



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

April 13, 2021

SUBJECT: Wheatland-Premier Grove Landscape and Lighting District

PREPARED BY: Susan Mahoney, Finance Director

Recommendation

Staff recommends the City Council adopt the attached resolution directing the preparation of the engineer's report for the Wheatland-Premier Grove Landscape and Lighting Assessment District (the "District").

Background/Discussion

The Wheatland-Premier Grove Landscape and Lighting Assessment District provides funding for the following zones:

	Subdivision	Services Provided
Zone 1	Wheatland Ranch subdivision	Landscaping, irrigation, street lights, detention basin, frontage wall and park
Zone 2	Premier Grove subdivision	Street lights
Zone 3	Park Place subdivision	Landscaping, irrigation, street lights, open space, drainage area and park

Each year a budget is established to determine the cost of providing the services and to determine the proportional amount to assess benefiting parcels within the District. This a three-step process.

State law governing assessments:

Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code

Step 1 - Pass a resolution directing the preparation of the Annual Engineer's Report. The Engineer's Report establishes a budget for the services that will be funded by the fiscal year 2021-22 assessments and the method of assessment apportionment to lots and parcels.

Step 2 - Pass a resolution of intention to continue the assessments, preliminary approval of the Engineer's Report and provide notice of a Public Hearing.

Step 3 - Pass a resolution approving the Engineer's Report and ordering the levy of the assessment for fiscal year 2021-22.

The attached Resolution directs the preparation of the Engineer's Report for fiscal year 2021-22 and completes Step 1 of the assessment process. The City contracts with SCI Consulting Group for the preparation of the Engineer's Report.

Alternatives

None, preparation of the Engineer's Report is required by law.

Fiscal Impact

The cost of preparing the Engineer's Report is paid for by the District.

Attachments

1. Resolution 14-21

RESOLUTION NO. 14-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND DIRECTING PREPARATION OF THE ANNUAL ENGINEER'S REPORT FOR THE CONTINUATION OF THE WHEATLAND-PREMIER GROVE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT (INCLUDING PARK PLACE ANNEXATION) FOR FISCAL YEAR 2021-22

RESOLVED, by the City Council (the "Council"), of the City of Wheatland, County of Yuba (the "County"), State of California, that

Section 1. The Wheatland-Premier Grove Landscape and Lighting Assessment District and Annexation (the "Assessment District") were approved by property owners pursuant to a mailed ballot election conducted in accordance with Article XIID of the California Constitution.

Section 2. The City Council hereby proposes to continue to levy annual assessments for the existing Wheatland-Premier Grove Assessment District and Annexation and to levy and collect assessments against the lots and parcels of land within such Assessment District and Annexation to pay for the costs and expenses of the improvements described in Section 4 below, for the fiscal year commencing July 1, 2021 and ending June 30, 2022, pursuant to the Landscaping and Lighting Act of 1972 (the "Act"), being Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof), and as provided by Article XIID of the California Constitution.

Section 3. The purpose of the Assessment District is for the installation, maintenance and servicing of public improvements, as described in Section 4 below.

Section 4. Within the Assessment District, the existing and proposed improvements to be undertaken may be briefly described as follows: the installation, maintenance and servicing of public facilities, including but not limited to, landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, lighting, fencing, entry monuments, other landscaping facilities, graffiti removal and repainting, and labor, materials, supplies, utilities, detention basins and equipment, as applicable, for property owned or maintained by the City of Wheatland. Installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, and detention basins. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

Section 5. SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIIID of the California Constitution. Upon completion, the Engineer shall file the Engineer's Report with the City Clerk for submission to the Council.

Section 6. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED this 13th day of April 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick West
Mayor, City of Wheatland

ATTEST:

Lisa Thomason, City Clerk