CITY OF HUGHSON
CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

AGENDA
MONDAY, JULY 22, 2013 – 7:00 P.M.

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL: Mayor Matt Beekman
Mayor Pro Tem Jeramy Young
Councilmember Jill Silva
Councilmember George Carr
Councilmember Harold Hill

FLAG SALUTE: Mayor Matt Beekman

INVOCATION:

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1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Members of the audience may address the City Council on any item of interest to the public pertaining to the City and may step to the podium, state their name and city of residence for the record (requirement of name and city of residence is optional) and make their presentation. Please limit presentations to five minutes. Since the City Council cannot take action on matters not on the agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

2. PRESENTATIONS: None.

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

3.1: Approval of the June 24, 2013 and July 8, 2013 Regular Meeting Minutes.

3.2: Approval of the Warrants.

3.3 Approval of the Treasurer's Report for May.

3.4: Approve the 2013-2014 Allocation Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County and Authorizing the City Manager to Sign the Agreement.

3.5: Adopt Resolution No. 2013-22, declaring the City Council's intent to levy and collect assessments for the City of Hughson Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013/14 and set the Public Hearing for the August 12, 2013 City Council Meeting.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

5.1: Consider Resolution No. 2013-23, adopting an updated Rate schedule for Refuse, Recyclables, Yard Waste and Transportation Service from Waste Management, Inc.

6. NEW BUSINESS:

6.1: Discussion Regarding Water Rates and the Water System.

6.2: Discussion Regarding the Stanislaus County Groundwater Exportation Ordinance.

7. CORRESPONDENCE: None.

8. COMMENTS:

8.1: Staff Reports and Comments: (Information Only – No Action)

City Manager:

City Clerk:

Community Development Director:

Director of Finance:

Police Services:

City Attorney:

8.2: Council Comments: (Information Only – No Action)

8.3: Mayor's Comments: (Information Only – No Action)

9. CLOSED SESSION TO DISCUSS THE FOLLOWING:

9.1: CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9**:**

One (1) potential case

10. REPORT FROM CLOSED SESSION: None.

ADJOURNMENT:

WAIVER WARNING

If you challenge a decision/direction of the City Council in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

UPCOMING EVENTS:

July 27	▪ Goals and Objectives Workshop, City Hall Chambers, 9:00a.m.-12:00p.m.
August 6	▪ National Night Out, City-Wide 6:00-9:00p.m.
August 8	▪ Congressman Jeff Denham's Mobile Office, City Hall 11:00-12:00p.m.
August 12	▪ City Council Meeting, City Hall Chambers, 7:00p.m.
August 20	▪ Planning Commission Meeting, City Hall Chambers, 6:00p.m.
August 26	▪ City Council Meeting, City Hall Chambers, 7:00p.m.

RULES FOR ADDRESSING CITY COUNCIL

Members of the audience who wish to address the City Council are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT NOTIFICATION FOR THE CITY OF HUGHSON

This Agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

AFFIDAVIT OF POSTING

DATE: July 19, 2013 **TIME:** 4:00pm

NAME: Sandy Cortes **TITLE:** Office Assistant II

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

General Information: The Hughson City Council meets in the Council Chambers on the second and fourth Mondays of each month at 7:00 p.m., unless otherwise noticed.

Council Agendas: The City Council agenda is now available for public review at the City's website at www.hughson.org and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

Questions: Contact the City Clerk at (209) 883-4054.

CITY OF HUGHSON AGENDA ITEM NO. 3.1
SECTION 3: CONSENT CALENDAR

Meeting Date: **July 22, 2013**
Subject: **Approval of the City Council Minutes**
Presented By: **Dominique Spinale, Deputy City Clerk**

Approved By: _____

Background:

The Draft Minutes of the June 24, 2013 and July 8, 2013 are completed for the Council's review.

Staff Recommendation:

It is recommended that the City Council approve the City Council Meeting Minutes as presented.

CITY OF HUGHSON
CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

MINUTES
MONDAY, JUNE 24, 2013 – 7:00 P.M.

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL:

Present: Mayor Matt Beekman
Mayor Pro Tem Jeramy Young
Councilmember Jill Silva
Councilmember George Carr
Councilmember Harold Hill

Staff Present: Raul Mendez, City Manager
Thom Clark, Community Development Director
Monica Streeter, Deputy City Attorney
Darin Gharat, City of Police
Lisa Whiteside, Finance Manager
Sam Rush Public Work Superintendent

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Mayor Matt Beekman

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1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Heather Bailey with the Hughson Library provided an Events Update to the Council.

2. PRESENTATIONS: **None.**

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

3.1: Approval of the June 10, 2013 Regular Meeting Minutes.

3.2: Approval of the Warrants.

3.3 Approval of the Treasurer's Report for April.

3.4 Adopt Resolution No. 2013-21, A Resolution of the City of Council of the City of Hughson Approving Vesting Tentative Map No. 2013-01 for APN No. 018-091-041, Lands of HFR Partners, LLC.

Silva/Hill 5-0-0-0 motion passes to approve the Consent Calendar as presented.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: None.

6. NEW BUSINESS:

6.1: Consider Resolution No. 2013-20, Adopting a Negative Declaration and Associated Mitigation Monitoring Plan for the Well No. 7 Replacement Project and Authorizing the City Clerk to File a Notice of Determination with the Stanislaus County Clerk-Recorder's Office.

Silva/Beekman 5-0-0-0 motion passes to approve Adopting a Negative Declaration and Associated Mitigation Monitoring Plan for the Well No. 7 Replacement Project and Authorizing the City Clerk to File a Notice of Determination with the Stanislaus County Clerk-Recorder's Office.

6.2: Review and Discuss Waste Management's Request for Rate increases and Authorize Staff to Set a Public Hearing for public comment on the Rate Increases.

Julie Hernandez and Thom Sanchez with Waste Management were in attendance to present their annual request for a rate increase (based on CPI and fuel costs) to the City Council. The Council asked several questions and requested additional information from Waste Management regarding the services and rates provided to the City of Waterford and a comparison with services and rates in the unincorporated areas of the County. Information regarding the special or discounted rates in Hughson was also requested. Ms. Hernandez advised that Waste Management would research their requests and present them at the Public Hearing presentation.

The Council directed Staff to schedule the Public Hearing for Waste Management's Request on July 22, 2013. Staff will advertise the Public Hearing in the Hughson Chronicle.

6.3: Discuss and provide direction to Staff regarding the business incubator program and possible amendments to the program.

City Manager Mendez provided an overview and background on the Hughson Business Incubator Program. City Manager Mendez reviewed the program history and guidelines. City Council directed Staff to work with the Chamber of Commerce on pursuing a Lease Agreement with the Mid Valley Publications (Hughson Chronicle) for one of the office spaces located in the City Hall Annex Building/Business Incubator Facility.

6.4: Consider approval of two easement agreements with PG&E and authorize the Public Works Director to execute the agreements.

Carr/Young 5-0-0-0 motion passes to approve the two easement agreements with PG&E and Authorize the Public Works Director to execute the agreements with the changes recommended from the City Attorney.

7. CORRESPONDENCE: **None.**

8. COMMENTS:

8.1: Staff Reports and Comments: (Information Only – No Action)

City Manager:

City Manager Mendez Updated the Council of the League of California Annual Conference and requested the Council to notify Staff if anyone is interested in attending the Annual conference.

City Clerk:

Community Development Director:

Director Clark updated the City Council on the 4th Street Project.

Director of Finance:

Police Services:

Chief Gharat updated the City Council on the July 4 extra patrol.

City Attorney:

8.2: Council Comments: (Information Only – No Action)

Mayor Pro Tem Young updated the Council on his attendance at the Economic Development Committee and Business Association meetings.

Councilmember Hill updated the Council on his attendance at the League of California Cities and the Stanislaus County Board of Supervisors meetings.

8.3: Mayor's Comments: (Information Only – No Action)

Mayor Beekman updated the Council on his attendance at the StanCOG and Economic Development Committee meetings and requested that Staff schedule an update the City of Hughson's Goals and Objectives.

