



City of Grass Valley City Council Agenda Action Sheet

Title: Adopt ten Resolutions confirming diagram and assessment and levying assessment, and requesting the County Auditor-Controller to place assessment on tax roll for FY 2021-22 Landscaping and Lighting Districts (LLD) and Benefit Assessment Districts (AD)

Recommendation: After conducting the public hearing, adopt resolutions related to the Commercial (District No. 1988-1) Landscaping and Lighting Districts, as follows:

- 1) Resolution No. 2022-31 Confirming Diagram and Assessment and Levying Assessment for FY 2022-23 Assessment District No. 1988-1.
- 2) Resolution No. 2022-32 Requesting the County Auditor to Place Assessment on Tax Roll-Landscaping and Lighting District No. 1988-1.

Adopt resolutions related to the Residential (District No. 1988-2) Landscaping and Lighting Districts as follows:

- 3) Resolution No. 2022-33 Confirming Diagram and Assessment and Levying Assessment for FY 2022-23 Assessment District No. 1988-2.
- 4) Resolution No 2022-34 Requesting the County Auditor to Place Assessment on Tax Roll-Landscaping and Lighting District No. 1988-2.

Adopt resolutions related to the Morgan Ranch Unit 7 (District 2003-1) Assessment District as follows:

- 5) Resolution No 2022-35 Confirming Diagram and Assessment and Levying Assessment for FY 2022-23 Assessment District No. 2003-1.
- 6) Resolution No. 2022-36 Requesting the County Auditor to Place Assessment on Tax Roll - Morgan Ranch-Unit 7 Benefit Assessment District No. 2003-1.

Adopt resolutions related to the Morgan Ranch West (District 2010-1) Assessment District as follows:

- 7) Resolution No. 2022-37 Confirming Diagram and Assessment and Levying Assessment for FY 2022-23 Assessment District No. 2010-1.
- 8) Resolution No. 2022-38 Requesting the County Auditor to Place Assessment on Tax Roll - Morgan Ranch-West Assessment District No 2010-1.

Adopt resolutions related to the Ridge Meadows (District 2016-1) Assessment District as follows:

- 9) Resolution No. 2022-39 Confirming Diagram and Assessment and Levying Assessment for FY 2022-23 Assessment District No. 2016-1.
- 10) Resolution No. 2022-40 Requesting the County Auditor to Place Assessment on Tax Roll - Ridge Meadows Assessment District No 2016-1.

Prepared by: Andy Heath

Council Meeting Date: 06/14/2022

Date Prepared: 06/06/2022

Agenda: Public Hearing

Discussion:

The actions noted above complete the process for levying the annual assessments for the above districts. The assessments are related to costs described in the Engineer's report and are collected in two installments at the same time as property taxes. Some of the assessments have been increased by up to 8.1% for FY 2022-23 consistent with the Consumer Price Indexes for Pacific Cities - West for February 2022. Some districts assessments will also be utilizing existing fund balances to cover a portion of costs.

For Whispering Pines, the assessment spread uses two different factors to determine individual lot assessments. Based on the two factors, the Engineering Department has proposed a total assessment spread of \$27,453.70 for FY 2022-23. The assessment spread was \$22,396.60 for FY 2021-22.

For Litton Business Park, the initial assessment spread created a yearly assessment per development area of \$480. It is the intent that upon full build-out that each development area of the entire project share equally in all Landscaping and Lighting

District expenses. The Engineering Department has proposed an assessment value of \$325.20 per development area for FY 2022-23 creating a total assessment spread of \$6,178.80.

For Morgan Ranch, the Engineering Department has proposed a total assessment spread in the amount of \$26,810.88. Based on the total build-out number of parcels, and the total assessment needed for FY 2022-23, the levy will be \$69.82 per dwelling unit. The assessment spread was \$24,802.56 for FY 2021-22.

For Ventana Sierra, the Engineering Department has proposed a total assessment spread in the amount of \$3,199.98. Based on the total number of parcels in Ventana Sierra, and the total assessment needed for FY 2022-23, the levy will be \$168.42 per dwelling unit. The assessment spread was \$3,100.04 for FY 2021-22.

For Scotia Pines, the Engineering Department has proposed a total assessment spread in the amount of \$4,233.90. Based on the total number of parcels in Scotia Pines, and the total assessment required for FY 2022-23, the levy will be \$76.98 per dwelling unit. The assessment spread was \$3,917.10 for FY 2021-22.

For Morgan Ranch West L&L, the Engineering Department has proposed a total assessment spread in the amount of \$500.00. Based on the total number of parcels in Morgan Ranch West L&L, and the total assessment required for FY 2022-23, the levy will be \$20.00 per dwelling unit, unchanged from FY 2021-22.

For Ridge Meadows L&L, the Engineering Department has proposed a total assessment spread in the amount of \$8,000.14. Based on the total number of parcels in Ridge Meadows L&L and the total assessment required for FY 2022-23, the levy will be lower than that levied during FY 2021-22 - \$9,144.18.

For Morgan Ranch-Unit 7 AD, the Engineering Department has proposed a total assessment spread in the amount of \$480.00. Based on the total number of parcels in Morgan Ranch Unit 7, and the total assessment required for FY 2022-23, the levy will be \$20.00 per dwelling unit, unchanged from FY 2021-22.

For Morgan Ranch West AD, The Engineering Department has proposed a total assessment spread in the amount of \$750.00. Based on the total number of parcels in Morgan Ranch West, and the total assessment required for FY 2022-23, the levy will be \$30.00 per dwelling unit, unchanged from FY 2021-22.

For Ridge Meadows AD, the Engineering Department has proposed a total assessment spread in the amount of \$700.04. Based on the total number of parcels in Ridge Meadows AD and the total assessment required for FY 2022-23, the levy will be \$18.92 per dwelling unit - lower than the \$50.00 assessed during FY 2021-22.

Council Goals/Objectives: The Landscape & Lighting Districts (LLD) and Benefit Assessment Districts (A.D.) annual assessments supports the Strategic Plan - City Infrastructure Investment by covering costs for community-specific structures and services.

Fiscal Impact: The proposed fiscal year 2022-23 assessments for the City's Landscape and Lighting Districts and Benefit Assessment Districts total \$78,307 as compared to \$75,658 for Fiscal Year 2021-22, an increase of \$2,649. This is due to CPI increases for some Districts while other Districts will be utilizing fund balance or leaving amounts the same as the prior year.

Funds Available: NA

Account #: NA

Reviewed by: City Manager

Attachments:

Resolutions (10)

Engineer's Reports (5)