

REPORT TO THE CITY COUNCIL



DATE: July 5, 2017

TITLE: Landscape and Lighting Maintenance District No. 2 Levy and Collection of Assessments to Fund Improvements for Fiscal Year 2017-2018

Prepared by: Webb Associates, Tax Administration Consultant

Reviewed by: Joseph M. Tanner, Administrative Services Director

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain questions of Staff from the City Council;
- 3) Open the Public Hearing;
- 4) Take public testimony;
- 5) Close the Public Hearing;
- 6) City Council discussion and questions of Staff;
- 7) Adopt a resolution of the City Council of the City of Desert Hot Springs, State of California, Approving the Levy and Collection of Assessments to Fund Improvements within Landscape and Lighting Maintenance District No. 2 for Fiscal Year 2017-18

BACKGROUND

The City Council has by previous resolution formed and levied annual assessments for Landscape Maintenance District No. 2 (the "District No. 2"), pursuant to the Landscape and Lighting Maintenance Act of 1972 and Articles XIIIC and XIID of the constitution of the State of California (collectively, "Assessment Law"), to provide for the maintenance of improvements, and the costs and expenses of services and operations thereto.

Under the Assessment Law, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of the improvements shall be identified, and the proportionate special benefit received by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of improvements. Only parcels that receive special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

On June 6, 2017, the City Council declared its intention via adoption of a resolution for the levy and collection of assessments against the parcels within Landscape and Lighting Maintenance District No. 2 ("District No. 2") for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018. The City Council did so based in part on the Annual Engineer's Report declaring the cost of improvements related to maintenance in District No. 2 ("Engineer's Report"), prepared by Albert A. Webb Associates (Webb).

On June 6, 2017, in accordance with applicable law, notice was duly given to property owners within District No. 2 that a public hearing would be held on July 5, 2017 where the City Council would consider the proposed levy and assessment, the Engineer's Report, and all oral and written statements, protests, and communications made or filed by interested parties.

DISCUSSION

District No. 2 contains 18 zones. The improvements within District No. 2 to be maintained and serviced include, but are not limited to, ground cover, shrubs, plants, trees, irrigation systems, landscape lighting, street lighting, graffiti removal, sidewalks, masonry walls, monuments, and equipment and associated appurtenant facilities. Costs associated with the maintenance and

services include, but are not be limited to, operation, administration, and other items necessary for maintaining and servicing the improvements.

The existing levy provides a maximum assessment amount ("Maximum"). The Maximum is determined by adding 2% each year to the maximum amount of the preceding year starting with fiscal year 2004-05. The actual assessment levied on District No. 2 may be less than the Maximum, but may not exceed the Maximum, unless the City Council conducts the necessary proceedings to authorize an increase beyond the Maximum.

Approval of the attached resolution will require that the improvements in District No. 2 be carried out, that the county auditor enters the amount of the levy on the property tax roll for the affected parcels, and that the money received from the assessment be deposited in an account to fund District No. 2 improvements.

Failure to place the levy on the tax rolls would require decreasing, or even closure and abandonment of District No. 2 services.

FISCAL IMPACT

The following table provides information regarding the FY 2017-18 assessments for Landscape and Lighting Maintenance District No. 2:

Zone	Description	FY 2017-18 Per Parcel Assessment	Parcels	FY 2017-18 Levy
Zone 1	Hacienda Heights (TR 30730)	\$184.34	203	\$37,421.02
Zone 2	Desert View West (TR 31458)	\$207.98	72	\$14,974.56
Zone 3	Mountain View Estates (TR 24384)	\$8.42	396	\$3,334.32
Zone 4	Desert View II & III (TR 28606 & 31885)	\$169.06	81	\$13,693.86
Zone 5	Vista Hacienda (TR 31762)	\$118.72	153	\$18,164.16
Zone 6	Eagle Point (TR 30540)	\$177.18	92	\$16,300.56
Zone 7	Sunset Springs (TR 31235)	\$186.72	63	\$11,763.36
Zone 8	El Dorado Country (TR 31481 & 32034)	\$268.58	40	\$10,743.20
Zone 9	Desert View 4 (TR 32651)	\$232.82	31	\$7,217.42
Zone 10	Hidden Springs (TR 32735)	\$50.00	96	\$4,800.00
Zone 11	Rancho Buena Vista (TR 32360)	\$100.00	33	\$3,300.00
Zone 12	The Summit (TR 32435)	\$0.00	0	\$0.00
Zone 13	Skyborne (TR 32030)	\$67.96	394	\$26,776.24
Zone 14	Vista Santa Fe (TR 32995, 33784 & 33785)	\$0.00	0	\$0.00
Zone 15	Rolling Hills Estates (TR 33653)	\$664.96	47	\$31,253.12
Zone 17	Hunter's Run (TR 34041)	\$0.00	0	\$0.00
Zone 18	The Arbors (TR 33643)	\$133.98	33	\$4,421.34
			Total	\$204,163.16

EXHIBIT(S)

- 1) Resolution Authorizing the Levy and Collection of Assessments within Landscape and Lighting Maintenance District No. 2 for Fiscal Year 2017-18
- 2) Final Engineer's Report for Fiscal Year 2017-18
- 3) Boundary Map for Council Recusal Purposes