Mayor Beekman also expressed interest in the possibility of hiring a grant writing company to assist the City with grant opportunities.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: **None.**

10. REPORT FROM CLOSED SESSION: **None.**

ADJOURNMENT:

Mayor Beekman asked for a motion to adjourn the meeting. A motion was made by Councilmember Hill, followed by a second motion from Councilmember Carr. The meeting adjourned at 8:00 P.M.

_____
MATT BEEKMAN, Mayor

_____
DOMINIQUE SPINALE, Deputy City Clerk

CITY OF HUGHSON
CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

MINUTES
MONDAY, JULY 8, 2013 – 7:00 P.M.

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL:

Present: Mayor Matt Beekman
Mayor Pro Tem Jeramy Young
Councilmember Jill Silva
Councilmember Harold Hill

Absent: Councilmember George Carr

Staff Present: Raul Mendez, City Manager
Thom Clark, Community Development Director
Daniel J. Schroeder, City Attorney
Dominique Spinale, Management Analyst/Deputy City Clerk
Margaret Souza, Director of Finance
Lisa Whiteside, Finance Manager
Sam Rush, Public Works Superintendent

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Mayor Matt Beekman

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1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

No Public Comments.

2. PRESENTATIONS: **None.**

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

3.1: Approval of the June 24, 2013 Regular Meeting Minutes.

3.2: Approval of the Warrants.

3.3: Approval of Resolution No. 2013-22 Setting the Appropriations Limit for Fiscal Year 2013-2014.

Hill/Silva 4-0-0-1 (Carr-Absent) motion passes to approve the Consent Calendar as presented.

4. UNFINISHED BUSINESS:

4.1: Discuss and Provide Direction to Staff Regarding the Hughson Goals and Objectives.

City Manager Mendez presented the Staff Report to Council and the Council discussed this Item. The Council agreed that they would like to set up a workshop to review and update the City's Goal and Objectives. The Council asked that a joint workshop with the Planning Commission and Parks and Recreation Commission be confirmed for Saturday, July 27. Staff will confirm this date and advertise the workshop for the public's participation.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

5.1: Consider the Introduction and waiving of the first reading of Ordinance No. 2013-03, An Ordinance of the City Council of the City of Hughson Amending Hughson Municipal Title 16 Subdivisions and Development By Amending Section 16.28.020, Street Design, and Adding Section 16.32.140 Community Facility Districts.

Director Clark presented the Staff Report and reviewed the proposed amendments to the Council.

Mayor Beekman opened the Public Hearing at 7:27P.M.

Hughson resident Mr. Lee spoke in support of the proposed changes to Title 16. No other comments were provided.

Mayor Beekman closed the Public Hearing at 7:29P.M.

The Council requested that Staff amend the language in Section 16.32.140 Community Facilities District to read, "Use of this section for subdivision infrastructure bonds is prohibited".

Staff will amend the language as Council requested and re-advertise a Public Hearing on this Item, as Attorney Schroeder advised. The public hearing will be scheduled for August 12.

6. NEW BUSINESS:

6.1: Approval of Lease Agreement with the Mid Valley Publications (Hughson Chronicle) for Office Space at the City Hall Annex Building.

Silva/Young 4-0-0-1 (Carr-Absent) motion passes to approve the Lease Agreement with the Mid Valley Publications (Hughson Chronicle) for Office Space at the City Hall Annex Building.

7. CORRESPONDENCE: None.

8. COMMENTS:

8.1: Staff Reports and Comments: (Information Only – No Action)

City Manager:

City Manager Mendez advised the Council to let Staff know if they wish to attend the League of CA Cities meeting in September. He also reminded Council that National Night Out is scheduled for August 6.

City Clerk:

Community Development Director:

Director Clark updated the Council on the PG&E easement agreements and the 4th Street Improvement Project.

Director of Finance:

Police Services:

City Attorney:

8.2: Council Comments: (Information Only – No Action)

8.3: Mayor's Comments: (Information Only – No Action)

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: None.

10. REPORT FROM CLOSED SESSION: None.

ADJOURNMENT:

Mayor Beekman asked for a motion to adjourn the meeting. Councilmember Hill motioned for adjournment, followed by Mayor Beekman. The meeting adjourned at 7:45 P.M.

_____
MATT BEEKMAN, Mayor

_____
DOMINIQUE SPINALE, Deputy City Clerk

CITY OF HUGHSON AGENDA ITEM NO. 3.2
SECTION 3: CONSENT CALENDAR

Meeting Date: **July 22, 2013**
Subject: **Approval of Warrant Register**
Presented By: **Lisa Whiteside, Finance Manager**
Enclosures: **Warrant Register**

Approved By: _____

Summary:

The warrant register presented to the City Council is a listing of all expenditures paid from June 25, 2013 through July 16, 2013.

Fiscal Impact:

There are reductions in various funds for payment of expenses.

Staff Recommendation:

Approve the Warrant Register as presented.

Check Number	Check Date	Vendor Number	Name	Net Amount	Payment Information Invoice #	Payment Information Description
44028	7/16/2013	EMP01	STATE OF CALIFORNIA	$ 1,447.66	B30716	PAYROLL TAXES
44029	7/16/2013	HAR02	THE HARTFORD	$ 579.66	B30716	DEFERRED COMPENSATION
44030	7/16/2013	PER01	P.E.R.S.	$ 7,840.18	B30716	RETIREMENT
44031	7/16/2013	STA23	CalPERS SUPPLEMENTAL INCO	$ 20.00	B30716	DEFERRED COMPENSATION
44032	7/16/2013	UNI07	UNITED WAY OF STANISLAUS	$ 2.00	B30716	UNITED WAY
44033	7/16/2013	\A014	ATWAL, SURINDER	$ 80.00	000B30701	MQ CUSTOMER REFUND FOR ATW0003
44034	7/16/2013	\D006	DIAS, STACI	$ 54.60	000B30701	MQ CUSTOMER REFUND FOR DIA0011
44035	7/16/2013	\G011	GUDINO, ADRIAN & NANCY	$ 15.37	000B30701	MQ CUSTOMER REFUND FOR GUD0003
44036	7/16/2013	\H008	HOLLY, ELIZABETH	$ 15.61	000B30701	MQ CUSTOMER REFUND FOR HOL0020
44037	7/16/2013	\L007	LEWIS, AARON	$ 38.94	000B30701	MQ CUSTOMER REFUND FOR LEW0008
44038	7/16/2013	\P003	PADILLA, KRISTIE	$ 251.09	000B30701	MQ CUSTOMER REFUND FOR PAD0012
44039	7/16/2013	\S010	SALDIVAR, ROQUE	$ 80.00	000B30701	MQ CUSTOMER REFUND FOR SAL0023
44040	7/17/2013	ABS00	ABS PRESORT	$ 1,042.90	88215	CCR 2012
44041	7/17/2013	ARR00	ARROWHEAD MOUNTAIN SPRING	$ 9.37	03G002566	BOTTLED WATER
44042	7/17/2013	ATT01	AT&T	$ 111.52	B30717	PHONE
44043	7/17/2013	ATT02	AT&T MOBILITY	$ 20.69	B30717	PHONE
44044	7/17/2013	CON14	CONDOR EARTH TECHNOLOGIES	$ 481.67	66488	GROUNDWATER MONITORING
44045	7/17/2013	DEP08	DEPT. OF CONSERVATION	$ 493.73	B30717	2ND QTR SMIP FEES
44046	7/17/2013	EWI00	EWING IRRIGATION PRODUCTS	$ 131.34	6436482	REPAIR OF IRRIGATION CONT ROLLER
44047	7/17/2013	EXP00	EXPRESS PERSONNEL SERVICE	$ 1,195.20	126797471	EXTRA HELP WEEK ENDING 6/23
				$ 689.33	127100188	EXTRA HELP WEEK ENDING 6/30
			Check Total:	$ 1,884.53		
44048	7/17/2013	EZN00	EZ NETWORK SOLUTIONS	$ 689.60	26339	REPLACEMENT COMPUTER R. GREENFIELD
44049	7/17/2013	GEO01	GEOANALYTICAL LABORATORIE	$ 55.00	B30717	WWTP TESTING
				$ 55.00	Z3B0509	WWTP TESTING
				$ 150.00	Z3B1208	WWTP TESTING
				$ 55.00	Z3B1901	WWTP TESTING
				$ 55.00	Z3B2602	WWTP TESTING
				$ 55.00	Z3C0504	WWTP TESTING
				$ 150.00	Z3C1301	WWTP TESTING
				$ 55.00	Z3C1906	WWTP TESTING
				$ 55.00	Z3C2602	WWTP TESTING
				$ 55.00	Z3D0205	WWTP TESTING

