

**ADJOURNED REGULAR CITY COUNCIL MEETING
CITY HALL, 291 N. MAIN STREET
PORTERVILLE, CALIFORNIA
AUGUST 9, 2024, 4:00 PM**

The City of Porterville is allowing for electronic viewing of City Council Meetings. Porterville City Council Meetings will be live streamed on YouTube at
<https://www.youtube.com/@cityofporterville4149>

Alternatively, this meeting will also be available via Zoom as a courtesy using the following information

City of Porterville – Adjourned Regular City Council Meeting of August 9, 2024

Please use the following link below to join the webinar:
<https://us06web.zoom.us/j/86940049742?pwd=98bHCbxuAQ8Umbc3aPtbpPthmoppZQ.1>

Or via Telephone: **1-669-900-6833** Webinar ID: **869 4004 9742** Passcode: **721921**

Call to Order

Roll Call

Pledge of Allegiance Led by Mayor Flores

Invocation

ORAL COMMUNICATIONS

This is the opportunity to address the Council on any matter of interest, whether on the agenda or not. Unless additional time is authorized by the Council, all commentary shall be limited to three minutes.

PUBLIC HEARINGS (continued from August 6, 2024 Regular Meeting)

- 1. Landscape and Lighting Maintenance Districts Annual Assessments**
Re: Council to conduct a Public Hearing on the 2024-2025 assessments for the Landscape and Lighting Maintenance Districts to take comments or receive protests on the proposed assessments; and consider adopting the draft Resolution ordering the continued maintenance of Landscape and Lighting Maintenance Districts and confirming the Engineer's Report and Assessments for the 2024-2025 Fiscal Year.
- 2. Establishing the Annexation of Royal Oaks Phase 2 Landscape and Lighting Maintenance District into District 56**
Re: Council to conduct the Public Hearing to receive public comment on the Annexation of Royal Oaks Phase 2 Landscape and Lighting Maintenance District into District Number 56; and consider adopting the draft Resolution approving the Engineer's Report and assessment method; and authorizing the assessments.

ADJOURNMENT - to the meeting of August 20, 2024, at 5:30 p.m.

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Office of City Clerk at (559) 782-7464. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.

Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection during normal business hours at the Office of City Clerk, 291 North Main Street, Porterville, CA 93257, and on the City's website at www.ci.porterville.ca.us.



CITY COUNCIL AGENDA – AUGUST 9, 2024

SUBJECT: Landscape and Lighting Maintenance Districts Annual Assessments

SOURCE: Parks and Leisure Services

COMMENT: The City has created seventy-seven (77) Landscape and Lighting Maintenance Districts (LLMD's) since 1989. The original District had seventeen (17) areas annexed for new developments, in addition to the original area. Since 1996, new Districts have been formed for each new development, representing Districts 2 through 57.

Annually, a process of evaluating maintenance needs and establishing an assessment for each LLMD must be followed. At its meeting on July 16, 2024, the City Council approved the annual preliminary Engineer's Report which indicates the proposed assessments for the 2024-2025 Fiscal Year. The assessments, once approved by the Council, are placed upon the tax bill of property owners as a special assessment, and collected by the County of Tulare. The assessment process must be filed with the County by August 12, 2024, in order to be placed upon the tax rolls.

The Engineer's Report provides the financial details of each District. District fund balances are reviewed on an annual basis to determine funding needs for maintenance, as well as determining assessment requirements. Based on this analysis, staff was able to determine that not all Districts will be assessed this fiscal year.

RECOMMENDATION: That the City Council conduct a Public Hearing on the 2024-2025 assessments for the Landscape and Lighting Maintenance Districts to take comments or receive protests on the proposed assessments; and consider adopting the draft Resolution ordering the continued maintenance of Landscape and Lighting Maintenance Districts and confirming the Engineer's Report and Assessments for the 2024-2025 Fiscal Year.

ATTACHMENTS:

1. Draft Resolution
2. FY 24 25 Engineers Reports LLMDs

Appropriated/Funded:

Review By:

Department Director:
Donnie Moore, Parks and Leisure Services Director

Item No. 1.

Final Approver: Patrice Hildreth, City Manager

RESOLUTION NO. ____-2024

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
ORDERING THE CONTINUED MAINTENANCE OF LANDSCAPING AND LIGHTING
MAINTENANCE DISTRICTS AND CONFIRMING THE ENGINEER'S REPORT AND
ASSESSMENT FOR 2024-2025 FISCAL YEAR**

WHEREAS, the City Council of the City of Porterville did on the 16th day of July, 2024, adopt its Resolution of Intention No. 51-2024 to order the therein described work in connection with the continuation of assessment procedures in Landscape and Lighting Maintenance Districts, which Resolution of Intention No. 51-2024 was duly and legally published in the time, form and manner as required by Law, shown by the Affidavit of Publication of said Resolution of Intention on file in the Office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in the proceeding and concerning the necessity for the contemplated work and the benefits to be derived there from, and said City Council having now acquired jurisdiction to order the proposed work;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Porterville as follows:

SECTION 1. **IT IS HEREBY RESOLVED** by the City Council of the City of Porterville that the public interest and convenience require the continuation of assessment procedures for the districts, and said City Council hereby orders that the work and assessment, as set forth and described in said Resolution of Intention No. 51-2024 be done and made; and

SECTION 2. **BE IT FURTHER RESOLVED** that the report filed by the Engineer is hereby finally approved; and

SECTION 3. **BE IT FURTHER RESOLVED** that the assessments for fiscal year 2024-2025 and method of assessment in the Engineer's Report are hereby approved; and

SECTION 4. **BE IT FINALLY RESOLVED** that the assessments are in compliance with California Code, that they are without regard to property valuation, and in compliance with Chapter 1, Article 4, and Chapter 3, Division 15 of the Streets and Highway Code allowing the placement of the charge on the tax roll for collection.

///
///
///
///
///

APPROVED, PASSED AND ADOPTED this 9th day of August, 2024.

Martha A. Flores, Mayor

ATTEST:

Patrice Hildreth, City Clerk

By: _____
Fernando Gabriel-Moraga,
Acting Chief Deputy City Clerk

**CITY OF PORTERVILLE, CALIFORNIA
ENGINEER'S REPORT FOR
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS
2024-2025 FISCAL YEAR**

SECTION 1. Authority for Report

This report is prepared by order of the City Council of the City of Porterville, Resolution Number. The report is in compliance with the requirements of Chapter 1, Article 4, and Chapter 3, Division 15 of the Streets and Highways Code, State of California (Landscaping and Lighting Act of 1972).

SECTION 2. General Description

The City Council has heretofore elected to place the permanent landscape area along Westwood Street of Westwood Estates, Unit 1, 2, and 3 subdivisions, into Landscape and Lighting Maintenance District No. 1 and to annex the permanent landscape areas along the perimeter streets of the following developments:

1. Annexation No. 2 = Hillcrest Street right-of-way, fire access road, Jasmine Drive entries; west perimeter including the parcel on which the water tank is located, viewpoint look-out parcel at the northwest corner of Jasmine Ranch Subdivision, and the pedestrian access to each cul-de-sac from Hillcrest Street.
2. Annexation No. 3 = Porter Creek Avenue right-of-way to the center line of the Porter Slough, median entry, 15' landscape area between Porter Creek Subdivision block wall to Westwood Street, the pedestrian access bridge over Porter Slough and all of the maintenance area to the center line of Porter Slough.
3. Annexation No. 4 = LaVida Park Subdivision green belt, east on Plum Way Street and the entries east along Beverly Street.
4. Annexation No. 5 = Westwood Estates #4 Subdivision, along the north and south entries adjacent to the block wall on Westwood Street and the median divider on White Chapel Lane including all trees in front yard planting strip.
5. Annexation No. 6 = Northpointe Subdivision includes lighting located south of Westfield Avenue and east of Mathew Street.
6. Annexation No. 10 = Westview Subdivision located on the corner of Westfield Avenue and Cobb Street.
7. Annexation No. 11 = New Horizons Phase One Subdivision and the remainder parcel located along Springville Ave, and Indiana Street.
8. Annexation No. 14 = Wisconsin Manor One Subdivision located on the corner of Wisconsin Way.
9. Annexation No. 16 = New Horizons Phase Two located on the corner of Indiana Street and Springville Avenue
10. Annexation No. 19 = Castle Woods Phase One Subdivision location along Castle Avenue and Newcomb Street.

11. District No. 2 = North Creek Estates located on Westwood north of Westfield.
12. District No. 3 = New Expressions Phase One Subdivision located along Indiana Street between Springville Avenue and Cleo Avenue.
13. District No. 4 = River Springs Phase One Subdivision located along Newcomb Street.
14. District No. 5 = Castle Woods Phase Two Subdivision located at Median Avenue and Salisbury.
15. District No. 6 = Creekview Estates located between Porter Creek Avenue and the property line in Porter Slough.
16. District No. 7 = Ford Estates located on the corner of Roby and Westwood Avenue.
17. District No. 8 = River Breeze located on Newcomb Street Between Pasty and Spring Streets.
18. District No. 12 = Westwood Estates, Unit Five, Phase Two, located on Henderson Avenue and Brandy Way.
19. District No. 15 = Meadowood, Phase One Subdivision, located on Newcomb Street, Cheryl Avenue and York Street.
20. District No. 16 = New Expressions Phase Two Subdivision, located on Lybarger Avenue Cul de Sac at the entry to the Tule River Parkway Trail.
21. District No. 17 = Orchard Ridge Phase Six Subdivision located north of Westfield Avenue between Michael Street and Lombardi Street on Julieann Avenue and Michael Street.
22. District No. 19 = Williams Ranch, Phase One Located south of Westfield Avenue on Silver Maple Street, Wall Court and San Lucia Court.
23. District No. 23 = River Estates Phase Three Subdivision located Roby Avenue, Belmont, Orange Avenue, Forest Avenue and Parkwest Street.
24. District No. 24 = Orchard Ridge, Phase Eight Subdivision located on Mathew Street, Michael Street, Pamela Avenue and Santa Maria Avenue.
25. District No. 25 = Casas Del Rio Subdivision located on Date Street, Casas Del Rio Avenue, Presidio Avenue, Rio Bonito Street, Alamo Court, Camellia Street, Tule Court and Rio Vista Avenue.
26. District No. 26 = Orchard Ridge, Phase Nine Subdivision located on Belmont Street, Pamela, Santa Maria and Pioneer Avenues.
27. District No. 31 = Williams Ranch, Phase Two and Three Subdivision on Westwood Street between Henderson and Westfield Avenues.
28. District No. 32 = Sunrise Villa, Phase One Subdivision located at Cottage Street and Mulberry Avenue.
29. District No. 33 = New Expressions, Phase Four Subdivision located on Indiana Street, between Springville Avenue and the Tule River.

