

8. MONTEBELLO VISTA MAD

PLANS AND SPECIFICATIONS

Montebello Vista Maintenance Assessment District ("Montebello MAD") provides and ensures the continued maintenance, servicing, administration, and operation of various landscaping improvements, street lighting, and associated appurtenances located within certain parks, medians, the public right-of-way, and dedicated easements within the boundaries.

The territory within the Montebello MAD is located generally along Walters Road and to the east of Walters Road, and north of Petersen Road. The City participates in the cost of reimbursing the Montebello MAD for one-half of the maintenance costs for Walters Road and for 10% of the maintenance costs for all park improvements within the Montebello MAD.

The improvements are the construction, operation, maintenance, and servicing of landscaping improvements, street lighting, and associated appurtenances located within certain parks, medians, the public right-of-way and dedicated easements within the boundaries of the Montebello MAD. Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services as described as follows: Landscape improvements provided may include, but are not limited to: ground cover, shrubs, plants and trees, irrigation and drainage systems, graffiti removal, and associated appurtenant facilities. Park improvements include trees, shrubs, ground cover, play structures and equipment, lighting systems, walkways, frontage improvements and other related equipment and facilities located within the park. Street lighting improvements include all facilities and components of the street light system. Median island improvements include landscaping, median curbs, irrigation, and drainage systems. Curbside improvements include sidewalks, landscaping, and irrigation and drainage systems. Services provided include all necessary service, operations, administration, and maintenance required to keep the above mentioned improvements in a healthy, vigorous, working, and satisfactory condition.

The following is a brief description of the improvements to be maintained and operated:

- All of the park facilities and appurtenances of the Montebello Park, including play structures and equipment, lighting systems, irrigation, trees, shrubs, ground cover, walkways, frontage improvements, and other related equipment and facilities located within Montebello Park.
- No riparian vegetation is maintained.
- Street Lighting: All street lights within the Montebello MAD are to be maintained, including those on the east side of Walters Road.
- Median Island Landscaping: The median islands in Walters Road, Bella Vista Drive, and Montebello Drive are maintained.
- Curbside Landscaping: The curbside landscaping along both sides of Walters Road are to be maintained.

Reference is made to the plans and specifications for the improvements, which are on file with the City.

ESTIMATE OF COSTS

CITY OF SUISUN CITY FY 2014-15 ANNUAL BUDGET CASH POSITION SUMMARIES

| Fund Title: | Fund Type: | Fund No. |
|---------------------------|-----------------|----------|
| Montebello Vista MAD Fund | Assessment Fund | 435 |

Fund Description:

This fund accounts for property tax assessments collected and expended for streetlighting, median island and curbside landscaping maintenance at Montebello Vista pursuant to the Landscaping and Lighting Act of 1972.

| <u>Budget Activity</u> | <u>FY 11/12</u> <u>Actual</u> | <u>FY 12/13</u> <u>Actual</u> | <u>FY 13/14</u> <u>Amended</u> | <u>FY 13/14</u> <u>Estimated</u> | <u>FY 14/15</u> <u>Recommnd</u> |
|--------------------------------------|----------------------------------|----------------------------------|-----------------------------------|-------------------------------------|------------------------------------|
| RESOURCES | | | | | |
| Beginning Balance | \$ (10,614) | \$ (10,349) | \$ (13,800) | \$ (14,000) | \$ (23,200) |
| Local Taxes | \$ 36,450 | \$ 36,450 | \$ 36,500 | \$ 36,500 | \$ 36,500 |
| Licenses & Permits | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fines & Forfeitures | \$ - | \$ - | \$ - | \$ - | \$ - |
| Use of Money & Property | \$ (263) | \$ (118) | \$ (100) | \$ (100) | \$ (100) |
| Intergovernmental | \$ - | \$ - | \$ - | \$ - | \$ - |
| Charges for Service | \$ - | \$ - | \$ - | \$ - | \$ - |
| Intragovernmental/Transfers In | \$ 5,904 | \$ 5,900 | \$ 5,900 | \$ 5,900 | \$ 5,900 |
| Miscellaneous Revenues | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal: Revenue & Transfers | \$ 42,091 | \$ 42,232 | \$ 42,300 | \$ 42,300 | \$ 42,300 |
| TOTAL RESOURCES | \$ 31,477 | \$ 31,883 | \$ 28,500 | \$ 28,300 | \$ 19,100 |
| USE OF RESOURCES | | | | | |
| Personnel Services | \$ - | \$ - | \$ - | \$ - | \$ - |
| Services & Supplies | \$ 24,093 | \$ 29,572 | \$ 25,600 | \$ 32,700 | \$ 49,600 |
| Interdepartmental Charges | \$ 14,037 | \$ 12,475 | \$ 15,000 | \$ 15,000 | \$ 15,600 |
| Non-Recurring Charges | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal: Operating | \$ 38,130 | \$ 42,047 | \$ 40,600 | \$ 47,700 | \$ 65,200 |
| Transfers To Other Funds or Agencies | \$ 3,696 | \$ 3,800 | \$ 3,800 | \$ 3,800 | \$ 3,800 |
| Debt Service | \$ - | \$ - | \$ - | \$ - | \$ - |
| Major Capital | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal: Non-Operating | \$ 3,696 | \$ 3,800 | \$ 3,800 | \$ 3,800 | \$ 3,800 |
| Reserves & Contingencies | \$ - | \$ - | \$ - | \$ - | \$ - |
| Ending Balance | \$ (10,349) | \$ (13,965) | \$ (15,900) | \$ (23,200) | \$ (49,900) |
| TOTAL USE OF RESOURCES | \$ 31,477 | \$ 31,883 | \$ 28,500 | \$ 28,300 | \$ 19,100 |

Notes:

METHOD OF APPORTIONMENT

The assessment for Fiscal Year 2014/15 apportioned to each parcel as shown on the latest equalized roll at the Solano County Assessor's office are listed in Appendix B of this Report. The description of each lot or parcel is part of the records of the Solano County Assessor and such records are, by reference, made part of this Report.

Pursuant to the Act and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed and each parcel is assessed in proportion to the estimated benefit received.

The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the Montebello MAD have been apportioned uniformly to all of the 486 assessable residential properties within the Montebello MAD. The cost of performing the maintenance, repair, replacement, and construction of all park improvements within the Montebello MAD were split between the City (pays 10%) and the Montebello MAD (pays 90%). The City also pays 50% of the landscape maintenance costs for Walters Road. Each parcel in the Montebello MAD is assigned 1 EDU. The assessment is spread to each of the 486 assessable EDUs within the Montebello MAD as follows:

| | |
|--|----------------|
| Estimated Fiscal Year 2014/15 Levy - Montebello MAD | \$36,450.00 |
| Total Montebello MAD Assessable EDUs | 486.00 |
| Proposed Fiscal Year 2014/15 Assessment Per EDU | \$75.00 |
| Actual Fiscal Year 2013/14 Assessment Per EDU | \$75.00 |

The maximum annual assessment per EDU of \$75.00 listed for Fiscal Year 2014/15 is the same assessment as Fiscal Year 2013/14. Montebello MAD has not had an increase in assessments since Fiscal Year 1994/95, as there is no annual inflator.