				$	200.00	Z3D0903	WWTP TESTING
				$	55.00	Z3D1602	WWTP TESTING
				$	55.00	Z3D2303	WWTP TESTING
				$	55.00	Z3D3006	WWTP TESTING
				$	55.00	Z3E0701	WWTP TESTING
				$	55.00	Z3E2102	WWTP TESTING
				$	55.00	Z3F0401	WWTP TESTING
				$	30.00	Z3F0407	WATER TESTING
				$	150.00	Z3F1003	WWTP TESTING
				$	55.00	Z3F1802	WWTP TESTING
				$	55.00	Z3F2501	WWTP TESTING
			Check Total:	$	1,560.00		
44050	7/17/2013	GIB00	GIBBS MAINTENANCE CO	$	945.00	14785	JANITOR SVCS 6/2013
44051	7/17/2013	HUG03	HUGHSON CHRONICLE	$	169.15	103130	LEGAL #7775 ORD AMENDING
44052	7/17/2013	LEG01	LEGAL SHIELD	$	51.80	B30717	LEGAL SVCS
44053	7/17/2013	MCR01	MCR ENGINEERING, INC	$	94,337.50	9663	ENGINEERING FEES
44054	7/17/2013	PAC05	PACIFIC PLAN REVIEW	$	5,265.00	B30717	BLD INSPECTION & PLAN CHECK 6/2013
44055	7/17/2013	REG00	REGIONAL GOVERNMENT SERVI	$	4,304.91	3457	CONTRACT SVCS
44056	7/17/2013	SHR02	SHRED-IT CENTRAL CA	$	117.31	940214742	SHREDDING SVCS
44057	7/17/2013	STA47	STANISLAUS COUNTY SHERIFF	$	2,574.51	1213-333	VECHICLE CHARGES 6/2013
44058	7/17/2013	STE09	STEPP MANUFACTURING CO.,	$	99.93	44684	CONNECTION FOR CRACK SEAL MACHINE
44059	7/18/2013	ALL05	ALLIED ADMINISTRATORS	$	2,229.96	B30718	DENTAL 8/13
44060	7/18/2013	CAL40	CALIFORNIA WATER	$	82.00	B30718	ANNUAL DUES A.FONTANA
44061	7/18/2013	CHA01	CHARTER COMMUNICATION	$	84.99	B30718	IP ADDRESS
44062	7/18/2013	CLA03	CLARK'S PEST CONTROL	$	102.00	14324692	PEST CONTROL
				$	57.00	14353141	PEST CONTROL
			Check Total:	$	159.00		
44063	7/18/2013	COD00	CODE PUBLISHING COMPANY	$	300.00	43947	MUNICIPAL CODE WEB HOSTING 1YR
44064	7/18/2013	CON14	CONDOR EARTH TECHNOLOGIES	$	4,318.75	66570	ENVIRONMENTAL MONITORING
44065	7/18/2013	CSJ03	CSJVRMA	$	60,629.00	20130333	2013-2014 1ST QTR DEP
44066	7/18/2013	ENV02	ENVIRONMENTAL SYSTEMS	$	1,788.93	26574	STREET SWEEPING 7/2013
44067	7/18/2013	EZN00	EZ NETWORK SOLUTIONS	$	2,410.80	TS26504	IT SERVICES
44068	7/18/2013	HUG03	HUGHSON CHRONICLE	$	69.65	103136	LEGAL #7785 WM RATE INCRE ASE REQUEST
				$	278.60	103210	LEGAL #7782 DRINKING WATER
			Check Total:	$	348.25		
44069	7/18/2013	HUG08	CITY OF HUGHSON	$	4,068.12	B30718	LLD WATER SERVICE
44070	7/18/2013	HUG11	HUGHSON FARM SUPPLY	$	298.12	0466702IN	LANDSCAPE SUPPLIES
				$	3,051.75	0467619IN	HAND HELD EQUIPMENT
			Check Total:	$	3,349.87		

44071	7/18/2013	HUG34	VALLEY PARTS WAREHOUSE, I	$ 18.97	93356	TAPE
				$ 2.54	94474	PARTS
				$ 9.20	94820	PROPANE
			Check Total:	$ 30.71		
44072	7/18/2013	MEN19	MENDOZA, URIEL	$ 112.68	B30718	REIMBURSE OIT MANUAL
44073	7/18/2013	OPE01	OPERATING ENGINEERS LOCAL	$ 360.00	B30718	LOCAL UNION #3 DUES
44074	7/18/2013	PAP00	PAPA (PESTICIDE APPLICATO	$ 80.00	B30718	SEMINAR A.FONTANA
44075	7/18/2013	RIC04	RICOH USA, INC	$ 2,696.30	89392292	COPIER LEASE
44076	7/18/2013	SAN05	SAN JOAQUIN VALLEY	$ 479.00	N99530	13/14/ ANNUAL PERMITS TO OPERATE #N7426
44077	7/18/2013	STA01	STANISLAUS COUNTY	$ 10,523.45	41279	LAFCO 13/14 BUDGET
44078	7/18/2013	STA02	STAPLES	$ 299.56	60257	SCANNING & FLASH DRIVE WELL #7
44079	7/18/2013	STA42	STANISLAUS COUNTY	$ 6,929.00	R13297675	2013-2014 1ST QTR OPERATIONAL COST
				$ 1,190.00	R13297676	2013-2014 1ST QTR DEBT SERVICE
			Check Total:	$ 8,119.00		
44080	7/18/2013	TRI04	TRIPLE J CONSTRUCTION	$ 500.00	B30718	REFUND OF ENCROACHMENT PE RMIT DEP #B00-002-525
44081	7/18/2013	UNI11	UNIVAR USA, INC	$ 455.99	SJ559082	SODIUM HYPOCHLORITE WELL #8
44082	7/18/2013	USA02	USA MOBILITY	$ 11.63	W0190776G	PAGER
44083	7/18/2013	WAR00	WARDEN'S OFFICE	$ 424.37	1792126-0	OFFICE SUPPLIES
			Cash Account Total:	$ 228,577.93		
			Total Disbursements:	$ 228,577.93		

City of Hughson
Cash Disbursement Detail Report
Check Listing for 06-13 Bank Account.: 0100

Check Number	Check Date	Vendor Number	Name	Net Amount	Payment Information Invoice #	Payment Information Description
43995	6/25/2013	ABS00	ABS PRESORT	$ 5,000.00	MP2013061	POSTAGE ADVANCE
43996	6/25/2013	ATT01	AT&T	$ 1,599.99	B30621	PHONE
43997	6/25/2013	AVA00	AVAYA, INC	$ 66.13	273261191	PHONE
				$ 84.15	273261555	PHONE CITY HALL
			Check Total:	$ 150.28		
43998	6/25/2013	EXP00	EXPRESS PERSONNEL SERVICE	$ 1,195.20	12644696	EXTRA HELP WEEK ENDING 6/16/13
43999	6/25/2013	EZN00	EZ NETWORK SOLUTIONS	$ 1,101.63	B30626	DESKTOP COMPUTER & ADOBE SOFT.
44000	6/25/2013	FAR03	FARMERS BROTHERS COFFEE	$ 54.57	8310107SO	COFFEE
44001	6/25/2013	GEO01	GEOANALYTICAL LABORATORIE	$ 30.00	Z3F1803	LAB TESTING
44002	6/25/2013	HUG34	VALLEY PARTS WAREHOUSE, I	$ 5.52	92665	FUEL FILTER
				$ 9.63	92763	PROPANE BOTTLE CRACK SEALING
			Check Total:	$ 15.15		
44003	6/25/2013	LEA01	LEAGUE OF CALIF. CITIES	$ 1,025.00	B30701	ANNUAL CONFERENCE
44004	6/25/2013	MBI00	MBI MIDSTATE BARRIER, INC	$ 621.54	8208	NEW GUARD RAIL FOR TULLY RD BRIDGE
44005	6/25/2013	MIS01	MISSION UNIFORM SERVICE	$ 70.95	480553037	UNIFORM SERVICE
				$ 30.00	480553038	UNIFORM SERVICE
			Check Total:	$ 100.95		
44006	6/25/2013	PUL01	PULIDO, MARIA	$ 105.00	B30701	DAMAGE DEPOSITE REFUND HCSC 6/8/13
44007	6/25/2013	QUI03	QUICK N SAVE	$ 25.04	B30626	FUEL
				$ 83.97	B30627	FUEL
				$ 20.05	B30628	FUEL
			Check Total:	$ 129.06		
44008	6/25/2013	SEE01	SEEGER'S	$ 236.78	0110579IN	SHUT OFF DOOR HANGERS
44009	6/25/2013	WAR00	WARDEN'S OFFICE	$ 380.14	1790567-0	OFFICE SUPPLIES
44010	6/25/2013	WAS01	WASTE MANAGEMENT	$ 235.69	325505421	CITY REFUSE
44011	6/25/2013	WIL01	CORBIN WILLITS SYSTEM	$ 571.40	B306151	ENHANCEMENT & SERVICE FEES
			Cash Account Total:	$ 12,552.38		
			Total Disbursements:	$ 12,552.38		