30. District No. 34 = Meadow Breeze, Phase Two Subdivision located on Matthew Street, Michael Place, Verdugo Place, Lu Ann Place, Belmont Place, Brian Avenue and Castle Avenue.
31. District No. 35 = Meadow Breeze, Phase One Subdivision located on Pioneer Avenue and Salisbury Street.
32. District No. 38 = Ranch Victoria, Phase One Subdivision located on the north side of Putnam Avenue and east of Mathew Street.
33. District No. 40 = Amalene Estates Subdivision located on Westwood between the Tule River and Olive Avenue, including Vine Avenue, Clare Avenue, Clare Court, and Dogwood Street.
34. District No. 43 = Sierra Meadows Phase Two Subdivision located on Jaye Street and Gibbons Avenue and including Stacie, Yates and Melinda Avenues and Mesa Oak and Pearson Streets.
35. District No. 44 = Summit Estates, Phase One Subdivision located along Mathew Street and includes Orange Avenue and Lombardi and Argyle Streets.
36. District No. 46 = Moorea Manor Subdivision located along Newcomb and includes San Lucia Lane.
37. District 47 = Chelsea Glen Subdivision located east of Newcomb Avenue and south of Linda Vista Avenue including Chelsea Way, Shelly Lane, Becky Way, Kimberly Place and Ben Circle.
38. District No. 53 = Trooper Terrace Subdivision located on the east side of Westwood Street between Henderson Avenue and Luisa Avenue.
39. District No. 54 = Windsor Court Cambria Subdivision located on the northwest corner of Henderson Avenue and Elderwood Street.

SECTION 3. Plans and Specifications

The plans and specifications for the landscaping have been prepared by the developers' engineers and have been approved as part of the improvement plans for the various developments. The plans and specifications for the landscaping are in conformance with the requirements of the City Council's conditions of approval of said Parcel Maps and Subdivisions.

Reference is hereby made to said subdivision maps, parcel maps and assessment diagrams for the exact location of the landscape areas. The plans and specifications by reference are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

SECTION 4. Improvements

Landscaping improvements will include landscaping the entry ways, medians and areas behind subdivision block wall.

SECTION 5. Estimated Maintenance Costs

Maintenance is currently being performed by City staff and contract services. Accordingly, the City's record-keeping will be required to be sufficiently accurate to detail the expenses incurred on behalf of each individual annexation so that these costs may be recaptured through assessments.

The City Finance Department presently maintains records of expenditures for each annexation. Because of the restrictions placed upon municipal budgets through the passage of Proposition No. 218 and the lag between the time assessments are made and revenues are collected by the City, it is appropriate that assessments be made in advance of the anticipated expenditures to provide working capital for the maintenance efforts. The fund balance for some districts would appear to justify a refund, however, it is clear that some of the costs for some of the districts have not been properly recognized. The staff is committed to identifying the discrepancies and rectifying them during this fiscal year. Refunds have been included in the form of one-time adjustments to the assessment reducing the amount actually assessed per lot.

The assessments include costs accumulated to date and estimated costs for the 2024-2025 Fiscal Year for Landscape and Lighting District No. 1, including Annexations 2, 3, 4, 5, 6, 10, 11, 14, 16 and 19; Districts 1, 2, 3, 4, 5, 6, 7, 8, 12, 15, 16, 17, 19, 23, 24, 25, 26, 31, 32, 33, 34, 35, 38, 40, 43, 44, 46, 47, 53, and 54.

SECTION 6. Assessment Diagram

Copies of the assessment diagrams were attached to each individual Engineer's Reports and were labeled "Exhibit A". An Index Map is attached to this report identifying the location of the original district and each annexation.

SECTION 7. Assessment

The City Council, in forming Landscape and Lighting Maintenance District No. 1 and in annexing territories to the district, has maintained the philosophy that the subdivider or developer is responsible for the plantings, irrigation system and the maintenance of the improvements until they become well established. The assessments for maintenance thus only include anticipated costs incurred subsequent to the acceptance of the system by the City Council on behalf of the Maintenance District.

An exception to this philosophy is at Annexation No. 1, Airport Industrial Park, where the owners and the City will share costs for the plantings and irrigation system and the maintenance of improvements.

The maintenance of the landscaping is vital for the protection of both economic and humanistic values of the development. The City Council has heretofore determined that for the preservation of values incorporated within developments adjacent to landscaped areas, the landscaped areas should be included in a maintenance district to ensure satisfactory levels of maintenance. The establishment of the assessment for each development must be on a unit by unit basis which will preserve the integrity of each project. There should be a review of each annexation and District to determine if there are changed conditions that effect the assessment.

The determination of benefit for the lots within the districts takes into consideration the facts for the original districts and all annexations thereto.

Following are estimated maintenance costs and assessments for each Annexation and District.

Westwood Estates Consolidated
District No. 1 - Westwood Estates Subdivision
Annexation No. 5 - Westwood Estates Unit 4 & Unit 5 Subdivision
District No. 12 - Westwood Estates Unit 5, Phase 2 Subdivision
Fiscal Year 2024/2025

Estimated Accumulated Costs 2023/2024 \$ 39,437.84

Maintenance: 47,462 sq. ft. of landscaping area
Lighting: 16 12 ea. @ 5,800 lumens
4 ea. @ 16,000 lumens
Project Management: 204 lots
Fund Balance: \$ (10,250.45)

1. Landscape	47,462	sq.ft.	@	\$ 0.200	=	\$ 9,492.40
2. Utilities	47,462	sq.ft.	@	\$ 0.140	=	\$ 6,644.68
3. Repair/Maintenance	47,462	sq.ft.	@	\$ 0.010	=	\$ 474.62
4. Tree Maintenance	47,462	sq.ft.	@	\$ 0.030		\$ 1,423.86
5. Printing/Postage	47,462	sq.ft.	@	\$ 0.0016	=	\$ 75.94
6. Graffiti Maintenance	47,462	sq.ft.	@	\$ 0.020	=	\$ 949.24
				<u>\$ 0.402</u>		<u>\$ 19,060.74</u>

Maintenance	47,462	sq.ft.	x	\$0.402	=	\$ 19,060.74
Administrative Fee	\$ 19,060.74		x	\$0.10	=	\$ 1,906.07
County Fee	204		x	\$1.00/per lot	=	\$ 204.00
Reserves	15% of total cost of maintenance				=	\$ 2,859.11
Eliminate deficit fund balance over 10 years - 10% of fund deficit					=	\$ 1,025.05
						<u>\$ 25,054.97</u>

Estimated Cost Per Year	<u>\$25,054.97</u>	=	\$ 122.82
	204		

2023/2024 Assessment	<u>\$27,179.28</u>	=	\$ 133.23
	204		

2024/2025 Assessment	<u>\$41,089.50</u>	=	\$ 201.42
	204		

Annexation No. 3 - Porter Creek
District No. 2 - North Creek
District No. 6 - Creekview
Fiscal Year 2024/2025

Estimated Accumulated 2023/2024 \$ 28,823.46

Maintenance:	125,477		sq.ft. of landscaping	
Project Management:	298		lots, lighting 5 ea. @ 5,800 lumens	
Fund Balance:	\$ 16,449.79			

Maintenance

1. Landscape/Tree Maintenance	125,477	@	\$ 0.125	=	\$ 15,684.63
2. Graffiti Maintenance	125,477	@	\$ 0.02	=	\$ 2,509.54
3. Postage	125,477	@	\$ 0.005	=	\$ 627.39
4. Utilities	125,477	@	\$ 0.06	=	\$ 7,528.62
5. Printing	125,477	@	\$ 0.005	=	\$ 627.39
6. Repair/Maintenance	125,477	@	\$ 0.010	=	\$ 1,254.77
			\$ 0.225	=	\$ 28,232.33

Maintenance	125,477		\$ 0.225	=	\$ 28,232.33
Administrative Fee	\$ 28,232.33	x	\$ 0.10	=	\$ 2,823.23
County Fee	297 lots	@	\$1.00/per lot	=	\$ 297.00
Reserves 15% of total cost of maintenance				=	\$ 4,234.84
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$ -
Total					\$ 35,587.40

Estimated Cost Per Year:	<u>\$35,587.40</u>	=	\$ 119.42
	298		

2024/2025 Assessment	<u>\$20,005.40</u>	=	\$ 67.13
	298		

Annexation No. 2 - Jasmine Ranch
Fiscal Year 2024/2025
Maximum Assessment \$8,000.00

Estimated Accumulated Costs 2023/2024 \$ 7,174.73

Maintenance:	22,100	sq.ft. of landscaping area
Project Management:	22	lots
Fund Balance:	\$2,375.33	

1. Landscape	22,100	sq.ft.	@	\$ 0.190	=	\$ 4,199.00
2. Utilities	22,100	sq.ft.	@	\$ 0.150	=	\$ 3,315.00
3. Repair/Maintenance	22,100	sq.ft.	@	\$ 0.100	=	\$ 2,210.00
4. Tree Maintenance	22,100	sq.ft.	@	\$ 0.005	=	\$ 110.50
5. Printing/Postage	22,100	sq.ft.	@	\$ 0.004	=	\$ 77.35
				\$ 0.449	=	\$ 9,911.85

Maintenance	22,100	sq.ft.	x	\$ 0.449	=	\$ 9,911.85
Administrative Fee	\$ 9,911.85		x	\$0.10		\$ 991.19
County Fee	22		x	\$1.00/per lot		\$ 22.00
Reserves 15% of total cost of maintenance						\$ 1,486.78
Eliminate deficit fund balance over 10 years - 10% of fund deficit						\$ 12,411.81

FORMULA FOR ASSESSMENT

$A = \text{Assessment per lot} = \frac{\text{Total Assessment} - F}{L}$
 $L = \text{Number of lots}$
 $F = \text{Assessment for remainder parcel}$

The 2024/2025 assessment will be spread based upon the above formula. There are 22 lots in Unit One. The 47.89 acre remainder parcel is included on the final subdivision map and will be assessed 20% of the total estimated cost for landscaping maintenance until it is developed at which time it will be combined with the other completed units and assessed fully.

