



City Council Agenda Report

Meeting Date: April 22, 2025

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Approved By: Aida Fairman

Subject: RAYMUNDO AVENUE CURB AND GUTTER ASSESSMENT DISTRICT CLOSEOUT

COUNCIL PRIORITY AREA

- ☐ Public Safety
- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☒ Environmental Sustainability
- ☐ Housing
- ☒ General Government

RECOMMENDATION

Adopt a Resolution accepting completion and close out of the Raymundo Avenue Curb and Gutter Assessment District

FISCAL IMPACT

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

PREVIOUS COUNCIL CONSIDERATION

August 26, 2003, January 27, 2004, and March 1, 2005.

BACKGROUND

The City of Los Altos established the Raymundo Avenue Curb and Gutter Assessment District in 2003 under the Municipal Improvement Act of 1913 (Division 12 of the California Streets and Highways Code, the "Act"). Bonds were issued pursuant to the Improvement Bond Act of 1915 (Division 10 of the California Streets and Highways Code, the "Code"). The project aimed to improve infrastructure by installing curbs, gutters, and storm drains, as well as conducting necessary street surface repairs along Raymundo Avenue from Springer Road to Mountain View Avenue.

A total of twenty-eight residences benefited from the project, contributing financially through the assessment district process. This funding mechanism ensured that property owners who directly benefited from the improvements shared the cost.

On August 26, 2003, the City Council authorized staff to proceed with the formal bidding process for the Raymundo Avenue Curb and Gutter Assessment District Project. Following a competitive bidding process, the contract was awarded to O'Grady Paving, Inc. on January 27, 2004. The project was successfully completed and formally accepted by the City Council on March 1, 2005.

ANALYSIS

To finance the construction and installation of curbs and gutters along Raymundo Avenue, the City issued Limited Obligation Improvement Bonds totaling \$274,391 in July 2005. These bonds were secured through special assessments levied on the benefiting properties, ensuring an equitable funding structure while allowing for upfront capital to complete the necessary improvements.

Over the years, the property owners met their financial obligations, leading to the full repayment of the bonds. On September 2, 2020, the City confirmed that all outstanding debt associated with the bonds had been retired, marking the successful financial closure of the project.

DISCUSSION

To formally close out the assessment district, the City engaged NBS, a consulting firm specializing in public finance, to conduct a thorough review and prepare a District Closeout Analysis Report. This report details the required administrative steps for dissolving the district and provides final documentation related to the bonds and special assessments levied on the affected properties.

According to the analysis, all special assessments levied as security for the bonds have been fully satisfied by the property owners. With no outstanding debt or further obligations, the City can now proceed with the formal dissolution of the Raymundo Avenue Curb and Gutter Assessment District.

ATTACHMENT

1. Resolution for Approval