Check Number	Check Date	Vendor Number	Name	Net Amount	...ment Information---------- Invoice #	Description
44012	7/2/2013	EMP01	STATE OF CALIFORNIA	$ 1,572.69	B30702	PAYROLL
44013	7/2/2013	HAR02	THE HARTFORD	$ 579.66	B30702	DEFERRED COMPENSATION
44014	7/2/2013	PER01	P.E.R.S.	$ 7,721.14	B30702	RETIREMENT
44015	7/2/2013	STA23	CalPERS SUPPLEMENTAL INCO	$ 20.00	B30702	DEFERRED COMPENSATION
44016	7/2/2013	UNI07	UNITED WAY OF STANISLAUS	$ 2.00	B30702	UNITED WAY
44017	7/2/2013	DEP09	DEPT. OF HEALTH SERVICES	$ 70.00	B30702	T-1 LICENSE J.VELAZQUEZ
44018	7/2/2013	GEO01	GEOANALYTICAL LABORATORIE	$ 442.50	ZEF1111	LAB TESTING WATER
				$ 30.00	ZEF2503	LAB TESTING WATER
			Check Total:	$ 472.50		
44019	7/2/2013	MCC00	McCOY TRUCK TIRE SERVICE	$ 325.25	467533	TIRES PW-11
44020	7/2/2013	PGE01	PG & E	$ 212.26	B30702	UTILITIES
44021	7/2/2013	QUI03	QUICK N SAVE	$ 216.86	1-3192	DIESEL
44022	7/2/2013	STA47	STANISLAUS COUNTY SHERIFF	$ 2,088.78	1213-324	VEHICLE CHARGES 5/2013
44023	7/2/2013	SYN02	SYNAGRO WEST, LLC	$ 7,721.04	30-102048	SLUDGE REMOVAL
44024	7/2/2013	TES00	TESCO CONTROLS, INC	$ 2,908.70	0051908IN	UPGRADE SCADA & PLC
44025	7/2/2013	TID01	TURLOCK IRRIGATION DIST.	$ 37,054.67	B30702	ELECTRIC
			Cash Account Total:	$ 60,965.55		
			Total Disbursements:	$ 60,965.55		

CITY OF HUGHSON AGENDA ITEM NO. 3.3
SECTION 3: CONSENT CALENDAR

Meeting Date: **July 22, 2013**
Subject: **Treasurer's Report – May 2013**
Presented By: **Lisa Whiteside, Finance Manager**

Approved By: _____

Background:

Enclosed is the City of Hughson Treasurer's Report for May 2013. After review and evaluation of the report, City staff has researched funds with a significant deficit balance and submit the following detailed explanation:

Public Facilities Development Streets Fund

The Public Facilities Development Streets Fund currently reflects a negative balance of ($655,477.33). The deficit is a result of the Euclid Bridge Project, which was constructed in Fiscal Year 2006/2007, for approximately $1.3 million. The project was completed in anticipation of funding from Developer Impact Fees collected from new development. Unfortunately, the housing market declined significantly and the new development never materialized. Once the economy strengthens and new building starts again, the City can recognize additional developer impact fees and reduce the deficit more quickly.

Water Developer Impact Fee Fund

The Water Developer Impact Fee Fund currently reflects a negative balance of ($559,830.40). After extensive review City staff discovered that the remaining deficit is attributable to settlement arrangements that were made in Fiscal Year 2008/2009 and Fiscal Year 2009/2010 for the Water Tank on Fox Road near Charles Street. During that period, the City paid out $650,000 in settlements.

This account will be in a deficit position until additional development occurs and developer impact fees are collected to cover those costs.

Transportation Capital Project Fund

The Transportation Capital Project Fund currently reflects a negative balance of ($359,817.81). The City currently has Pine Street and Hatch Road projects that are

complete and awaiting reimbursement from CMAQ and CDBG funds.

Fiscal Impact:

As of May 2013, the total cash and investments balance for the City of Hughson was $8,579,325.99 compared to $8,425,137.90 or a 2% increase over the same period in the prior year.

Staff Recommendation:

Review and receive the enclosed City of Hughson Treasurer's Report for May 2013.

City of Hughson
Treasurer's Report
May 2013

	MONEY MARKET	GENERAL	REDEVELOPMENT**	TOTAL
Bank Statement Totals	$ 5,380,717.71	$ 758,046.09	$ 206,389.21	$ 6,345,153.01
Adjustment-Direct Deposit Payroll	$ -			$ -
Outstanding Deposits +		$ -	$ -	$ -
Outstanding Checks/transfers -	$ 9,658.10	$ (272,237.19)	$ -	$ (262,579.09)
ADJUSTED TOTAL	$ 5,390,375.81	$ 485,808.90	$ 206,389.21	$ 6,082,573.92
Investments: Various				$ 1,008,002.04
Multi-Bank WWTP				$ 1,410,605.97
Investments: L.A.I.F.		$ 39,134.25	$ 39,009.81	$ 78,144.06
TOTAL CASH & INVESTMENTS				**$ 8,579,325.99**

	Books - All Funds	**May 2012**	**May 2013**
2	Water/Sewer Deposit	26,026.44	32,850.78
8	Vehicle Abatement	-3,114.92	10,452.23
11	Traffic Congestion Fund	145,034.42	130,375.30
13	Redevelopment - Debt Service	367,482.80	-18,899.77
14	Redevelopment - Housing	-2,703.63	0.00
15	Redevelopment - Capital Projects	-356,373.17	0.00
17	Federal Officer Grant	6,620.00	6,620.00
19	Asset Forfeiture	1,660.43	1,660.43
25	Gas Tax 2106	39,032.79	10,197.07
30	Gas Tax 2107	10,422.69	11,985.58
31	Gas Tax 2105	69,072.89	8,062.96
35	Gas Tax 2107.5	12,672.14	14,672.14
40	General Fund	413,735.52	351,740.00
401	General Fund Contingency Reserve	670,106.29	672,052.03
48	Senior Community Center	1,956.28	5,320.06
49	IT Reserve	20,893.50	32,303.38
50	U.S.F. Resource Com. Center	6,372.91	2,369.03
51	Self-Insurance	107,036.31	86,696.49
52	CLEEP(California Law Enforcement E	0.00	0.00
53	SLESF (Supplemental Law Enforcem	222,230.14	78,604.48
54	Park Project	366,138.94	376,753.41
60	Sewer O & M	352,108.74	1,101,495.30
61	Sewer Fixed Asset Replacement	1,280,066.13	1,737,125.73
66	WWTP Expansion 2008	3,786,877.34	1,407,363.82
70	Local Transportation	81,415.03	158,518.13
71	Transportation	-222,079.16	-361,677.81
100/200	LLD's and BAD's	111,704.71	97,063.55
80	Water O & M	208,838.30	64,462.18
82	Water Fixed Asset Replacement	65,788.54	254,951.81
88	PW CDBG Street Project	9,340.00	-1,155.00
80	Water Reserve-USDA GRANT	21,524.50	21,524.50
90	Garbage/Refuse	-25,102.22	100,141.12
91	Misc. Grants	-66,400.02	0.00
92	98-EDBG-605 Small Bus. Loans	93,585.12	93,585.12
94	96-EDBG-438 Grant	403.43	403.43
95	94-STBG-799 Grant	158,141.70	157,296.78
96	HOME Program Grant (FTHB)	37,810.91	35,041.19
97	96-STBG-1013 Grant	17,220.96	129,484.82
98	HOME Rehabilitation Fund	-2,084.71	0.00
	Developer Impact Fees ***	391,675.83	1,769,885.72
	TOTAL ALL FUNDS:	**8,425,137.90**	**8,579,325.99**

I hereby certify that the investment activity for this reporting period conforms with the Investment Policy adopted by the Hughson City Council, and the California Government Code Section 53601. I also certify that there are adequate funds available to meet the City of Hughson's budgeted and actual expenditures for the next six months.

	Break Down of Impact Fees ***		
10	Storm Drain	110,860.91	169,403.18
20	Community Enhancement	121,471.78	49,639.77
41	Public Facilities Development	1,704,881.76	1,614,301.98
42	Public Facilities Development-Streets	-883,949.33	-655,477.33
55	Parks DIF	187,683.97	222,216.16
62	Sewer Developer Impact Fees	-232,631.35	929,632.36
81	Water Developer Impact Fees	-616,641.91	-559,830.40
	Break Down of Impact Fees * **	**391,675.83**	**1,769,885.72**

Lisa Whiteside, Treasurer

Date

CITY OF HUGHSON AGENDA ITEM NO. 3.4
SECTION 3: CONSENT CALENDAR

Meeting Date: **July 22, 2013**
Subject: **Consideration of the 2013-2014 Allocation Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County**
Presented By: **Dominique Spinale, Management Analyst**

Approved By: _____

Background:

In 2010, the City of Hughson joined the Urban County Consortium because it guaranteed CDBG entitlement funds for City projects. At the May 28, 2013 meeting, the City Council approved renewing the cooperative agreement with Stanislaus County to continue being a part of the Stanislaus County Community Development Block Grant (CDBG) Consortium and to jointly undertake community development.

The Allocation Agreement specifies the share of CDBG entitlement funds the City of Hughson (and other participating cities with the County) will receive in Fiscal Year 2013-2014. This year's funding amount was much larger than expected, as the Consortium received $139,322 more than last year's agreement. In total, the Urban County Consortium will receive 2,112,059 for Fiscal Year 2013-2014. Twenty percent or $211, 206 will be allocated for public service grants, in which local non-profit agencies within Stanislaus County can apply. The Hughson Family Resource Center and United Samaritan's Foundation have participated in these local grant opportunities to help fund some of their programs, such as the Box Lunch Truck Program.

The City will receive $117,758 and is entitled to $14,784 in administrative services costs. The total amount of funding available to the City is $132,542. Last year, the City received $125,727. The Consortium was very surprised, as it expected funding to decrease like it has over last few years. This year we are pleased with the entitlements.

Fiscal Impact:

Expenditures and revenue from the CDBG entitlement will be included in the final budget for this fiscal year.

Staff Recommendation:

Approve the 2013-2014 Allocation Agreement for the Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County and authorizing the City Manager to sign the Allocation Agreement.

ALLOCATION AGREEMENT

This Allocation Agreement ("Agreement") is made by and between the County of Stanislaus (the "County") and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson and Waterford (the "City" individually or "Cities" collectively) on **July 1, 2013.**

Introduction

A. Stanislaus County applied for and is qualified to receive an entitlement grant under the Community Development Block Grant ("CDBG") program for FY 2013-2014 in the amount **$2,112,059** as an "Urban County" as set forth under Title I of the Housing and Community Development Act of 1974, and Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended by the Housing and Community Development Act of 1992; and

B. The parties desire that CDBG entitlement funds received by the County as an "Urban County" be shared proportionally, as determined by poverty and population formula, among the parties; and

NOW, THEREFORE, each party agrees as follows:

1. The County and each City shall receive an allocation based upon a population and poverty calculation as set forth below:

Jurisdiction	Poverty & Population
Stanislaus County	$587,755
Ceres	$235,442
Hughson	$117,758
Newman	$133,725
Oakdale	$147,548
Patterson	$133,577
Waterford	$122,637
TOTAL	**$1,478,442**

2. The Stanislaus Urban County shall also receive an amount not to exceed twenty percent of the total FY 2013-2014 CDBG entitlement funds for eligible general administrative services as defined in 24 CFR Part 570.206, which amount shall be set aside prior to any allocation of funds to the County and Cities under Section 1 of this Agreement. The following represents the Stanislaus Urban County administrative funding distribution breakdown:

Jurisdiction	Administration
Stanislaus County	$308,707
Ceres	$14,784
Hughson	$14,784
Newman	$14,784
Oakdale	$14,784
Patterson	$14,784
Waterford	$14,784
TOTAL	**$397,411**

3. An amount not to exceed ten percent of the total FY 2013-2014 CDBG entitlement funds, **$211,206,** shall be allocated for eligible public services, as defined in 24 CFR Part 570.201, and related projects under the Stanislaus County CDBG Public Service Grant Program.

4. An amount not to exceed $25,000 shall be allocated for Urban County Fair Housing activities, as defined in 24 CFR Part 570.206 (c).

5. Upon notification of a City's intent to apply for grants available to "Urban Counties" under applicable law, the County, as lead agency, shall apply for such grants on behalf of that City.

6. Activities proposed by the Cities insofar as they are consistent with applicable statutes and regulations, shall be processed for inclusion by County in the

Consolidated Plan and Annual Action Plan consistent with the recommendations of the Policy Committee or the majority of the parties to this agreement.

7. Each party has the responsibility to ensure its activities comply with the FY 2013-2014 grant program. No party, or any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by any other party under or in connection with any work delegated to that party under this Agreement. The parties further agree, pursuant to Government Code section 895.4, that each party shall fully indemnify and hold harmless every other party and its agents, officers, employees and contractors from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney fees, arising out of, resulting from, or in connection with any work delegated to or action taken or omitted to be taken by such party under this Agreement. Notwithstanding the foregoing, all parties shall be equally responsible for any damage or liability occuring by reason of any actions taken by the County on behalf of the parties to this Agreement, consistent with any recommendation of the Policy Committee or a majority of the parties to this Agreement.

8. Each party agrees to comply with OMB A-133 reporting requirements which set forth standards for obtaining consistency and uniformity among Federal agencies for the audit of States, local governments, and non-profit organizations expending Federal awards.

9. Pursuant to Government Code section 6505, each party shall be strictly accountable for all CDBG entitlement funds allocated to that party.

10. This Agreement may be signed in counterparts and shall bind each signatory to the Agreement.

IN WITNESS WHEREOF, the parties have executed the above instrument on the day and year first hereinabove written.

– Signatures on following pages –

COUNTY OF STANISLAUS

By _____ Dated _____
Vito Chiesa
Chairman of the Board of Supervisors

ATTEST: Christine Ferraro-Tallman
Clerk of the Board of Supervisors
of the County of Stanislaus, State of California

By _____
Elizabeth King
Assistant Clerk

APPROVED AS TO CONTENT:
Angela Freitas, Director
Planning and Community Development Department

By _____
Angela Freitas
Director

APPROVED AS TO FORM:
John P. Doering
County Counsel

By _____
Thomas E. Boze
Deputy County Counsel

CITY OF HUGHSON

By _____ _____
Matthew Beekman Dated
Mayor

ATTEST:

By _____
Linda Abid-Cummings
City Clerk

APPROVED AS TO CONTENT:

By _____
Raul Mendez
City Manager

APPROVED AS TO FORM:

By _____
Daniel J. Schroeder
City Attorney

CITY OF HUGHSON AGENDA ITEM NO. 3.5
SECTION 3: CONSENT CALENDAR

Meeting Date: **July 22, 2013**
Subject: **Approval of Resolution No. 2013-22, Declaring the City Council's Intent to Levy and Collect Assessments for the City of Hughson Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013-2014 and to Set the Public Hearing for the August 12, 2013 City Council Meeting.**
Presented By: **Raul L. Mendez, City Manager**

Approved By: _____

Background:

The City of Hughson ("City") utilizes special financing districts to provide various services and improvements to the property owners within the City. These are currently comprised of two types of assessments, Landscape and Lighting Districts and Benefit Assessment Districts. Each Landscape and Lighting District (LMD) was formed and the annual assessments are levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"). Each Benefit Assessment District (BAD) was formed and the annual assessments are levied pursuant to the Benefit Assessment Act of 1982 (the "1982 Act"), Part 1 of Division 2 of the California Government Code.

The City annually reviews the anticipated costs of each district for the next fiscal year, establishes assessments attributable to each parcel, and orders such assessments to be levied through the County property tax roll. This Engineer's Report ("Report") describes the districts, any annexations or changes to the districts, the proposed assessments and the levies for Fiscal Year 2013-2014. The proposed assessments and levies are based on the historical and estimated costs of providing services to maintain the improvements that provide a direct and special benefit to properties within each respective district.

The costs of the improvements and the annual levies include all expenditures, deficits, surpluses, revenues, and reserves. Parcels are assessed proportionately for the special benefit provided by the district.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessor's Parcel Number by the Stanislaus County Assessor's

Office. The Stanislaus County Auditor-Controller uses Assessor's Parcel Numbers and specific fund numbers to identify properties assessed on the County Secured Property Tax Roll (the "Tax Roll").

Following final approval of the Report and confirmation of the assessments, the City Council may order the levy and the collection of the assessments for Fiscal Year 2013-2014 pursuant to the 1972 and 1982 Acts. In such case, the assessment information will be submitted to the County Auditor-Controller, by mid-August, to be included on the Tax Roll for each benefiting parcel for Fiscal Year 2013-2014.

Attached for your review is the Annual Engineer's Report. This report will be brought to the City Council again at the August 12, 2013 Council meeting for approval. At this time the City Council is being asked to adopt a resolution declaring its intent to levy and collect assessments.

Summary of Proposed Assessments for Fiscal Year 2013-2014

The following is a summary of the Fiscal Year 2013-2014 proposed assessment as set forth in the Engineer's Report and per equivalent dwelling unit (EDU). City staff has been working with NBS Local Government Solutions in the recent years to more closely monitor and manage the Landscape and Lighting Districts and Benefit Assessment Districts. Part of this process has included the City tracking actual costs of providing services within the Districts and providing information to NBS for use during the preparation of the Annual Engineer's Report. This more deliberate process will allow the City to better gauge the fiscal condition of each District and help with future planning efforts to ensure services are provided consistent with assessment levels. The City will continue to make progress towards this end and bring forth any recommendations to the City Council in the future by working with the Budget and Finance Subcommittee to explore possible options and strategies. .

Central Hughson

Central Hughson differs for the other districts in that it was formed and annexed to in accordance with parcel circumstances, type or other specific purpose as indicated by the original engineer's report. Consequently, a general description of locations is not practical. Assessments also differ in that they are formulated in most respects by parcel specific attributes rather than equal distribution to all included parcels. There are currently 208 parcels in the Benefit Assessment District and 43 parcels in the Landscape and Lighting District.

Landscape and Lighting District

Balance to Levy:	$12,745.52
Maximum Rates*:	$33.22 - $866.24 (low and high)
Anticipated Ending Fund Balance:	($20,601.09)

**Based on landscaping (by area), maintenance of trees (by unit allocation to parcels), streetlights, parking area lights, etc.*

Benefit Assessment District

Balance to Levy:	$28,345.51
Maximum Rates*:	$19.55 - $1,815.02 (low and high)
Anticipated Ending Fund Balance:	$27,708.83

** Based on storm water drain street frontage, sidewalks by area, road maintenance, graffiti removal (per parcel), street sweeping by curb miles, etc.*

Brittany Woods

Brittany Woods lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and east of Seventh Street, within the boundaries of Tract 085 (Brittany Woods), and includes Assessor's Parcel Numbers for lots 018-085-001 through 018-085-066 inclusive and Lot "A" as recorded in Book 40 of Maps, Page 73, of Stanislaus County Records. Brittany Woods currently has 65 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$8,060.00
Maximum Rate per EDU:	$124.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$11,387.94

Euclid North

Euclid North is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Brittany Woods Subdivision, on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision. Euclid North currently has 50 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$0
Maximum Rate per EDU:	$243.73 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$0

Benefit Assessment District

Balance to Levy:	$0
Maximum Rate per EDU:	$212.53 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$0

Euclid South

Euclid South is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Starns Estates Subdivision, and on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision. Euclid South currently has 69 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$0
Maximum Rate per EDU:	$155.80 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$0

Benefit Assessment District

Balance to Levy:	$0
Maximum Rate per EDU:	$170.01 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$0

Fontana Ranch North

Fontana Ranch North is a portion of Tract 22, west of Euclid Avenue, north of Fox Road, south of the Euclid South Subdivision, and east of the Fox Glen Subdivision. Fontana Ranch North currently has 91 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$17,103.45
Maximum Rate per EDU:	$187.95 (~1% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	$11,846.22

Benefit Assessment District

Balance to Levy:	$17,874.22
Maximum Rate per EDU:	$187.95 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	$34,611.17

Fontana Ranch South

Fontana Ranch South is a portion of Tract 24 south of Fox Road, west of Samaritan Village Facility, north of the extension of Locust Street, and east of the Bavaro Subdivision.

Landscape and Lighting District

Balance to Levy:	$10,141.60
Maximum Rate per EDU:	$181.10 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	($20,570.13)

Benefit Assessment District

Balance to Levy:	$8,937.60
Maximum Rate per EDU:	$159.60 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	$5,785.51

Feathers Glenn

Feathers Glenn lies directly south of the Rhapsody Subdivisions, and consists of those lots served by Metcalf Way between Charles Street and Seventh Street, and the Feathers and Adeline Courts. Feathers Glen current has 42 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$12,668.46
Maximum Rate per EDU:	$301.63 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	$21,043.56

Benefit Assessment District

Balance to Levy:	$7,831.32
Maximum Rate per EDU:	$186.46 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	$7,188.81

Rhapsody Unit No. 1

Rhapsody Unit No. 1 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-001 through 018-086-042 inclusive, and 018- 087-001 through 018-087-037 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records. Rhapsody Unit No. 1 currently has 79 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$6,794.00
Maximum Rate per EDU:	$86.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$12,178.13

Rhapsody Unit No. 2

Rhapsody Unit No. 2 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-044 through 018-086-078 inclusive, and 018- 087-039 through 018-087-062 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records. Rhapsody Unit No. 2 currently has 59 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$6,490.00
Maximum Rate per EDU:	$110.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$7,931.89

Santa Fe Estates Phase 1

Santa Fe Estates Phase 1 lies east of Santa Fe Avenue, within Tract 083 (Santa Fe Estates Phase 1), and includes Assessor's Parcel Numbers for lots 018-083-001 through 018-083-055 inclusive as recorded in Book 40 of Maps, Page 56, and Stanislaus County Records. Santa Fe Estates Phase 1 currently has 55 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$7,260.00
Maximum Rate per EDU:	$132.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$394.77

Santa Fe Estates Phase 2

Santa Fe Estates Phase 2 lies east of Santa Fe Avenue, within Tract 084 (Santa Fe Estates Phase 2), and includes Assessor's Parcel Numbers for lots 018-084-002 through 018-084-053 inclusive and "Lot B" as recorded in Book 10 of Maps, Page 38, of Stanislaus County Records. Santa Fe Estates Phase 2 currently has 51 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$6,630.00
Maximum Rate per EDU:	$130.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$10,777.24

Starn Estates

Starn Estates lies directly south of the Brittany Woody Landscaping and Lighting District, east of Seventh Street, within Tract 081 (Starn Estates Phase 1 and 2), and includes Assessor's Parcel Numbers for lots 018-081-001 through 018-081-037 inclusive and lots 018-081-039 through 018-081- 079 inclusive as recorded in Book 40 of Maps, Page 21, Stanislaus County Records. Starn Estates currently has 78 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$7,956.00
Maximum Rate per EDU:	$102.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$14,699.25

Sterling Glenn III

Sterling Glenn III is located west of Tully Road, east of Santa Fe Estates Phase II Subdivision, north of an industrial zone, and south of the Walnut Haven Subdivision, and includes Assessor's Parcel Numbers 018-089-001 through 017-089-073. Sterling Glenn III currently has 73/1.7 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$15,063.99
Maximum Rate per EDU:	$199.42/$297.84 (5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	$8,871.27

Benefit Assessment District

Balance to Levy:	$10,458.91
Maximum Rate per EDU:	$137.92/$229.85 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	$9,903.62

Sun Glow Estates

Sun Glow Estates lies east of Tully Road and directly south of the Walnut Haven III Landscaping and Lighting District, within Tract 082 (Sun Glow Estates), and includes Assessor's Parcel Numbers for lots 018-082-001 through 018-082-090 inclusive as recorded in Book 39 of Maps, Page 98, of Stanislaus County Records. Sun Glow Estates currently has 91 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$8,939.84
Maximum Rate per EDU:	$98.24 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$18,879.09

Walnut Haven III

Walnut Haven III lies east of Tully Road and west of Charles Street, directly north of the Sun Glow Landscaping and Lighting District, within Tract 088 (Walnut Haven III), and includes Assessor's Parcel Numbers for lots 018-088-001 through 018-088-055 inclusive as recorded in Book 40 of Maps, Page 76, of Stanislaus County Records. Walnut Haven III currently has 55 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	$5,995.00
Maximum Rate per EDU:	$109.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	$6,124.74

Annual Inflationary Adjustment:

Increases to the annual assessment and levy are indexed to the Consumer Price Index plus three percent based on the U.S. Department of Labor, Bureau of Labor Statistics, reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers increase. This will annually establish the new inflation adjusted maximum assessment that may be levied without the necessity of conducting a Proposition 218 ballot proceeding. Although the maximum rate is likely to increase

each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate. Not all of the City's Districts include annual inflationary adjustments.

Environmental Review:

This is an administrative action which is not a project under CEQA.

Public Participation:

Public Participation is provided pursuant to the provisions of Proposition 218. Changes which require an affirming ballot process are not involved in this action. The scheduled Public Hearing provides impacted property owners the opportunity to address the Council regarding any proposed changes to their assessments.

Public Hearing Schedule:

Upon adoption of this Resolution, a Public Hearing will be set for August 12, 2013. At that time, the City Council will have the opportunity to review and approve the Annual Engineer's Report for the Lighting & Landscaping Districts and Benefit Assessment Districts as well as confirm the assessment and order the levy for the districts.

Fiscal Impact:

The current Landscape and Lighting Districts and Benefit Assessment Districts provide the City of Hughson with funding annually to provide specific services and improvements to properties within their respective approved boundaries. For Fiscal Year 2013-2014, annual assessments are expected to generate a total of $199,295.42, an increase of 5% when compared to the prior fiscal year, for associated labor, administration, utilities, equipment, materials, and preparation of the annual Engineer's Report. NBS Local Government Solutions provides technical administrative support to the City and the Landscape and Lighting Districts and Benefit Assessment Districts. NBS consultants and engineers have provided focused consulting, assessment engineering, special assessment software, ongoing administration and support to over 250 public agencies.

Staff Recommendation:

Adopt Resolution No. 2013-22, declaring the City Council's intent to levy and collect assessments for the City of Hughson Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013/14 and to set the Public Hearing for the August 12, 2013 City Council Meeting.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO 2013-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE CITY OF HUGHSON LANDSCAPING AND LIGHTING DISTRICTS AND BENEFIT ASSESSMENT DISTRICTS FOR FISCAL YEAR 2013/14

The City Council (the "Council") of the City of Hughson (the "City") does resolve as follows:

WHEREAS, the Council previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500), and the Benefit Assessment Act of 1982, Part 1, Chapter 6.4 of the Government Code (commencing with section 54703) to establish the City's Brittanny Woods Landscaping and Lighting District, Central Hughson Landscaping and Lighting District, Euclid North Landscaping and Lighting District, Euclid South Landscaping and Lighting District, Feathers Glen Landscaping and Lighting District, Fontana Ranch North Landscaping and Lighting District, Fontana Ranch South Landscaping and Lighting District, Rhapsody Unit No.1 Landscaping and Lighting District, Rhapsody Unit No.2 Landscaping and Lighting District, Santa Fe Estates Phase 1 Landscaping and Lighting District, Santa Fe Estates Phase 2 Landscaping and Lighting District, Starn Estates Landscaping and Lighting District, Sterling Glen III Landscaping and Lighting District, Sun Glow Estates Landscaping and Lighting District, Walnut Haven III Landscaping and Lighting District, Central Hughson Benefit Assessment District, Euclid North Benefit Assessment District, Euclid South Benefit Assessment District, Feathers Glen Benefit Assessment District, Fontana Ranch North Benefit Assessment District, Fontana Ranch South Benefit Assessment District, Sterling Glen III Benefit Assessment District (the "Assessment Districts"); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the Assessment Districts, and the preparation and filing of the Annual Report.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HUGHSON, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section. 1 The Council hereby declares its intention to levy and collect assessments within the Assessment Districts to pay the costs of the improvements for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014. The Council finds that the public's best interest requires such action.

Section. 2 The landscape maintenance district improvements include, but are not limited to: trees, turf, shrubs, plants, landscaping, irrigation systems, graffiti removal, and associated appurtenances within the public right-of-ways or specific easements. The benefit assessment district improvements include, but are not limited to: drainage, flood control, street lighting, and maintenance of streets, roads or highways within the boundaries of the districts. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

Section. 3 The boundaries of the Assessment Districts are as shown by the assessment diagram filed in the offices of the City Clerk, which map is made a part hereof by reference.

Section. 4 Reference is made to the Annual Report prepared by NBS, on file with the Clerk, for a full and detailed description of the improvements, the boundaries of the Assessment District and the zones therein, and the proposed assessments upon assessable lots and parcels of land within the Assessment Districts.

Section. 5: The Council hereby declares its intention to conduct a Public Hearing concerning the levy of assessments in accordance with Section 22629 of the Landscaping and Lighting Act of 1972 Act. All objections to the assessment, if any, will be considered by the Council. The Public Hearing will be held on Monday, June 26, 2013 at 7:00 pm or as soon thereafter as is feasible in the Council Chambers located at 7018 Pine Street, Hughson, CA 95326. The Council further orders the Clerk to publish notice of this resolution in accordance with Section 22626 of the Act.

Section. 6: The maximum assessment is not proposed to increase from the previous year above that previously approved by the property owners (as "increased assessment" is defined in Section 54954.6 of the Government Code).

PASSED AND ADOPTED by the City Council of the City of Hughson, State of California, at a regular meeting held on the 22nd day of July, 2013 by the following roll call vote.

