



City Council

Staff Report

TO: Honorable Mayor and City Council
FROM: Tom McCurdy, Public Works Manager – QK Inc.
THROUGH: John Jansons, City Manager *JJ*
DATE: July 25, 2016
SUBJECT: 2016/2017 Landscape and Lighting Districts

RECOMMENDED ACTION:

That the City Council consider the following and conduct a Public Hearing to hear any public input on the proposed assessments for Farmersville’s Landscape and Lighting Districts. Subsequent to the Public Hearing, a public meeting will be conducted to adopt Resolutions setting the assessments for the twelve existing Landscape and Lighting Districts.

BACKGROUND:

The City currently has 12 landscape and lighting districts formed as a part of the approval process of various subdivisions for the purpose of maintaining the surrounding landscaping in each of the subdivisions. The City maintains the turf, shrubs, trees, irrigation systems, lighting (in some districts), and walls on the exterior of the parcels of land which are all located in the public right of way.

Each parcel within each subdivision is assessed an amount equal to their share of the costs for said maintenance. Each fiscal year, the City is required, by the rules for the assessment districts (in accordance with the 1972 Landscape and Lighting District Act), to do a cost accounting of the assessments for the upcoming year.

There are several steps in the process to recover the cost of maintenance for these districts. The following is a summary of the steps to be used in this process:

1. The City Council authorizes the City Engineer to prepare an engineer’s report that accounts for all applicable charges for each district. There are currently 12 separate districts in the City consisting of 804 individual lots.
2. The City Engineer prepares the engineer’s report and incorporates all charges that are applicable to the individual district. During this process, the most current owner’s list is acquired from the County Assessor’s office in which an assessment is to be included.

3. The City Council sets a public hearing to accept the engineer's report and hear public input.
4. After the public hearing, the City Council conducts a public meeting and adopts the proposed rates or adjusted rates as appropriate.
5. Subsequent to Council action, the City Clerk delivers a masters list with the assessment to be applied to each applicable parcel to the County Assessor's office.
6. The adjusted assessments will be added to the County's assessment rolls in August and the City would receive from the County the monies from the two normal semiannual property tax collections (one in December and one in April).

DISCUSSION:

There are currently 12 districts consisting of 804 individual lots. The 12 districts are the result of a consolidation process that was approved previously. Staff has considered the possibility of consolidation in additional districts, but to date have not found any that would be beneficial to property owners.

COORDINATION & REVIEW:

Staff has reviewed the timing and funding with the Finance Director.

ALTERNATIVES:

None proposed

FISCAL IMPACT:

The assessment districts are self funded and costs recovered for the County Assessor cover the actual costs. The applicable charges will be included in the 2016/2017 fiscal budget.

CONCLUSION:

It is respectfully recommended that the City Council conduct the Public Hearing on July 27, 2016 and receive any public input on the proposed assessments

ATTACHMENT(S):

- 1) Notice of Publication of Public Hearing, and
- 2) 12 Engineer's Reports for all Districts, and

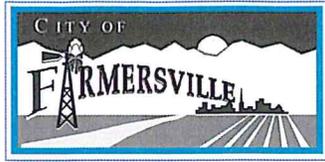
Respectfully Submitted By:

Tom McCurdy,
Public Works Manager, QK Inc.

Approved By:



John Jansons
City Manager



Public Notice Farmersville City Council

ASSESSMENT DISTRICTS

Notice is hereby provided that a public hearing to adopt an assessment as current for properties in the following subdivisions, pursuant to the Landscaping and Lighting Act of 1972 will take place on July 27, 2015 at the regular meeting of the Farmersville City Council. The hearing will take place at the Farmersville City Hall, located at 909 W. Visalia Road, Farmersville, CA. The proceedings will begin at 7:00 P.M. Persons interested in favor or opposition to the proposed assessments will be provided an opportunity to comment prior to adoption of proposed assessments. The documentation for the summaries of the assessments, including engineer reports will be available at City Hall during normal business hours, located at 909 W. Visalia Road, Farmersville, CA for 15 days prior to the meeting. Please call (559) 747-0458 for more information.

Sierra Woods Subdivision

- ASSESSMENT DISTRICT NO. 96-02 - Sierra Woods Subdivision Unit No. 1, Lots 1 through 35 inclusive
- ASSESSMENT DISTRICT NO. 96-03 - Sierra Woods Subdivision Unit No. 2, Lots 36 through 49 and Lots 54 through 68 inclusive
- ASSESSMENT DISTRICT NO. 99-01 - Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91 inclusive
- ASSESSMENT DISTRICT NO. 00-01 - Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117 inclusive
- ASSESSMENT DISTRICT NO. 01-02 - Sierra Woods II Unit 1, Lots 1 through 20 inclusive

Sierra Woods West Units 1 thru 6

- ASSESSMENT DISTRICT NO. 04-01 - Sierra Woods West Units 1-3, Lots 1 through 14 and 16 through 54 inclusive
- ASSESSMENT DISTRICT NO. 04-02 - Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98 inclusive
- ASSESSMENT DISTRICT NO. 05-01 - Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132 inclusive

Walnut Grove Subdivision

- ASSESSMENT DISTRICT NO. 09-02 - Walnut Grove I, Lots 1 through 44 inclusive
- ASSESSMENT DISTRICT NO. 92-03 - Walnut Grove II, Lots 1 through 58 inclusive
- ASSESSMENT DISTRICT NO. 94-01 - Walnut Grove III, Lots 1 through 39 inclusive
- ASSESSMENT DISTRICT NO. 95-01 - Walnut Grove IV, Lots 1 through 36 inclusive

