

STAFF REPORT
City of Lancaster

PH {{item.number}}
6/23/2020
JC

Date: June 23, 2020

To: Mayor Parris and City Council Members

From: Jeff Hogan, Senior Director - Development Services

Subject: Lancaster Landscape Maintenance District No. 1 - Levy of Annual Assessment for Fiscal Year 2020-2021

Recommendation:

Adopt Resolution No. 20-29, confirming the diagram and assessments, and ordering the levying of an assessment in the Lancaster Lighting Maintenance District No. 1 for Fiscal Year 2020-2021.

Fiscal Impact:

Each parcel annexed prior to Fiscal Year 2005-2006 will be assessed \$80.00 per benefit unit, which is the same as the previous year's assessment. Each parcel annexed beginning Fiscal Year 2005-2006 will be assessed \$118.43 per benefit unit. Each parcel in the Fox Field Industrial Corridor will be assessed \$0.39 per benefit unit. The proposed assessment include the CPI adjustment of 3.36%. An estimated total of \$1,926,938 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District were formed, including subsequent annexations thereto, for the purpose of providing maintenance services to landscaping and appurtenant improvements for various developments within the City, and assessing those properties which benefit from this service. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

The landscaping improvements in the areas within the District will be maintained with funds generated by the Landscape Maintenance District. Each lot or parcel within the District that was annexed prior to Fiscal Year 2005-2006, as indicated on the diagram, will be assessed a unit assessment of \$80.00 for Fiscal Year 2020-2021. The unit assessment for Fiscal Year 2020-2021

is the same as Fiscal Year 2004-2005, except for those parcels that were annexed beginning Fiscal Year 2005-2006, which will be assessed at a rate reflective of an annual index increase consistent with the February consumer price index for Los Angeles-Riverside-Orange Counties.

Last year's rate was \$114.57 per benefit unit. For Fiscal Year 2020-2021, the rate of assessment will be \$118.43 per benefit unit, including the established CPI adjustment of 3.36% ($\$114.57 + (\$114.57 \times 0.0336) = \118.43). Last year's rate for the Fox Field Industrial Corridor Landscape Maintenance District was \$0.38 per benefit unit. For Fiscal Year 2020-2021, the rate of assessment will be \$0.39 per benefit unit, including the established CPI adjustment of 3.36% ($\$0.38 + (\$0.38 \times 0.0336) = \$0.39$).

RR:jr

Attachments:

Resolution No. 20-29

District Fund Accounting for Lancaster Landscape Maintenance District No. 1