Estimated Assessment $F = \$12,411.81 \times .20 = \$2,482.36$ for remainder
 $A = (\$12,411.81 - \$2,482.36) / 22 = \$451.33$ per lot in Unit One

2023/2024 Assessment $F = \$8,000$ (max assessment) $\times .20 = \$1,600.00$ for remainder
 $A = (\$8,000 - 1600) / 22 = \290.90 per lot in Unit One

2024/2025 Assessment $F = \$8,000$ (max assessment) $\times .20 = \$1,600.00$ for remainder
 $A = (\$8,000 - 1600) / 22 = \290.90 per lot in Unit One

Annexation No. 4 - La Vida Park
Fiscal Year 2024/2025
Maximum Assessment \$2,469.42

Estimated Accumulated Costs 2023/2024

\$ 5,854.49

Maintenance: 3,790 sq. ft. of landscaping area, 437 feet of wall
Project Management: 17 lots
Fund Balance: \$(2,697.00)

1. Landscape	3,790	sq.ft.	@ \$	0.450	=	\$ 1,705.50
2. Utilities	3,790	sq.ft.	@ \$	0.400		\$ 1,516.00
3. Repair/Maintenance	3,790	sq.ft.	@ \$	0.150	=	\$ 568.50
4. Tree Maintenance	3,790	sq.ft.	@ \$	0.100	=	\$ 379.000
5. Printing/Postage	3,790	sq.ft.	@ \$	0.020	=	\$ 75.80
			\$	1.120	=	<u>\$ 4,244.80</u>

Maintenance	3,790	sq.ft.	x \$	1.120	=	\$ 4,244.80
Administrative Fee	\$ 4,244.80		x \$	0.10		\$ 424.48
County Fee	17	lots	x \$1.00/per lot			\$ 17.00
Reserves 15% of total cost of maintenance						\$ 636.72
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit						<u>\$ 269.70</u>
						<u>\$ 5,592.70</u>

Estimated Cost Per Year	<u>\$5,592.70</u>	=	\$ 328.98
	17		

2023/2024 Assessment	<u>\$2,469.42</u>	=	\$ 145.26
	17		

2024/2025 Assessment	<u>\$2,469.42</u>	=	\$ 145.26
	17		

Annexation No. 6 - Northpointe Subdivision
Fiscal Year 2024/2025
Maximum Assessment \$ 1,722.52

Estimated Accumulated Costs 2023/2024 \$ 923.47

Maintenance:	lighting:	6 ea. @ 5,800 lumens
		11 ea. @ 9,500 lumens
		2 ea. @ 16,000 lumens
Project Management:	81	lots
Fund Balance:	\$793.67	

1. Utilities	6 @ 5,800 lumens	x	\$ 104.16	=	\$ 624.96
	11 @ 9,500 lumens	x	\$ 125.16	=	\$ 1,376.76
2. Printing/Postage	1 @	\$	75.000	=	\$ 75.00
					<u>\$ 2,076.72</u>

Maintenance	\$2,076.72	x	1	=	\$ 2,076.72
Administrative Fee	\$2,076.72	x	\$ 0.10	=	\$ 207.67
County Fee	81	x	\$1.00/per lot	=	\$ 81.00
Reserves 15% of total cost of maintenance					\$ 311.51
Eliminate Deficit Fund Balance over 10 years - 10% of fund def					\$ -
					<u>\$ 2,676.90</u>

Estimated Cost Per Year	\$	<u>2,676.90</u>	=	\$	33.05
		81			

2023/2024 Assessment	\$	<u>1,045.80</u>	=	\$	12.90
		81			

2024/2025 Assessment	\$	<u>1,045.80</u>	=	\$	12.90
		81			

Annexation No. 10 - Westview Subdivision
Fiscal Year 2024/2025
Maximum Assessment \$1,824.30

Estimated Accumulated Costs 2023/2024 \$ 4,321.04

Maintenance:	1,307	sq. ft. of landscaping area	
Lighting	4	ea. @ 5,800 lumens	
Project Management:	16	lots	
Fund Balance:	\$ (1,534.01)		

1. Landscape	1,307	sq.ft. @ \$	0.600	=	\$ 784.20
2. Utilities	1,307	sq.ft. @ \$	0.400	=	\$ 522.80
3. Repair/Maintenance	1,307	sq.ft. @ \$	0.300	=	\$ 392.10
4. Printing/Postage	1,307	sq.ft. @ \$	0.058	=	\$ 75.81
			\$ 1.358	=	\$ 1,774.91

Maintenance	1,307	sq.ft. x \$	1.358	=	\$ 1,774.91
Administrative Fee	\$ 1,774.91	x \$0.10		=	\$ 177.49
County Fee	16	x \$1.00/per lot		=	\$ 16.00
Reserves 15% of total cost of maintenance				=	\$ 266.24
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$ 153.40
					\$ 2,388.04

Estimated Cost Per Year	\$2,388.04		= \$ 149.25
	16		
 2023/2024 Assessment	 \$1,824.30		 = \$ 114.02
	16		
 2024/2025 Assessment	 \$1,824.30		 = \$ 114.02
	16		

Annexation No. 11 - New Horizons Phase 1 Subdivision
Fiscal Year 2024/2025
Maximum Assessment \$1,045.80

Estimated Accumulated Costs 2023/2024 \$ 863.07

Maintenance:		lighting:	6 ea. @ 5,800 lumens		
			11 ea. @ 9,500 lumens		
			2 ea. @ 16,000 lumens		
Project Management:		62	lots		
Fund Balance:	\$	(1,120.60)			

1. Utilities	6 @ 5,800 lumens	x	\$ 104.16	=	\$ 624.96
	11 @ 9,500 lumens	x	\$ 125.16	=	\$ 1,376.76
	2 @ 16,000 lumens	x	\$ 163.68	=	\$ 327.36
2. Printing/Postage	1	@	\$ 75.000	=	\$ 75.00
					\$ 2,404.08

Maintenance	\$	2,404.08	x	1	=	\$ 2,404.08
Administrative Fee	\$	2,404.08	x	\$ 0.10	=	\$ 240.41
County Fee		63	x	\$1.00/per lot	=	\$ 63.00
Reserves 15% of total cost of maintenance					=	\$ 360.61
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					=	\$ 112.06
						\$ 3,180.16

Estimated Cost Per Year		<u>\$3,180.16</u>	=		\$ 51.29
		62			

2023/2024 Assessment		<u>\$1,045.80</u>	=		\$ 16.60
		62			

2024/2025 Assessment		<u>\$1,045.80</u>	=		\$ 16.60
		62			

Annexation No. 14 - Wisconsin Manor 1 Subdivision
Fiscal Year 2024/2025
Maximum Assessment \$1,824.69

Estimated Accumulated Costs 2023/2024 \$ 799.50

Maintenance: 3,030 sq. ft. of landscaping area
Lighting: 3 ea. @ 5,800 lumens
Project Management: 8 lots
Fund Balance: \$ (642.94)

1. Landscape	3,030	sq.ft.	@	\$	0.050	=	\$	151.50
2. Utilities	3,030	sq.ft.	@	\$	0.130	=	\$	393.90
3. Repair/Maintenance	3,030	sq.ft.	@	\$	0.030	=	\$	90.90
4. Printing/Postage	3,030	sq.ft.	@	\$	0.025		\$	75.75
				\$	0.235	=	\$	712.05

Maintenance	3,030	sq.ft.	x	\$	0.235	=	\$	712.05
Administrative Fee	\$ 712.05		x		\$0.10	=	\$	71.21
County Fee	8 lots		x	\$1.00/per lot		=	\$	8.00
Reserves	15% of total cost of maintenance						\$	106.81
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit							\$	64.29
							\$	962.36

Estimated Cost Per Year	<u>\$962.36</u>	=	\$ 120.29
	8		

2023/2024 Assessment	<u>\$1,824.69</u>	=	\$ 228.08
	8		

2024/2025 Assessment	<u>\$1,824.69</u>	=	\$ 228.08
	8		

Annexation No. 16 - New Horizon's Phase Two Subdivision
Fiscal Year 2024/2025

Estimated Accumulated Costs 2023/2024 \$ 721.92

Maintenance:	Lighting:	8	each @ 5,800 lumens	
Project Management:		81	lots	
Fund Balance:	\$	519.24		

1. Utilities	8	lumens	@	\$	52.08	=	\$	416.64
2. Printing/Copying	81		@	\$	1.00	=	\$	81.00
							<u>\$</u>	<u>497.64</u>

Maintenance	\$	497.64	x	1	=	\$	497.64
Administrative Fee	\$	497.64	x	\$0.10	=	\$	49.76
County Fee		81	x	\$1.00/per lot	=	\$	81.00
Reserves 15% of total cost of maintenance					=	\$	74.65
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit						<u>\$</u>	<u>-</u>
						<u>\$</u>	<u>703.05</u>

Estimated Cost Per Year	\$	<u>703.05</u>	=		\$	8.68
		81				

2023/2024 Assessment	\$	<u>703.05</u>	=		\$	8.68
		81				

2024/2025 Assessment	\$	<u>703.05</u>	=		\$	8.68
		81				

Annexation No. 19 - Castle Woods Phase 1 Subdivision
Fiscal Year 2024/2025
Maximum Assessment \$919.20

Estimated Accumulated Costs 2023/2024

\$477.41

Maintenance:	lighting:	9 ea. @ 5,800 lumens
		1 ea. @ 16,000 lumens
Project Management:	30	lots
Fund Balance:	\$	97.01

1. Utilities	9 @ 5,800 lumens	x \$ 104.160	= \$ 937.44
	1 @ 16,000 lumens	x \$ 327.36	= \$ 327.36
2. Printing/Postage	1	@ \$ 75.00	= \$ 75.00
			<u>\$ 1,339.80</u>

Maintenance	\$	1,339.80	x	1	=	\$ 1,339.80
Administrative Fee	\$	1,339.80	x	\$ 0.10	=	\$ 133.98
County Fee			30	x \$1.00/per lot	=	\$ 30.00
Reserves 15% of total cost of maintenance					=	\$ 200.97
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit						<u>\$ 1,704.75</u>

Estimated Cost Per Year	<u>\$1,704.75</u>	=	\$ 56.83
	30		
2023/2024 Assessment	<u>\$919.20</u>	=	\$ 30.64
	30		
2024/2025 Assessment	<u>\$919.20</u>	=	\$ 30.64
	30		

District No. 3 - New Expressions Phase 1 Subdivision Fiscal Year 2024/2025 CPI Approved 1998 Maximum Assessment \$1,296.59
--

