



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Meeting to Allow Testimony Regarding the Proposed Almondwood Estates Assessment District Zone 1 of the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1

MEETING DATE: October 1, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct a public meeting to allow testimony regarding the proposed Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND INFORMATION: On August 20, 2003, the City Council adopted a Resolution of Intention to Order the Formation of a Maintenance Assessment District and to Levy and Collect Assessments and a Resolution of Preliminary Determination. In these resolutions, the Council directed the Engineer to make and file a Report in writing in accordance with and pursuant to the Landscaping and Lighting Act of 1972 in and for the City's Almondwood Estates Assessment District Zone 1 Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

The Government Code requires conducting a public meeting a minimum of seven (7) days prior to the public hearing. The purpose of the public meeting is to allow testimony regarding the proposed assessment. The appropriate notice was mailed by Tim Hachman, the attorney handling the formation of the District, prior to the Public Meeting.

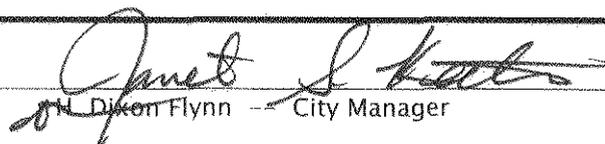
A ballot has been mailed to the existing property owners to comply with Proposition 218 requirements. The ballots will be tabulated and results announced on October 15, 2003, at the conclusion of the Public Hearing.

Zone 1, Almondwood Estates, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, will be the first such assessment district formed in the City of Lodi. Subsequent subdivisions may be annexed to this assessment district in the future with approval of the City Council.

Developer of the Almondwood Estates Subdivision, Tract No. 3273, has elected to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 for the purpose of installing and/or maintaining public improvements consisting of masonry block wall, landscaping and irrigation improvements, street parkway trees, and public park area. Included in the development's requirements is the replacement of the improvements at the end of its useful life.

The estimated annual assessment for the first year is \$292 and the maximum annual assessment is \$403. The maximum annual assessment is subject to a yearly cost adjustment of the greater of either 5% or the percentage increase of the Local Consumer Price Index. Subsequent annual assessments will be based upon contract bid prices and actual costs, plus the Engineer's Report schedule of replacement costs.

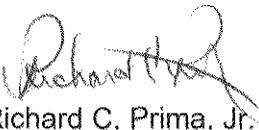
APPROVED:


Dixon Flynn -- City Manager

Conduct a Public Meeting to Allow Testimony Regarding the Proposed Almondwood Estates
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In order for the assessment to be successful under Proposition 218 requirements, a majority of the landowners who vote (calculated in terms of dollars of assessment) must vote in favor of the proposals. If a majority vote is not received, the district will not be formed. At this time, there is a single owner of the subdivision. Lot buyers will be notified about the assessment at time of purchase.

FUNDING: The developer is funding construction of the landscape improvements, masonry wall, and parkway trees that will be maintained by the Zone 1 assessments and is paying the engineer and legal counsel for their service.



Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer

RCP/FWS/pmf

cc: Randy Hays, City Attorney
Tim Hachman
Ed Cornejo, KBHome
Mike Persak, Thompson-Hysell Engineers

CITY COUNCIL

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CITY OF LODI

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Public Works Director

September 25, 2003

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SUBJECT: Conduct a Public Meeting to Allow Testimony Regarding the Proposed Almondwood Estates Assessment District Zone 1 of the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 1, 2003. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Wally Sandelin, City Engineer, at (209) 333-6709.

for: 
Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk