fiscal year 2017/18; and

BE IT FURTHER RESOLVED that the City Clerk is authorized and directed to give the Notice of Public Hearing as required by the provisions of the Landscaping and Lighting Act of 1972 for said public hearing.

DULY APPROVED AND ADOPTED this 18th day of April, 2017.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by City of Sebastopol City Council following a roll call vote:

VOTE:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter and Mayor Glass

Noes: None

Abstain: None

Absent: None

APPROVED: 

Mayor Una Glass

ATTEST: 

Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: 

Larry McLaughlin, City Attorney

FY 2017-18
ANNUAL ENGINEER'S REPORT
SEBASTOPOL LIGHTING
SPECIAL ASSESSMENT DISTRICT

CITY OF SEBASTOPOL
COUNTY OF SONOMA
STATE OF CALIFORNIA

DRAFT

APRIL 18, 2017

Prepared By:

Joseph G. Gaffney
City Engineer

FY 2017-18
SEBASTOPOL LIGHTING SPECIAL ASSESSMENT DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits, as directed by the City Council of the City of Sebastopol on March 7, 2017, the enclosed Engineer's Report on the 18th day of April, 2017.



By: 
Joseph G. Gaffney, RCE 31678, Exp 12/31/18

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed with me on the ____ day of ____, 2017.

Lawrence McLaughlin, City Manager, City of
Sebastopol, Sonoma County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sebastopol California, on the ____ day of ____, 2017.

Lawrence McLaughlin, City Manager, City of
Sebastopol, Sonoma County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Sonoma on the _____ day of _____, 2017.

Lawrence McLaughlin, City Manager, City of
Sebastopol, Sonoma County, California

By: _____

FY 2017-18 ANNUAL ENGINEER'S REPORT

SEBASTOPOL LIGHTING SPECIAL ASSESSMENT DISTRICT

(Pursuant to the Landscaping & Lighting Act of 1972)

Annual Assessment

Joseph G. Gaffney, City Engineer, Engineer of Work for the Sebastopol Lighting Special Assessment District, City of Sebastopol, Sonoma County, California, makes this annual Engineer's Report, as directed on March 7, 2017 by the City Council of the City of Sebastopol, pursuant to Sections 22565 and 22620 of the California Streets & Highways Code for the Sebastopol Lighting Special Assessment District for Fiscal Year 2017-18.

Background

The Sebastopol Lighting Special Assessment District was formed on May 18, 1981 by the City Council of the City of Sebastopol to cover the costs associated with the operation and maintenance of the citywide streetlight system. This action included adopting Resolution No. 3316 proposing the formation of the Assessment District pursuant to the Landscaping and Lighting Act of 1972. Subsequently, on June 29, 1981, the City Council adopted Resolution No. 3332 approving the formation of the Assessment District and authorizing the levy and collection of assessments. Assessments were levied for FY 1981-82 and FY 1982-83. From FY 1983-84 through FY 1995-96, the City Council elected not to levy and collect annual assessments. Since FY 1996-97 and through FY 2017-18, the assessments have been levied and collected on an annual basis.

Pursuant to the Landscaping and Lighting Act of 1972, an Engineer's Report must be annually prepared and filed for the Assessment District in order to levy and collect assessments on any following fiscal year. For this FY 2017-18 Engineer's Report, new cost estimates for the operation and maintenance of the citywide streetlight system have been developed. No annexations into the Assessment District are proposed for FY 2017-18. The total number of units for FY 2017-18 is the same at 2016-17, at 3,956.0 ESD's.

For FY 2017-18, the proposed annual assessment is \$28.91 per ESD, an increase from the 2016-17 assessment of \$20.16. The assessment for 2016-17 was lower than normal because it was necessary to spend down the reserve fund in the District. The proposed total FY 2017-18 budget of \$114,350.00 will be totally funded from the annual assessments.

Effects of Proposition 218 (Right to Vote on Taxes Act) - The Sebastopol Lighting Special Assessment District is exempt from the procedural requirements of Article XIID of the California Constitution by virtue of Section 5(a) within Proposition 218. Section 5(a) exempts assessments for the maintenance expenses of streets. Maintenance expenses are defined to include the cost of electrical current. In as much as lights are an integral part of the street, the cost of maintenance of the lights is exempt. Therefore, Proposition 218 procedural requirements do not affect the Sebastopol Lighting Special Assessment District.