<i>Estimated Accumulated Costs 2023/2024</i>	\$ 469.41
--	-----------

Maintenance: lighting:	10 ea.	@	5,800 lumens each
Project Management:	56		lots
Fund Balance:	\$ 393.42		

1 Utilities	10 ea.	@	\$ 30.21	=	\$ 302.10
2 Printing/Copying	1	@	\$ 50.00	=	\$ 50.00
					<u>\$ 352.10</u>

Maintenance	\$ 352.10	x	1	=	\$ 352.10
Administrative Fee	\$ 352.10	x	\$ 0.10	=	\$ 35.21
County Fee	56	x	\$1.00/per lot	=	\$ 56.00
Reserves 15% of total cost of maintenance				=	\$ 52.82
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$ -
					<u>\$ 496.13</u>

Estimated Cost Per Year	<u>\$496.13</u>	=	\$ 8.86
	56		

2023/2024 Assessment	<u>\$446.13</u>	=	\$ 7.97
	56		

2024/2025 Assessment	<u>\$496.13</u>	=	\$ 8.86
	56		

District No. 4 - River Springs Phase 1 Subdivision

Fiscal Year 2024/2025

Approved CPI 2003 (Adjusted 2003)

Maximum Assessment \$3,134.58

Estimated Accumulated Costs 2023/2024 \$ 5,518.79

Maintenance: 2,100 sq.ft. of landscaping area
 Project Management: 50 lots
 Fund Balance: \$ (3,312.30)

1. Landscape	2,100	sq.ft. @ \$	0.980	= \$	2,058.00
2. Utilities	2,100	sq.ft. @ \$	0.380	= \$	798.00
3. Repair/Maintenance	2,100	sq.ft. @ \$	0.030	= \$	63.00
4. Printing/Postage	2,100	sq.ft. @ \$	0.036	= \$	75.39
		\$	1.426	= \$	<u>2,994.39</u>

Maintenance	2,100	sq.ft. x \$	1.426	= \$	2,994.39
Administrative Fee	\$ 2,994.39	x \$	0.10	= \$	299.44
County Fee	51 lots	x \$1.00/per lot		= \$	51.00
Reserves	15% of total cost of maintenance			= \$	449.16
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				= \$	331.23
				\$	<u>4,125.22</u>

Estimated Cost Per Year \$ 4,125.22 = \$ 82.50
 50

2023/2024 Assessment \$ 3,134.58 = \$ 62.69
 50

2024/2025 Assessment \$ 3,134.58 = \$ 62.69
 50

District No. 5 - Castle Woods Phase 2 Subdivision

Fiscal Year 2024/2025

Maximum Assessment \$1,021.48

Approved CPI 2002 (Adjusted 2008)

Estimated Accumulated Costs 2023/2024 \$ 2,017.52

Maintenance:	1,715	sq.ft. of landscaping area
Lighting:	8	ea. @ 5,800 lumens
Project Management:	25	lots
Fund Balance:	\$ (12,566.46)	

1. Landscape	1,715	sq.ft. @ \$	0.400	=	\$	686.00
2. Utilities	1,715	sq.ft. @ \$	0.300	=	\$	514.50
3. Repair/Maintenance	1,715	sq.ft. @ \$	0.030	=	\$	51.45
4. Printing/Postage	1,715	sq.ft. @ \$	0.044	=	\$	75.46
		<u>\$</u>	<u>0.774</u>	=	<u>\$</u>	<u>1,327.41</u>

Maintenance	1,715	sq.ft. x \$	0.774	=	\$	1,327.41
Administrative Fee	\$ 1,327.41	x \$	0.10	=	\$	132.74
County Fee	25 lots	x \$1.00/per lot		=	\$	25.00
Reserves	15% of total cost of maintenance			=	\$	199.11
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$	1,256.65
					<u>\$</u>	<u>2,940.91</u>

Estimated Cost Per Year	<u>\$ 2,940.91</u>	=	\$ 117.64
	25		

2023/2024 Assessment	<u>\$ 1,021.48</u>	=	\$ 40.86
	25		

2024/2025 Assessment	<u>\$ 1,021.48</u>	=	\$ 40.86
	25		

District No. 7 - Ford Estates
Fiscal Year 2024/2025
Approved CIP 1999
(Adjusted 1999)
Maximum Assessment \$2,857.88

Estimated Accumulated Costs 2023/2024 \$ 4,388.40

Maintenance:	1,365	sq. ft. of landscaping area
Lighting:	5	4 ea. @ 5,800 lumens
		1 ea. @ 16,000 lumens
Project Management:	20	lots
Fund Balance:	\$ (613.62)	

1. Landscape	1,365	sq.ft.	@	\$ 1.150	=	
2. Utilities	1,365	sq.ft.	@	\$ 0.500	=	\$ 682.50
3. Repair/Maintenance	1,365	sq.ft.	@	\$ 0.130	=	\$ 177.45
4. Printing/Postage	1,365	sq.ft.	@	\$ 0.055	=	\$ 75.08
				\$ 1.835	=	\$ 2,504.78

Maintenance	1,365	sq.ft.	x	\$ 1.835	=	\$ 2,504.78
Administrative Fee	\$ 2,504.78		x	\$0.10	=	\$ 250.48
County Fee	20 lots		x	\$1.00/per lot	=	\$ 20.00
Reserves	15% of total cost of maintenance					\$ 375.72
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit						\$ 61.36
						\$ 3,212.33

Estimated Cost Per Year	\$ 3,212.33	=	\$ 160.62
	20		
 2023/2024 Assessment	 \$ 2,857.88	 =	 \$ 142.88
	20		
 2024/2025 Assessment	 \$ 2,857.88	 =	 \$ 142.88
	20		

District No. 8 - River Breeze Subdivision
Fiscal Year 2024/2025
Approved CPI 2003
(Adjusted 2003)
Maximum Assessment \$5,043.35

Estimated Accumulated Costs 2023/2024 \$ 3,726.17

Maintenance:	1,000	sq.ft. of landscaping area,	25,600
		sq.ft. of fire break	
Lighting:	9	8 ea. @ 5,800 lumens	
		1 ea. @ 16,000 lumens	
Project Management:	37	lots	
Fund Balance:	\$ 643.63		

1. Landscape	1,000	sq.ft.	@	\$	2.000	=	\$	2,000.00
2. Utilities	1,000	sq.ft.	@	\$	0.750	=	\$	750.00
3. Repair/Maintenance	1,000	sq.ft.	@	\$	0.030	=	\$	30.00
4. Tree Maintenance	1,000	sq.ft.	@	\$	0.450	=	\$	450.00
5. Printing/Postage	1,000	sq.ft.	@	\$	0.075	=	\$	75.00
					\$ 3.305	=	\$	3,305.00

Maintenance	1,000	sq.ft.	x	\$	3.305	=	\$	3,305.00
Administrative Fee	\$ 3,305.00		x		\$0.10	=	\$	330.50
County Fee	37	lots	x	\$1.00/per lot		=	\$	37.00
Reserves	15% of total cost of maintenance							\$ 495.75
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit							\$	-
							\$ 4,168.25	

Estimated Cost Per Year	\$ 4,168.25	=	\$	112.66
	37			
2023/2024 Assessment	\$ 1,917.86	=	\$	51.82
	37			
2024/2025 Assessment	\$ 3,726.17	=	\$	100.70
	37			

District No. 15 - Meadowood Phase 1
Fiscal Year 2024/2025
Approved CPI 2001 (Adjusted 2001)
Maximum Assessment \$8,191.95

Estimated Accumulated Costs 2023/2024 \$ 4,808.92

Maintenance:	7,723	sq.ft. of landscaping area
Lighting:	14	10 ea. @ 5,800 lumens
		1 ea. @ 9,500 lumens
		3 ea. @ 16,000 lumens
Project Management:	48	lots
Fund Balance:	\$ (1,623.81)	

1. Landscape	7,723	sq.ft.	@	\$ 0.025	=	\$ 193.08
2. Utilities	7,723	sq.ft.	@	\$ 0.500	=	\$ 3,861.50
3. Repair/Maintenance	7,723	sq.ft.	@	\$ 0.020	=	\$ 154.46
4. Tree Maintenance	7,723	sq.ft.	@	\$ 0.020	=	\$ 154.46
5. Printing/Postage	7,723	sq.ft.	@	\$ 0.0098	=	\$ 75.69
				<u>\$ 0.575</u>		<u>\$ 4,439.18</u>

Maintenance	7,723	sq.ft.	x	\$ 0.575	=	\$ 4,439.18
Administrative Fee	\$ 4,439.18		x	\$ 0.10	=	\$ 443.92
County Fee	48 lots		x	\$1.00/per lot	=	\$ 48.00
Reserves 15% of total cost of maintenance					=	\$ 665.88
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					=	\$ 162.38
						<u>\$5,759.36</u>

Estimated Cost Per Year	<u>\$ 5,759.36</u>	=	\$ 119.99
	48		

2023/2024 Assessment	<u>\$ 5,764.89</u>	=	\$ 120.10
	48		

2024/2025 Assessment	<u>\$ 6,484.89</u>	=	\$ 135.10
	48		

District No. 16 - New Expressions Phase 2
Fiscal Year 2024/2025

Estimated Accumulated 2023/2024 \$ 4,438.41

Maintenance:	5,800		sq.ft. of landscaping, Playground area 30%
Project Management:	54		lots, lighting 13 lumens @ 5,800
Fund Balance:	\$ 486.23		

Maintenance

1. Landscape/Tree Maintenance	5,800	@	\$ 0.350	=	\$ 2,030.00
2. Graffiti Maintenance	5,800	@	\$ 0.010	=	\$ 58.00
3. Postage	5,800	@	\$ 0.025	=	\$ 145.00
4. Utilities	5,800	@	\$ 0.012	=	\$ 69.60
5. Printing	5,800	@	\$ 0.140	=	\$ 812.00
6. Repair/Maintenance	5,800	@	\$ 0.025	=	\$ 145.00
			<u>0.562</u>	=	<u>\$ 3,259.60</u>

Maintenance	5,800	x	\$ 0.562	=	\$ 3,259.60
Administrative Fee	\$ 3,259.60	x	\$ 0.100	=	\$ 325.96
County Fee	54 lots	@	\$1.00/per lot	=	\$ 54.00
Reserves 15% of total cost of maintenance				=	\$ 488.94
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$ -
					<u>\$ 4,128.50</u>