Woodcrest Estates Subdivision

- ASSESSMENT DISTRICT NO. 93-01 - Woodcrest Estates Phase One, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 94-02 - Woodcrest Estates Phase Two, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 96-01 - Woodcrest Estates Phase Three, Lots 1 through 18 inclusive

Canal Gardens Subdivision

- ASSESSMENT DISTRICT NO. 00-02 - Canal Gardens Subdivision, Lots 1 through 19 inclusive

Walnut Wood IV

- ASSESSMENT DISTRICT NO. 01-01 - Walnut Wood IV, Lots 71 through 102 inclusive

Walnut Creek Subdivision

- ASSESSMENT DISTRICT NO. 2008-01 - Walnut Creek Subdivision

Sierra Woods South West Subdivision, Unit No. 1-3

- ASSESSMENT DISTRICT NO. 2008-02 - Sierra Woods South West Subdivision, Unit No. 1-3

Walnut Woods Estate V Subdivision

- ASSESSMENT DISTRICT NO. 2008-03 - Walnut Woods Estates V

Walnut Wood Estates I & II

- ASSESSMENT DISTRICT NO. 94-03 - Walnut Wood Estates I & II, Lots 1 through 38 inclusive

Walnut Wood III

- ASSESSMENT DISTRICT NO. 97-01 - Walnut Wood III, Lots 39 through 70 inclusive

Sierra Woods South West Phase 4

- ASSESSMENT DISTRICT NO. 2009-01 - Sierra Woods South West Phase 4

Public Notices

909 W. Visalia Road, Farmersville, CA for 15 days prior to the meeting. Please call (559) 747-0458 for more information.

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ASSESSMENT DISTRICT NO. 96-03 - Sierra Woods Subdivision Unit No. 2, Lots 36 through 49 and Lots 54 through 68 inclusive.

ASSESSMENT DISTRICT NO. 99-01 - Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91 inclusive

ASSESSMENT DISTRICT NO. 00-01 - Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117 inclusive
ASSESSMENT DISTRICT NO. 01-02 - Sierra Woods II Unit 1, Lots 1 through 20 inclusive

Sierra Woods West Units 1 thru 6

ASSESSMENT DISTRICT NO. 04-01 - Sierra Woods West Units 1-3; Lots 1 through 14 and 16 through 54 inclusive

ASSESSMENT DISTRICT NO. 04-02 - Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98 inclusive.

ASSESSMENT DISTRICT NO. 05-01 - Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132 inclusive

Walnut Grove Subdivision
ASSESSMENT DISTRICT NO. 09-02 - Walnut Grove I, Lots 1 through 44 inclusive

ASSESSMENT DISTRICT NO. 92-03 - Walnut Grove II, Lots 1 through 58 inclusive
ASSESSMENT DIS-

Public Notices

TRICT NO. 94-01 - Walnut Grove III, Lots 1 through 39 inclusive
ASSESSMENT DISTRICT NO. 95-01 - Walnut Grove IV, Lots 1 through 36 inclusive
Woodcrest Estates Subdivision

ASSESSMENT DISTRICT NO. 93-01 - Woodcrest Estates Phase One, Lots 1 through 18 inclusive
ASSESSMENT DISTRICT NO. 94-02 - Woodcrest Estates Phase Two, Lots 1 through 18 inclusive

ASSESSMENT DISTRICT NO. 96-01 - Woodcrest Estates Phase Three, Lots 1 through 18 inclusive
Canal Gardens Subdivision

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Walnut Woods Estate V Subdivision
ASSESSMENT DISTRICT NO. 2008-03 - Walnut Woods Estates V

Walnut Wood Estates I & II

ASSESSMENT DISTRICT NO. 94-03 - Walnut Wood Estates I & II, Lots 1 through 38 inclusive

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ASSESSMENT DIS-

Public Notices

TRICT NO. 97-01 - Walnut Wood III, Lots 39 through 70 inclusive
Sierra Woods South West Phase 4
ASSESSMENT DISTRICT NO. 2009-01 - Sierra Woods South West Phase 4

ss//: J. Jansons
City Manager

Sun-Gaz 6/8/16

**(342-23)
NOTICE OF LIEN SALE**

This sale is for the purpose of property to be sold in Public Auction of the following individuals for default of payment.

Arturo Alvarado - C-27
Steve Amaya - E-67
Shirley Baxter - E-72
Alexander Betancourt - B-67

Peter Bisacca - C-43
Michelle Bryant - E-54
Kristina Cain - A-39
Erica Contreras - F-6
Shauna Cox - D-2

Alysha Garcia - E-43
Stacy Huckabee - B-76
Ressa Johnson - E-40
Kushawja Keeler - D-6
Maggie Lopez - C-18

Suzy Martinez - E-3
Javier Matta - A-38
Paul Mawhiney - A-19
Michele Nunes - C-74
Jamie Risner - A-31

Jamie Risner - A-41
Craig Smith - E-32
Units include and not limited to furniture, tools, yard and garden, antiques, general merchandise, household items, etc.

Said property is stored at Quality Self Storage 400 W. Firebaugh, Exeter, CA 93221

Auction is set for Saturday, June 11, 2016.

All items and units will be sold "AS IS" and "WHERE IS".

Sun-Gaz 6/1, 6/8/16

**(367-23)
PUBLIC NOTICE
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Farmersville City Council
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