FY 2017-18 Engineer's Report Format

This FY 2017-18 Engineer's Report consists of six (6) Parts as follows:

- PART A - Plans** - This portion of the Engineer's Report describes any plans and specifications that may be needed for the installation of streetlight improvements. If plans and specifications exist, they are filed with the City Clerk. Although separately bound, the plans and specifications are part of this Engineer's Report and are included in it by reference.

- PART B - Budget Cost Estimate (Page 6)** – Budget cost estimates associated with the operations and maintenance of the described citywide streetlight improvements. In addition to an overall budget summary, a detailed FY 2017-18 Budget sheet and a FY 2017-18 Summary of Fund Balance sheet are provided.

- PART C - Assessment Roll (Page 9)** – A spreadsheet listing of FY 2017-18 assessments on each benefited parcel of land within the Assessment District. The FY 2017-18 assessment amount is the estimated cost each parcel will contribute towards the operation and maintenance of the citywide streetlight system within the Assessment District for FY 2017-18.

- PART D - Method of Apportionment of Assessment (Page 50)** - A statement of the method used by the Engineer of Work to determine the proposed amount to be assessed against each parcel within the Assessment District.

- PART E - Property Owner's List (Page 52)** - A list of the names and addresses of the owners of real property within this Assessment District, as shown on the last equalized assessment roll for taxes. The Assessor Parcel Number (A.P.N.) for each parcel keys the list to the Assessment Roll shown in Part C.

- PART F - Assessment Diagram (Page 53)** – The Assessment Diagram (map) showing all of the parcels of real property within the Assessment District. The Assessor Parcel Number (A.P.N.) for each parcel keys the property to the Assessment Roll shown in Part C. The A.P.N.'s are shown in the Assessor's Maps available at the County of Sonoma Assessor's Office.

PART A

FY 2017-18 PLANS AND SPECIFICATIONS

The Assessment District is proposing to operate and maintain the citywide streetlight system located in the public rights-of-way. Maintenance may include replacement of damaged facilities and other allowable items per Section 22531 of the California Streets and Highways Code for the life of the Assessment District. Since the Assessment District proposes to operate and maintain street lighting facilities (not to construct new lights), no plans and specifications are associated with FY 2017-18 Engineer's Report.

PART B

FY 2017-18 BUDGET COST ESTIMATE SUMMARY

Part B includes the detailed budget for FY 2017-18 for all the costs associated with the operation and maintenance of the streetlight system and a summary of the fund balance for the Assessment District. The total budget summary for FY 2017-18 for the Sebastopol Lighting Special Assessment District is as follows:

<u>As Filed With City</u>	<u>As Preliminarily Approved April 18, 2017</u>	<u>As Finally Approved At 2017 Public Hearing</u>
\$114,350.00		

The total proposed FY 2017-18 budget is \$114,350.00. The total estimated revenue generated from the proposed FY 2017-18 assessments is \$114,350.00. The proposed FY 2017-18 assessment to levy and collect is \$28.91 per ESD.

**SEBASTOPOL LIGHTING
SPECIAL ASSESSMENT DISTRICT
2017-18 Lighting Budget**

	<u>2016-17</u> <u>BUDGET</u>	<u>2016-17</u> <u>ESTIMATED</u>	<u>2017-18</u> <u>BUDGET</u>
<u>EXPENSES</u>			
Utilities	\$76,000	\$88,000	\$90,000
Personnel			
Administration Costs			
City of Sebastopol	\$15,200	\$8,500	\$10,600
Engineering	\$1,000	\$1,000	\$1,000
Public Works	\$18,600	\$14,500	\$12,500
Auditor	\$250	\$250	\$250
TOTAL EXPENSES	\$111,050	\$112,250	\$114,350
<u>REVENUES</u>			
Contribution from General Fund	\$0	\$0	\$0
Contribution from Reserve Fund	\$31,297	\$32,497	\$0
Total Assessments	\$79,753	\$79,753	\$114,350
TOTAL REVENUES	\$111,050	\$112,250	\$114,350
Total Equivalent Single Family Dwelling Units (ESD)	3,956.0	3,956.0	3,956.0
Total Assessment per ESD	\$20.16		\$28.91

**SEBASTOPOL LIGHTING
SPECIAL ASSESSMENT DISTRICT
2017-18 Summary of Fund Balance**

	Fiscal Year <u>2017-18</u>
Estimated Reserve Fund as of June 30, 2017	\$316
Estimated Revenue	\$114,350
General Fund Contribution	\$0
Total Estimated Funds Available	\$114,666
Total Estimated Expenditures	\$114,350
Estimated Reserve Fund Balance at end of Fiscal Year, June 30, 2018	\$316