Estimated Cost Per Year:	<u>\$4,128.50</u>	=	\$ 76.44
	54		

2023/2024 Assessment	<u>\$4,334.93</u>	=	\$ 80.28
	54		

2024/2025 Assessment	<u>\$4,334.93</u>	=	\$ 80.28
	54		

District No. 17 - Orchard Ridge Phase 6
Fiscal Year 2024/2025
Approved CPI 2007
Maximum Assessment \$633.36

Estimated Accumulated Costs 2023/2024 \$ 347.69

Maintenance: lighting 7 ea. @ 5,800 lumens
Project Management: 32 lots
Fund Balance: \$ 96.22

1. Utilities	7 @ 5,800 lumens	@	\$	104.16	=	\$	729.12
2. Printing	1	@	\$	50.00	=	\$	50.00
						\$	779.12

Maintenance	\$	779.12	x	1	=	\$	779.12
Administrative Fee	\$	779.12	x	\$ 0.10	=	\$	77.91
County Fee			32 x	\$1.00/per lot	=	\$	32.00
Reserves 15% of total cost of maintenance					=	\$	116.87
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit			=		=	\$	-
						\$	1,005.90

Estimated Cost Per Year	<u>\$1,005.90</u>	=	
	32		\$31.43

2023/2024 Assessment	<u>\$633.36</u>	=	
	32		\$19.78

2024/2025 Assessment	<u>\$633.36</u>	=	
	32		\$19.78

District No.19 - William Ranch Phase 1
Fiscal Year 2024/2025
Approved CPI 2002 (Adjusted 2008)
Maximum Assessment \$7,027.83

Estimated Accumulated Costs 2023/2024

\$ 7,488.95

Maintenance:	7,723	sq.ft. of landscaping area
Lighting:	14	10 ea. @ 5,800 lumens
		1 ea. @ 9,500 lumens
		3 ea. @ 16,000 lumens
Project Management:	41	lots
Fund Balance:	\$ (3,259.50)	

1. Landscape	13,910	sq.ft.	@	\$ 0.120	=	\$ 1,669.20
2. Utilities	13,910	sq.ft.	@	\$ 0.150	=	\$ 2,086.50
3. Repair/Maintenance	13,910	sq.ft.	@	\$ 0.020	=	\$ 278.20
5. Tree Maintenance	13,910	sq.ft.	@	\$ 0.050	=	\$ 695.50
4. Printing/Postage	13,910	sq.ft.	@	\$ 0.0054	=	\$ 75.11
				<u>\$ 0.3454</u>		<u>\$ 4,804.51</u>

Maintenance	13,910	sq.ft.	x	\$ 0.3454	=	\$ 4,804.51
Administrative Fee	\$ 4,804.51		x	\$ 0.10	=	\$ 480.45
County Fee	48 lots		x	\$1.00/per lot	=	\$ 48.00
Reserves 15% of total cost of maintenance					=	\$ 720.68
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					=	\$ 325.95
						<u>\$ 6,379.59</u>

Estimated Cost Per Year	<u>\$ 6,379.59</u>	=	\$ 155.60
	41		

2023/2024 Assessment	<u>\$ 6,019.59</u>	=	\$ 146.82
	41		

2024/2025 Assessment	<u>\$ 7,027.83</u>	=	\$ 171.40
	41		

District No. 23 - River View Estates Phase 3
Fiscal Year 2024/2025
Approved CPI 2002
Maximum Assessment \$840.44

Estimated Accumulated Costs 2023/2024 \$ 509.97

Maintenance: lighting 11 ea. @ 5,800 lumens
Project Management: 66 lots
Fund Balance: \$ 420.00

1. Utilities	11 @ 5,800 lumens	@ \$	104.1600	=	\$ 1,145.76
2. Printing/ Postage	1	@ \$	75.0000	=	\$ 75.00
					\$ 1,220.76

Maintenance	\$ 1,220.76	x	1	=	\$ 1,220.76
Administrative Fee	\$ 1,220.76	x \$	0.10	=	\$ 122.08
County Fee	66	x \$1.00/per lot		=	\$ 66.00
Reserves 15% of total cost of maintenance				=	\$ 183.11
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$ -
					\$ 1,591.95

Estimated Cost Per Year	\$	<u>1,591.95</u>	=	\$ 24.12
		66		

2023/2024 Assessment	\$	<u>840.44</u>	=	\$ 12.72
		66		

2024/2025 Assessment	\$	<u>840.44</u>	=	\$ 12.72
		66		

District No. 24 - Orchard Ridge Phase 8
Fiscal Year 2024/2025
Approved CIP 2003
Adjusted 2008
Maximum Assessment \$2,607.14

Estimated Accumulated Costs 2023/2024 \$ 3,313.18

Maintenance: 3,538 sq.ft. of landscaping area
Project Management: 44 lots
Fund Balance: \$ (14,038.42)

1. Landscape	3,538	sq.ft. @	\$ 0.190	=	\$ 672.22
2. Utilities	3,538	sq.ft. @	\$ 0.360	=	\$ 1,273.68
3. Repair/Maintenance	3,538	sq.ft. @	\$ 0.030	=	\$ 106.14
4. Tree Maintenance	3,538	sq.ft. @	\$ 0.050	=	\$ 176.90
5. Printing/Postage	3,538	sq.ft. @	\$ 0.021	=	\$ 75.01
			<u>\$ 0.651</u>	=	<u>\$ 2,303.95</u>

Maintenance	3,538	sq.ft. x	\$ 0.651	=	\$ 2,303.95
Administrative Fee	\$ 2,303.95	x	\$ 0.10	=	\$ 230.39
County Fee	44	x	\$1.00/per lot	=	\$ 44.00
Reserves	15% of total cost of maintenance			=	\$ 345.59
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$ 1,403.84
					<u>\$ 4,327.77</u>

Estimated Cost Per Year	<u>\$4,327.77</u>	=	\$ 98.36
	44		

2023/2024 Assessment	<u>\$2,607.14</u>	=	\$ 59.24
	44		

2024/2025 Assessment	<u>\$2,607.14</u>	=	\$ 59.24
	44		

District No. 25 - Casas del Rio Subdivision

Fiscal Year 2024/2025

Approved CPI 2003

(Adjusted 2003)

Maximum Assessment \$33,112.96

Estimated Accumulated Costs 2023/2024 \$ 16,230.92

Maintenance:	55,950	sq. ft. of landscaping area
Project Management:	118	lots
Fund Balance:	\$ 4,221.32	

1. Landscape	55,950	sq.ft.	@	\$ 0.150	=	\$ 8,392.50
2. Utilities	55,950	sq.ft.	@	\$ 0.060	=	\$ 3,357.00
3. Repair/Maintenance	55,950	sq.ft.	@	\$ 0.070	=	\$ 3,916.50
4. Tree Maintenance	55,950	sq.ft.	@	\$ 0.020		\$ 1,119.00
5. Printing/Postage	55,950	sq.ft.	@	\$ 0.00135	=	\$ 75.53
6. Graffiti Maintenance	55,950	sq.ft.	@	\$ 0.005	=	\$ 279.75
				<u>\$ 0.306</u>		<u>\$ 17,140.28</u>

Maintenance	55,950	sq.ft.	x	0.306	=	\$ 17,140.28
Administrative Fee	\$ 17,140.28		x	\$0.10	=	\$ 1,714.03
County Fee	118		x	\$1.00/per lot	=	\$ 118.00
Reserves	15% of total cost of maintenance				=	\$ 2,571.04
Eliminate deficit fund balance over 10 years - 10% of fund deficit					=	
						<u>\$ 21,543.35</u>

Estimated Cost Per Year	<u>\$21,543.35</u>	=	\$ 182.57
	118		

2023/2024 Assessment	<u>\$22,610.32</u>	=	\$ 191.61
	118		

2024/2025 Assessment	<u>\$22,610.32</u>	=	\$ 191.60
	118		

District No. 26 - Orchard Ridge Phase 9 Subdivision

Fiscal Year 2024/2025

Maximum Assessment \$910.98

<i>Estimated Accumulated Costs 2023/2024</i>	\$	469.41
--	----	--------

Maintenance:	Lighting:	10 ea. @ 5,800 lumens
Project Management:	47	lots
Fund Balance:	\$ 193.20	

1. Utilities	10 lumens @ \$30.21	= \$	302.10
2. Printing/Copying	1 @ \$50.00	= \$	50.00
		\$	<u>352.10</u>

Maintenance	\$	352.10	x 1	=	\$	352.10
Administrative Fee	\$	352.10	x \$0.10	=	\$	35.21
County Fee		47	x \$1.00/per lot	=	\$	47.00
Reserves 15% of total cost of maintenance				=	\$	52.82
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					\$	-
					\$	487.13

$$\text{Estimated Cost Per Year} = \$ \frac{487.13}{47} = \$ 10.36$$

2023/2024 Assessment \$ 910.98 = \$ 19.38

2024/2025 Assessment \$ 910.98 = \$ 19.38

District No. 31 - Williams Ranch Phase 2 & 3 Subdivision

Fiscal Year 2024/2025

Approved CPI 2006 (Adjusted 2006)

Maximum Assessment \$2,303.51

Estimated Accumulated Costs 2023/2024

\$ 4,763.47

Maintenance:	6,512	sq.ft. of landscaping area, 437 feet of wall
Lighting:	26	24 ea. @ 5,800 lumens
		2 ea. @ 16,000 lumens
Project Management:	85	lots
Fund Balance:	\$ (25,877.14)	

1. Landscape	6,512	sq.ft. @ \$ 0.190	=	\$ 1,237.28
2. Utilities	6,512	sq.ft. @ \$ 0.080	=	\$ 520.96
3. Repair/Maintenance	6,512	sq.ft. @ \$ 0.040	=	\$ 260.48
4. Tree Maintenance	6,512	sq.ft. @ \$ 0.130	=	\$ 846.56
5. Printing/Postage	6,512	sq.ft. @ \$ 0.0115	=	\$ 74.89
6. Graffiti Maintenance	6,512	sq.ft. @ \$ 0.025	=	\$ 162.80
		<u>\$ 0.477</u>		<u>\$ 3,102.97</u>

Maintenance	6,512	sq.ft. x \$ 0.477	=	\$ 3,102.97
Administrative Fee	\$ 3,102.97	x \$ 0.10	=	\$ 310.30
County Fee	85 lots	x \$1.00/per lot	=	\$ 85.00
Reserves 15% of total cost of maintenance			=	\$ 465.45
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit			=	\$ 2,587.71
				<u>\$ 6,551.43</u>

Estimated Cost Per Year	<u>\$ 6,551.43</u>	=	\$ 77.08
	85		

2023/2024 Assessment	<u>\$ 2,303.51</u>	=	\$ 27.10
	85		

2024/2025 Assessment	<u>\$ 2,303.51</u>	=	\$ 27.10
	85		

District No. 32 - Sunrise Villa Phase 1-3
Fiscal Year 2024/2025
Approved CPI 2006
Maximum Assessment \$1,513.54

Estimated Accumulated Costs 2023/2024

\$ 591.15

Maintenance: lighting: 13 ea. @ 5,800 lumens
Project Management: 54 lots
Fund Balance: \$ 400.16

1. Utilities	13 @ 5,800 lumens	@ \$ 30.2100	=	\$ 392.73
2. Printing	1	@ \$ 50.0000	=	\$ 50.00
				<u>\$ 442.73</u>

Maintenance	\$ 442.73	x 1	=	\$ 442.73
Administrative Fee	\$ 442.73	x \$ 0.10	=	\$ 44.27
County Fee	54	x \$1.00/per lot	=	\$ 54.00
Reserves 15% of total cost of maintenance			=	\$ 66.41
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit			=	<u>\$ 607.41</u>

Estimated Cost Per Year	<u>\$607.41</u>	=	\$ 11.25
	54		

2023/2024 Assessment	<u>\$525.18</u>	=	\$ 9.72
	54		

2024/2025 Assessment	<u>\$540.00</u>	=	\$ 10.00
	54		

District No. 33 - New Expressions Phase 4 Subdivision

Fiscal Year 2024/2025

Approved CPI 2006

(Adjusted 2006)

Maximum Assessment \$1,504.87

Estimated Accumulated Costs 2023-2024 \$ 752.49

Maintenance:	220	ft. of wall
Lighting:	11	ea. @ 5,800 lumens
	2	ea. @ 9,500 lumens
Project Management:	58	lots
Fund Balance:	\$ 222.43	

1. Utilities	11 @ 5,800 lumens	@ \$ 104.160 =	\$ 1,145.76
	2 @ 9,500 lumens	@ \$ 125.160 =	\$ 250.32
2. Printing/Postage	1 @ \$ 75.000 =	\$ 75.00	
		<u>\$ 1,471.08</u>	

Maintenance	\$ 1,471.08	x 1 =	\$ 1,471.08
Administrative Fee	\$ 1,471.08	x \$ 0.10 =	\$ 147.11
County Fee	58 lots	x \$1.00/per lot =	\$ 58.00
Reserves 15% of total cost of maintenance			\$ 220.66
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit			<u>\$ -</u>
			<u>\$ 1,896.85</u>

Estimated Cost Per Year	<u>\$ 1,896.85</u>	=	\$ 32.70
	58		

2023/2024 Assessment	<u>\$ 752.44</u>	=	\$ 12.96
	58		

2024/2025 Assessment	<u>\$ 752.44</u>	=	\$ 12.96
	58		

District No. 34 - Meadow Breeze Phase 2
Fiscal Year 2024/2025
Approved CPI 2006
(Adjusted 2006)
Maximum Assessment \$1,928.30

<i>Estimated Accumulated Costs 2023/2024</i>	\$	428.84
--	----	--------

Maintenance:	lighting:	14 ea. @ 5,800 lumens 5 ea. @ 9,500 lumens
Project Management:	78	lots
Fund Balance:	\$	(2,652.63)

1. Utilities	14 @ 5,800 @ \$104.16	= \$	1,458.24
	5 @ 9,500 @ \$125.06	= \$	625.30
2. Printing/Postage	1 @ \$75.00	= \$	75.00
		\$	<u>2,158.54</u>

Maintenance	\$ 2,158.54	x	1	=	\$ 2,158.54
Administrative Fee	\$ 2,158.54	x	\$0.10	=	\$ 215.85
County Fee	78	x	\$1.00/per lot	=	\$ 78.00
Reserves 15% of total cost of maintenance				=	\$ 323.78
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					<u>\$ 265.26</u>
					\$ 3,041.44

Estimated Cost Per Year	\$	<u>3,041.44</u>	=	\$	38.99
		78			

$$\text{2023/2024 Assessment} \quad \$ \quad \frac{1,928.30}{78} = \quad \$ \quad 24.72$$
$$\text{2024/2025 Assessment} \quad \$ \frac{1,928.30}{78} = \$ 24.72$$

District No. 35 - Meadow Breeze Phase 1
Fiscal Year 2024/2025
Approved CPI 2006
(Adjusted 2006)
Maximum Assessment \$1,001.39

Estimated Accumulated Costs 2023/2024 \$ 894.32

Maintenance: lighting: 9 ea @ 5,800 lumens
Project Management: 44 lots
Fund Balance: \$ (2,590.90)

Utilities					Formula
1. Utilities	9 lumens	@	\$ 104.16	=	\$ 937.44
2. Printing/Postage	1	@	\$ 75.00	=	\$ 75.00
					\$ 1,012.44

Maintenance	\$ 1,012.44	x	1	=	\$ 1,012.44
Administrative Fee	\$ 1,012.44	x	\$ 0.10	=	\$ 101.24
County Fee	44 lots	x	\$1.00/per lot	=	\$ 44.00
Reserves 15% of total cost of maintenance					\$ 151.87
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					\$ 259.09
					\$ 1,568.64

Estimated Cost Per Year	\$ 1,568.64		=		\$ 35.65
	44				

2023/2024 Assessment	\$ 1,001.39		=		\$ 22.76
	44				

2024/2025 Assessment	\$ 1,001.39		=		\$ 22.76
	44				

District No. 38 - Ranch Victoria, Phase One Subdivision

Fiscal Year 2024/2025

Approved CPI 2007

(Adjusted 2008)

Maximum Assessment \$529.89

Estimated Accumulated Costs 2023/2024 \$ 497.53

Maintenance:	lighting:	2 ea. lumens @ 5,800
Project Management:	6	lots
Fund Balance:	\$ (511.03)	

					Formula
1. Utilities	2 lumens	@ \$	104.16	=	\$ 208.32
2. Printing/Postage	1	@ \$	75.00	=	\$ 75.00
					<u>\$ 283.32</u>

Maintenance	\$ 283.32	x	1	=	\$ 283.32
Administrative Fee	\$ 283.32	x	\$ 0.10	=	\$ 28.33
County Fee	6	x	\$1.00/per lot	=	\$ 6.00
Reserves 15% of total cost of maintenance					\$ 42.50
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					\$ 51.10
					<u>\$ 411.25</u>

Estimated Cost Per Year	<u>\$411.25</u>	=	\$ 68.54
	6		

2023/2024 Assessment	<u>\$529.89</u>	=	\$ 88.32
	6		

2024/2025 Assessment	<u>\$529.89</u>	=	\$ 88.32
	6		

District No. 40 - Amalene Estates
Fiscal Year 2024/2025
Approved CPI 2007 (Adjusted 2007)
Maximum Assessment \$7648.22

Estimated Accumulated Costs 2023/2024 \$ 5,103.75

Maintenance:	5,445	sq. ft. of landscaping area, 736 ft. of wall
Lighting:	17	16 ea. @ 5,800 lumens
		1 ea. @ 16,000 lumens
Project Management:	26	lots
Fund Balance:	\$ 6.62	

1. Landscape	5,445	sq.ft.	@	\$ 0.400	= \$	2,178.00
2. Utilities	5,445	sq.ft.	@	\$ 0.250	= \$	1,361.25
3. Repair/Maintenance	5,445	sq.ft.	@	\$ 0.040	= \$	217.80
4. Tree Maintenance	5,445	sq.ft.		\$ 0.040	\$	217.80
5. Printing/Postage	5,445	sq.ft.	@	\$ 0.0138	\$	75.14
				\$ 0.744		\$ 4,049.99

Maintenance	5,445	sq.ft.	x	\$ 0.744	= \$	4,051.08
Administrative Fee	\$ 4,049.99		x	\$0.10	= \$	405.00
County Fee	26		x	\$1.00/per lot	= \$	26.00
Reserves	15% of total cost of maintenance				= \$	607.50
Eliminate deficit fund balance over 10 years - 10% of fund deficit					= \$	-
						\$ 5,089.58

Estimated Cost Per Year	\$5,089.58	=	\$ 195.75
	26		

2023/2024 Assessment	\$5,560.82	=	\$ 213.88
	26		

2024/2025 Assessment	\$5,560.82	=	\$213.88
	26		

District No. 43 - Sierra Meadows Phase 2

Fiscal Year 2024/2025

Approved CPI 2008

(Adjusted 2008)

Maximum Assessment \$18,564.42

Estimated Accumulated Costs 2023/2024

\$ 11,294.13

Maintenance:	27,960	sq.ft. of landscaping area, 2,614 of wall
Lighting:	36	28 ea. @ 5,800 lumens
		8 ea. @ 16,000 lumens
Project Management:	61	lots
Fund Balance:	\$ 984.52	

1. Landscape	27,960	sq. ft.	@	\$ 0.150	=	\$ 4,194.00
2. Utilities	27,960	sq.ft.	@	\$ 0.071	=	\$ 1,993.55
3. Repair/Maintenance	27,960	sq.ft.	@	\$ 0.006	=	\$ 164.96
4. Tree Maintenance	27,960	sq.ft.	@	\$ 0.004	=	\$ 111.84
5. Printing/Postage	27,960	sq.ft.	@	\$ 0.0027	=	\$ 75.49
				<u>\$ 0.234</u>		<u>\$ 6,539.84</u>

Maintenance	27,960	sq.ft.	x	\$ 0.23390	=	\$ 6,539.84
Administrative Fee	\$ 6,539.84		x	\$ 0.10	=	\$ 653.98
County Fee	61 lots		x	\$1.00/per lot	=	\$ 61.00
Reserves 15% of total cost of maintenance					=	\$ 980.98
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					=	\$ -
						<u>\$ 8,235.81</u>

Estimated Cost Per Year	<u>\$8,235.81</u>	=	\$ 135.01
	61		

2023/2024 Assessment	<u>\$8,154.17</u>	=	\$ 133.66
	61		

2024/2025 Assessment	<u>\$12,154.17</u>	=	\$ 199.26
	61		

District No.44 - Summit Estates Phase 1 Subdivision

Fiscal Year 2024/2025

Approved CPI 2008

(Adjusted 2008)

Maximum Assessment \$5,629.48

Estimated Accumulated Costs 2023/2024 \$ 5,775.43

Maintenance:	4,300	sq.ft. of landscaping area, 242 ft. of wall, and
Lighting:	23	20 ea. @ 5,800 lumens
		3 ea. @ 9,500 lumens
Project Management:	70	lots
Fund Balance:	\$ 321.41	

1. Landscape	4,300	sq.ft. @	\$ 0.400	=	\$ 1,720.00
2. Utilities	4,300	sq.ft. @	\$ 0.080	=	\$ 344.00
3. Repair/Maintenance	4,300	sq.ft. @	\$ 0.040	=	\$ 172.00
4. Tree Maintenance	4,300	sq.ft. @	\$ 0.100	=	\$ 430.00
5. Printing/Postage	4,300	sq.ft. @	\$ 0.010	=	\$ 43.00
6. Graffiti Maintenance	4,300	sq.ft. @	\$ 0.0176	=	\$ 75.68
			\$ 0.648	=	\$ 2,784.68

Maintenance	4,300	sq.ft. x	\$ 0.648	=	\$ 2,784.68
Administrative Fee	\$ 2,784.68	x	\$ 0.10	=	\$ 278.47
County Fee	69	x	\$ 1.00/per lot	=	\$ 69.00
Reserves	15% of total cost of maintenance			=	\$ 417.70
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$ 3,549.85

Estimated Cost Per Year	\$ 3,549.85	=	\$ 50.71
	70		

2023/2024 Assessment	\$ 5,100.73	=	\$ 72.87
	70		

2024/2025 Assessment	\$ 5,629.48	=	\$ 80.41
	70		

District No. 46 - Moorea Manor
Fiscal Year 2024/2025
Approved CPI 2009
(Adjusted 2009)

Estimated Accumulated Costs 2023/2024 \$ 3,585.32

Maintenance:	1,460	sq. ft. of landscaping area, 286 ft. of wall
Lighting:	4	4 ea. @ 5,800 lumens
Project Management:	16	lots
Fund Balance:	\$ (1,991.30)	

1. Landscape	1,460	sq.ft. @	\$ 1.850	=	\$ 2,701.00
2. Utilities	1,460	sq.ft. @	\$ 0.500	=	\$ 730.00
3. Printing/Postage	1,460	sq.ft. @	\$ 0.052	=	\$ 75.92
4. Graffiti Maintenance	1,460	sq.ft. @	\$ 0.140	=	\$ 204.40

<u>\$ 2.542</u>	<u>\$ 3,711.32</u>
-----------------	--------------------

Maintenance	1,460	sq.ft. x	2.540	=	\$ 3,711.32
Administrative Fee	\$ 3,711.32	x	\$0.10	=	\$ 371.13
County Fee	16	x	\$1.00/per lot	=	\$ 16.00
Reserves	15% of total cost of maintenance			=	\$ 556.70
Eliminate deficit fund balance over 10 years - 10% of fund deficit				=	\$ 199.13
					<u>\$ 4,854.28</u>

Estimated Cost Per Year	<u>\$4,854.28</u>	=	\$ 303.39
	16		

2023/2024 Assessment	<u>\$4,854.28</u>	=	\$ 303.39
	16		

2024/2025 Assessment	<u>\$5,654.28</u>	=	\$ 353.38
	16		

District No. 47 - Chelsea Glen Subdivision
Fiscal Year 2024/2025

Estimated Accumulated Costs 2023/2024

\$ 4,536.93

Maintenance:	4,560	sq. ft. of landscaping area
Lighting	12	ea. @ 16,000 lumens
Project Management:	87	lots
Fund Balance:	\$ 2,679.89	

1. Landscape	4,560	sq.ft.	@	\$	0.190	=	\$	866.40
2. Utilities	4,560	sq.ft.	@	\$	0.250	=	\$	1,140.00
3. Repair/Maintenance	4,560	sq.ft.	@	\$	0.030	=	\$	136.80
4. Tree Maintenance	4,560	sq.ft.	@	\$	0.150	=	\$	684.00
5. Printing/Postage	4,560	sq.ft.	@	\$	0.0166	=	\$	75.70
6. Graffiti Maintenance	4,560	sq.ft.	@	\$	0.090	=	\$	410.40
				\$	0.727	=	\$	3,313.30

Maintenance	4,560	sq.ft.	x	\$	0.727	=	\$	3,313.30
Administrative Fee	\$ 3,313.30		x	\$0.10		=	\$	331.33
County Fee	87		x	\$1.00/per lot		=	\$	87.00
Reserves 15% of total cost of maintenance						=	\$	496.99
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit						=	\$	-
							\$	4,228.62

Estimated Cost Per Year	\$	<u>4,228.62</u>	=	\$	48.60
		87			

2024/2025 Assessment	\$	<u>2,998.52</u>	=	\$	34.46
		87			

District No.53 - Trooper Terrace
Fiscal Year 2024/2025

Estimated Accumulated Costs 2023/2024

\$ 2,371.98

Maintenance:	4,414	sq. ft. of landscaping area
Lighting	11	ea. @ 5,800 lumens
Project Management:	17	lots
Fund Balance:	\$ (415.22)	

1. Landscape	4,414	sq.ft.	@ \$	0.090	=	\$	397.26
2. Graffiti Maintenance	4,414	sq.ft.	@ \$	0.050	=	\$	220.70
3. Tree Maintenance	4,414	sq.ft.	@ \$	0.080	=	\$	353.12
4. Printing/Postage	4,414	sq.ft.	@ \$	0.017	=	\$	75.04
5. Utilities	4,414	sq.ft.	@ \$	0.250	=	\$	1,103.50
6. Repair/Maintenance	4,414	sq.ft.	@ \$	0.030	=	\$	132.42
			\$	0.517	=	\$	2,282.04

Maintenance	4,414	sq.ft.	x \$	0.517	=	\$	2,282.04
Administrative Fee	\$ 2,282.04		x \$0.10		=	\$	228.20
County Fee	17		x \$1.00/per lot		=	\$	17.00
Reserves 15% of total cost of maintenance					=	\$	342.31
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit					=	\$	41.52
						\$	2,911.07

Estimated Cost Per Year	\$2,911.07	=	\$	171.24
	17			

2024/2025 Assessment	\$1,500.55	=	\$	88.26
	17			

District 54 - Cambria Windsor Court
Fiscal Year 2024/2025

Estimated Accumulated 2023/2024 \$ 4,681.54

Maintenance: 33,256 sq.ft. of landscaping
 Project Management: 80 lots, lighting 11 lumens @ 5,800
 Fund Balance: \$ 3,034.29

Maintenance

1. Landscape/Tree Maintenance	33,256 @	\$	0.120	=	\$	3,990.72
2. Graffiti Maintenance	33,256 @	\$	0.025	=	\$	831.40
3. Tree Maintenance	33,256		0.045		\$	1,496.52
4. Postage/Printing	33,256 @	\$	0.003	=	\$	99.77
5. Utilities	33,256 @	\$	0.060	=	\$	1,995.36
6. Repair/Maintenance	33,256 @	\$	0.050	=	\$	1,662.80
			<u>0.303</u>	=	\$	<u>10,076.57</u>

Maintenance	33,256	\$	0.303	=	\$	10,076.57
Administrative Fee	\$ 10,076.57 x	\$	0.100	=	\$	1,007.66
County Fee	80 @ \$1.00/per lot			=	\$	80.00
Reserves 15% of total cost of maintenance				=	\$	1,511.49
Eliminate Deficit Fund Balance over 10 years - 10% of fund deficit				=	\$	-
Total					\$	<u>12,675.71</u>

Estimated Cost Per Year:	\$	<u>12,675.71</u>	=	\$	158.44
		80			

2023/2024 Assessment	\$	<u>4,137.22</u>	=	\$	51.72
		80			

2024/2025 Assessment	\$	<u>4,137.22</u>	=	\$	51.72
		80			

This concludes the 2024/2025 Landscape and Lighting District Engineer's Report.
 Javier Sanchez, Jr., 70356





CITY COUNCIL AGENDA – AUGUST 9, 2024

SUBJECT: Establishing the Annexation of Royal Oaks Phase 2 Landscape and Lighting Maintenance District into District 56

SOURCE: Parks and Leisure Services

COMMENT: New subdivisions within the City are required to petition for the formation of a Maintenance Assessment District. The Districts are formed to secure funding from parcels within the subdivisions for operational and maintenance expenses of public lighting and any public landscape areas. The City utilizes the authority governed by the 1972 Landscape and Lighting Assessment Act to create a District for each subdivision. Thereafter, every year, a process must be followed of evaluating maintenance needs and establishing an assessment to be placed upon the tax rolls for every parcel within each District.

The attached draft Resolutions are necessary to initiate the process of annexing the Royal Oaks Phase 2 subdivision into District 56. The draft Resolution orders the annexation of the new district, approves the Engineer's Report which accompanies this report, and declares the intent to levy and collect tax assessments.

RECOMMENDATION: That the City Council conduct the Public Hearing to receive public comment on the Annexation of Royal Oaks Phase 2 Landscape and Lighting Maintenance District into District Number 56; consider adopting the draft Resolution approving the Engineer's Report and assessment method; and authorizing the assessments.

ATTACHMENTS:

1. Draft Resolution
2. Locator Map Royal Oaks
3. Royal Oaks Engineers Report

Appropriated/Funded:

Review By:

Department Director:
Donnie Moore, Parks and Leisure Services Director

Final Approver: Patrice Hildreth, City Manager

RESOLUTION NO. ____-2024

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE,
COUNTY OF TULARE, STATE OF CALIFORNIA,
ESTABLISHING THE ANNEXATION OF LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT 56, APPROVING ENGINEER'S REPORT FOR SAID
DISTRICT, AND
APPROVING THE METHOD AND LEVY OF ASSESSMENTS**

WHEREAS, the City Council of the City of Porterville did on the 16th day of July 2024, adopt Resolution No. 48-2024 declaring its intention to order the annexation of Landscape and Lighting Maintenance District Number 56; and

WHEREAS, the public hearing on the formation of District Number 56 has been set on August 6, 2024, subject to the Landscape and Lighting Act of 1972; and

WHEREAS, a duly noticed public hearing has been held to receive objections to the formation of said District, or the levy of assessments.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Porterville as follows:

1. That the public interest, convenience and necessity require the annexation of Landscape and Lighting Maintenance District number 56, and that the District shall hereby be formed.
2. The Engineer's Reports and diagrams for District 56 are hereby approved, and the work as set forth therein is to be done.
3. That the method of assessment and the levy of assessments as indicated within said Engineer's Report is hereby approved.

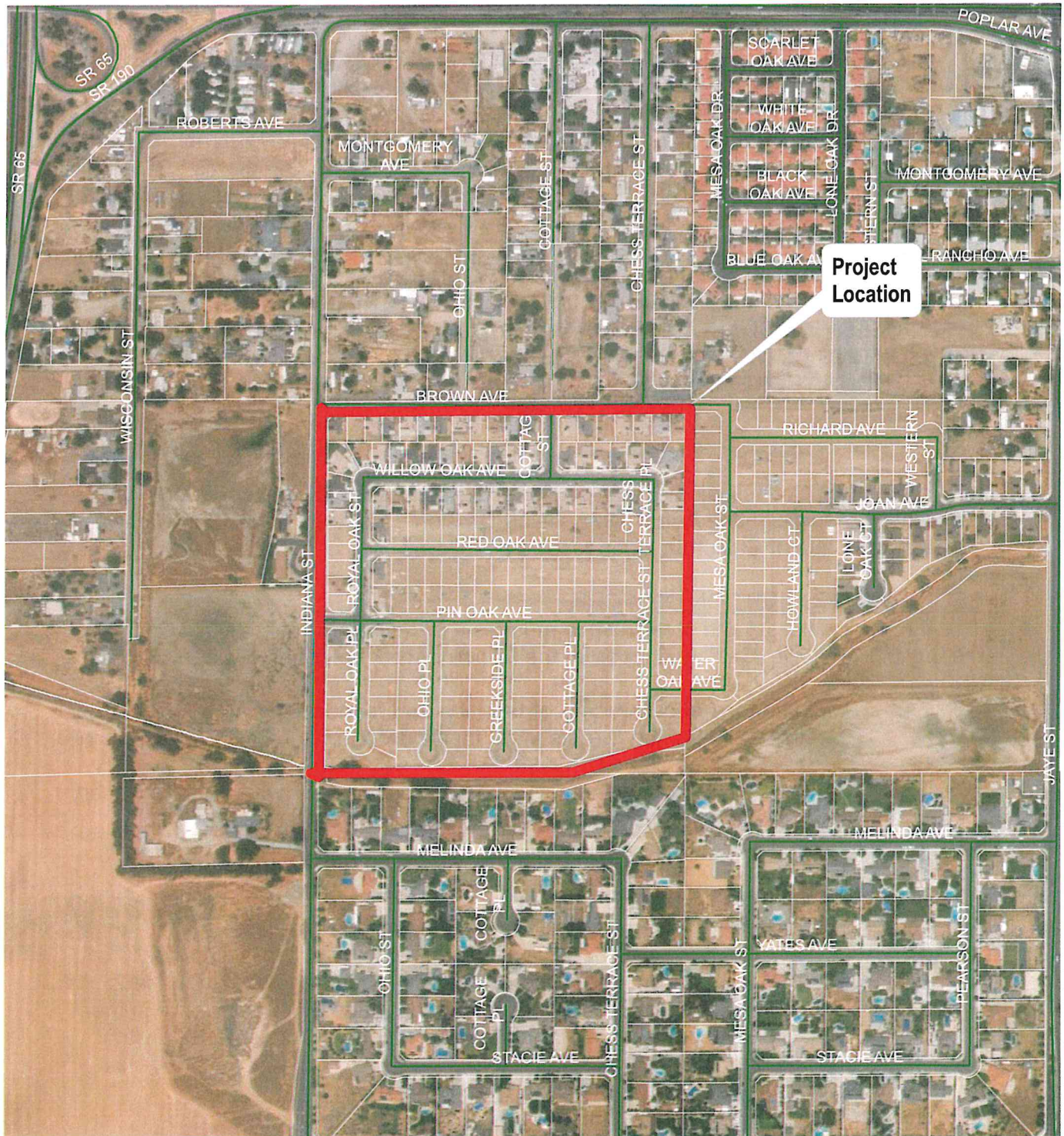
APPROVED AND ADOPTED THIS 9th day of August, 2024.

Martha A. Flores, Mayor

ATTEST:
Patrice Hildreth, City Clerk

By: _____
Fernando Gabriel-Moraga,
Acting Chief Deputy City Clerk

LOCATOR MAP ROYAL OAKS SUBDIVISOIN



**Project
Location**



1 in = 500 ft



CITY OF PORTERVILLE
ENGINEER'S REPORT FOR LANDSCAPING AND LIGHTING
MAINTENANCE DISTRICT NO. 56

SECTION 1. Authority for Report

This report is prepared by order of the City Council of the City of Porterville Resolution No. -2024. The report is in compliance with the requirement of Article 4, Chapter 1, Division 15 of the Streets and Highways Code, State of California (Landscape and Lighting Act of 1972).

SECTION 2. General Description

The City Council has elected to include landscaping and lighting at Royal Oaks Subdivision **Phases One and Two** into the Landscape and Lighting Maintenance District No. 56. The City Council has determined that the areas to be landscaped and lighted will have an effect upon all parcels within the proposed boundaries of the District. The areas for street lights are included on all the streets within the subdivision. The landscaping and masonry wall includes a landscaped area along South Indiana Street and Brown Avenue, a neighborhood park, and the ¼ mile long trail along the Poplar Ditch. The landscape and wall maintenance includes: irrigation, mowing, pruning, cleaning, repairing, painting, vegetation and rodent control, and an amount set aside for replacement.

SECTION 3. Plans and Specifications

The plans and specifications for the lighting were prepared by the developer and are in conformance with the requirements of the City of Porterville. All lights to be maintained will be shown on the subdivision maps as roadway rights-of-way, or easements to be granted to the City of Porterville. The total street lights to be maintained are 58. Total landscaped area to be maintained is 2,492 lineal feet of masonry wall, and 43,965 square feet of landscaped area.

Maintenance activities within the Landscape and Lighting Maintenance District No. 56 are to include landscape and lighting maintenance.

SECTION 4. Improvements

Landscape and lighting improvements were made by the developer of Royal Oaks.

SECTION 5. Estimated Costs

The construction cost will be borne by the developer and will not be assessed. The subdivision map has been filed for record and the improvements have been installed.

Estimated Assessment 2024-2025

Maintenance	43,965 sq.ft, of landscaping area, 2,492 lf. of masonry wall		
Lighting	50 @ 5,800 lumens & 8 @ 16,000 lumens		
Project Management	191 lots		
Fund Balance	\$ -		
Landscape	43,965 sq. ft. @ \$0.150	= \$	6,594.75
Graffiti Maintenance	43,965 sq. ft. @ \$0.005	= \$	219.82
Tree Maintenance	43,965 sq. ft. @ \$0.004	= \$	175.86
Postage/Printing	43,965 sq. ft. @ \$0.006	= \$	263.79
Utilities	43,965 sq. ft. @ \$0.071	= \$	3,121.52
Repair/Maintenance	43,965 sq. ft. @ <u>\$0.006</u>	= \$	<u>263.79</u>
	\$0.242	= \$	10,639.53

Maintenance	43,965 sq.ft. \$0.242	= \$	10,639.53
Administrative Fee	\$10,639.53* x \$0.10	= \$	1,063.95
County Fee	191 lots @ \$ 1.00 per lot	= \$	191.00
Reserves 15% total cost of Maintenance		=	<u>\$ 1,784.17</u>
			\$ 13,678.65
Estimated Cost Per Year	\$ 13,678.65/191	=	\$ 71.61

****Lighting costs are based on 29% benefit of total cost because lights are spaced closer together resulting in 40% more lights than the city standard outside the maintenance district.**

After the 2024/2025 fiscal year, the assessments shall be increased with the cost of service. The increased cost of services shall be the lesser of the actual prior year's cost or the prior year's estimated cost adjusted according to the annualized Consumer Price Index rate. The Consumer Price Index is based on the San Francisco Model, and any increase for the year 2024/2025 will refer back to the prior year's CPI. In the event that the costs of services provided do not increase to exceed the full amount of CPI from one year, such excess CPI percentage shall be carried over from year to year and may be utilized to increase the amount of assessment in future years.

SECTION 6. Assessment Diagram

A copy of the proposed assessment diagram entitled "Landscape and Lighting Maintenance District No. 56 is attached to this report and by reference is made part thereof.

SECTION 7. Assessment

The initial cost of constructing improvements has been borne by the developer. The improvement areas are established for the benefit of all properties within the proposed Landscape and Lighting Maintenance District No. 56. The establishment and maintenance of the improvements is a vital part of the development of Royal Oaks Subdivision. The City Council of Porterville has determined that to ensure satisfactory levels of maintenance for the landscape and lighting at Royal Oaks Subdivision, it should become Landscape and Lighting Maintenance District No. 56. The subdivision consists of 191 Lots. The Landscape area, which benefits the 191 lots, is located South Indiana Street and Brown Avenue, and along the trail of Poplar Ditch.

Landscape and Lighting Maintenance District No. 56 will consist of an area comprising approximately 1.369 acres. A total of 191 lots are proposed to be developed. The improvements will consist of those improvements described in Section 4 of this report. The maintenance of the improvements is a vital part of the development for the protection or safety, economic and humanistic values. The City Council has determined that, for the preservation of values incorporated within this development, all lots will receive equal benefit from the landscaping and street lighting.

The determination of benefits takes into consideration the following facts:

1. The purpose of the improvements is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. The lots not adjacent to the landscaping and lighting facility improvements benefit for the maintenance equally to those lots adjacent to the improvements.

Estimated 2024-2025 Assessment

$$\text{Assessment (A)} = \frac{\$ 13,678.65}{191}$$

$$A = \frac{\$ 13,678.65}{191} = \$ 71.61 \text{ per lot for Royal Oaks}$$

Total Assessment for 2024-2025 = \$ 13,678.65
Total developed lot count is 191 lots.

SECTION 8. Order of Events

1. City Council adopts Resolution Instituting Proceedings, appoints an Engineer of Work and Orders Engineer's Report.
2. City Council Adopts Resolution of Preliminary Approval of Engineer's Report.

3. City Council Adopts Resolution of Intention to Order the Annexation of Landscape and Lighting Maintenance District No. 56 and determines the district.
4. City Council adopts Resolution Ordering the Improvements and the Annexation of Landscape and Lighting Maintenance District No. 56.
5. Every year between April and August the Engineer of Work file a report with the City Council.
6. Every year between April and August, the City Council conducts a public hearing and approves, or modifies the individual assessments.

Javier Sanchez, Jr.
Engineer of the Work