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____

MATT BEEKMAN, Mayor

ATTEST:

_____

DOMINIQUE SPINALE, Deputy City Clerk

City of Hughson

Annual Engineer's Report

Lighting & Landscaping and Benefit Assessment Districts

Fiscal Year 2013/14

Main Office
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

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1. 2013/14 SUMMARY

LANDSCAPE AND LIGHTING DISTRICTS

District Name	2013/14 Estimated Budget Costs	Current EDUs	2013/14 Actual Rate Per EDU	2013/14 Maximum Rate per EDU
Brittany Woods	$8,060.00	65	$124.00	$124.00
Central Hughson*	12,745.52	N/A	N/A	N/A
Euclid North	0.00	50	0.00	243.73
Euclid South	0.00	69	0.00	155.80
Feathers Glenn	12,668.46	42	301.63	301.63
Fontana Ranch North	17,102.54	91	187.95	187.95
Fontana Ranch South	10,141.60	56	181.10	181.10
Rhapsody Unit No. 1	6,794.00	79	86.00	86.00
Rhapsody Unit No. 2	6,490.00	59	110.00	110.00
Santa Fe Estates Phase 1	7,260.00	55	132.00	132.00
Santa Fe Estates Phase 2	6,630.00	51	130.00	130.00
Starn Estates	7,956.00	78	102.00	102.00
Sterling Glenn III**	15091.24	73/1.7	199.42/297.84	199.42/297.84
Sun Glow Estates	8,939.84	91	98.24	98.24
Walnut Haven III	5,995.00	55	109.00	109.00

BENEFIT ASSESSMENT DISTRICTS

District Name	2013/14 Estimated Budget Costs	Current EDUs	2013/14 Actual Rate Per EDU	2013/14 Maximum Rate per EDU
Central Hughson*	$28,345.51	N/A	N/A	N/A
Euclid North	0.00	50	0.00	212.53
Euclid South	0.00	69	0.00	170.01
Feathers Glenn	7,831.32	42	186.46	186.46
Fontana Ranch North	17,874.22	91	187.95	187.95
Fontana Ranch South	8,937.60	56	159.60	159.60
Sterling Glenn III**	10,458.91	73/1.7	137.92/229.85	137.92/229.85

*Includes too many individual factors to summarize maximum assessment rates, please contact NBS 800-676-7516 with questions or for details regarding the maximum assessment rates.

**Includes Annexations

2. OVERVIEW

2.1. Introduction

The City of Hughson ("City") utilizes special financing districts to provide various services and improvements to the property owners within the City. These are currently comprised of two types of assessments; Landscape and Lighting Districts and Benefit Assessment Districts. Each Landscape and Lighting District was formed and the annual assessments are levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"). Each Benefit Assessment District was formed and the annual assessments are levied pursuant to the Benefit Assessment Act of 1982 (the "1982 Act"), Part 1 of Division 2 of the California Government Code.

The City annually reviews the anticipated costs of each district for the next year, establishes assessments attributable to each parcel, and orders such assessments to be levied through the County property tax roll. This Engineer's Report ("Report") describes the districts, any annexations or changes to the districts, the proposed assessments and the levies for Fiscal Year 2013/14. The proposed assessments and levies are based on the historical and estimated costs to maintain the improvements that provide a direct and special benefit to properties within each respective district.

The costs of the improvements and the annual levies include all expenditures, deficits, surpluses, revenues, and reserves. Parcels are assessed proportionately for special benefit provided by district improvements.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessor's Parcel Number by the Stanislaus County Assessor's Office. The Stanislaus County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties assessed on the County Secured Property Tax Roll (the "Tax Roll").

Following final approval of the Report and confirmation of the assessments, the Council may order the levy and the collection of the assessments for Fiscal Year 2013/14 pursuant to the 1972 and 1982 Acts. In such case, the assessment information will be submitted to the County Auditor/Controller to be included on the Tax Roll for each benefiting parcel for Fiscal Year 2013/14.

2.2. Proposition 218

In November 1996, California voters approved Proposition 218. The provisions of the Proposition are now contained in the California Constitution Articles XIIIC and XIIID. All assessments described in the Report and approved by the City Council are prepared in accordance with the 1972 and 1982 Acts and are in compliance with the provision of the California Constitution Article XIIID.

Pursuant to California Constitution Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of the Article XIIID Section 4 and the property owner balloting for the assessments is not required until such time that the assessments are increased or assessment methods changed.

Therefore, any pre-existing assessment amount (and any assessment identified in the Report) for those districts is subsequently exempt from the procedural requirements of Article XIIID Section 4. However, any future assessment increases in excess of that will be subject to the new requirements identified in California Constitution Article XIIID.

2.3. Benefit Analysis

Each of the improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the California Constitution and either the 1972 Act and/or the 1982 Act. The improvements associated with each district have been identified as necessary, required and/or desired for the orderly development of the properties within the district to their full potential consistent with the proposed development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of the individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of the improvements. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of assessment/apportionment is based on the premise that each assessed parcel within the district receives special benefit from improvements provided by the district. The desirability and security of properties is enhanced by the presence of local improvements in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance, dust and debris control;
- Increased sense of pride in ownership of property within the district resulting from well maintained improvement associated with the properties;
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the district through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefit associated with street lighting specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved visibility of pedestrians and motorists to see;
- Improved ingress and egress to property;

- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;
- Increased promotion of business during nighttime hours in the case of commercial properties.

The special benefits associated with the Benefit Assessment Districts are specifically, but not necessarily limited to:

- Improved flood controls;
- Improved water quality from storm waters;
- Improved and safer pedestrian facilities;
- Improved roadways and reduced vehicular wear;
- Improved public facilities;
- Enhanced visual characteristics by the undergrounding of utilities.

Based on the preceding special benefits, it has been determined that the improvements provided through the districts and for which parcels are assessed, contribute to the safety, security, aesthetic value and desirability of those properties. It has further been determined that these improvements, whether individually or collectively, are provided for the special benefit and enhancement of properties within the district and provide no measureable general benefit to properties outside the district or to the public at large.

Further, in reviewing the improvements in each of the districts, the proximity of those improvements to both properties within each district and those outside each district, as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely intended for the benefit of properties within each district, within the meaning contemplated by the Acts. The ongoing maintenance and operation of the improvements include public areas, easements, rights-of-way and other amenities available or visible to the public at large. The construction and installation of these improvements were for direct special benefit to the properties within each respective district and were not required or necessarily desired by any properties or developments outside each district boundary. Any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and ongoing maintenance serving the operation of those improvements provide no measurable special benefit to properties outside each of the districts or the public at large, but clearly provide distinct and special benefits to properties within each of the districts. Any benefit received by properties or individuals outside of the districts is general in nature.

3. PLANS AND SPECIFICATIONS

3.1. Description of the Districts and Benefits

For Fiscal Year 2013/14 there are fifteen landscape and lighting districts ("LMDs"). These are identified as Brittany Woods, Central Hughson, Euclid North (Legacy), Euclid South, Feathers Glen, Fontana Ranch North, Fontana Ranch South, Rhapsody Unit No. 1, Rhapsody Unit No. 2, Santa Fe Estates Phase 1, Santa Fe Estates Phase 2, Starn Estates, Sterling Glen III, Sun Glow Estates, and Walnut Haven III. For Fiscal Year 2013/14 there are seven benefit assessment districts ("BADs"). These consist of Central Hughson, Feathers Glenn, Euclid North (Legacy), Euclid South, Fontana Ranch North, Fontana Ranch South, and Sterling Glen III. The benefit assessment districts are geographically identical to their counterpart landscape and lighting districts, with the exception of the certain zones within the Central Hughson Benefit Assessment District.

Each LMD provides and ensures the continued maintenance, servicing, administration, and operation of various landscape and lighting improvements and associated appurtenances located within the public rights-of-way and dedicated landscape easements in various tracts throughout the City. Each LMD is identified as a district area within the City with specific costs and benefits to the parcels within each LMD. The spreading of the improvement costs is based upon the total cost of the improvements within each LMD and is proportionately spread among all benefiting properties within each LMD as determined under §22503 of the California Streets and Highways Code.

Each property is assessed only for the cost of the improvements from which special benefit is received. Improvements within the LMDs may include but are not limited to street lighting, planting materials, irrigation systems, drainage systems, detention basins, open space areas, public pedestrian paths, and entry monuments, and may include a combination of grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

Each BAD may provide the costs of various improvements to roads, sidewalks, public facilities, storm water facilities, undergrounding of utilities and any other benefits allowed under the Act.

4. DISTRICT BOUNDARIES

4.1. Central Hughson

Central Hughson differs for the other districts in that it was formed and annexed to in accordance with parcel circumstances, type or other specific purpose as indicated by the original engineer's report. Consequently, a general description of locations is not practical. Assessments also differ in that they are formulated in most respects by parcel specific attributes rather than equal distribution to all included parcels.

4.2. Brittany Woods

Brittany Woods lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and east of Seventh Street, within the boundaries of Tract 085 (Brittany Woods), and includes Assessor's Parcel Numbers for lots 018-085-001 through 018-085-066 inclusive and Lot "A" as recorded in Book 40 of Maps, Page 73, of Stanislaus County Records.

4.3. Euclid North

Euclid North is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Brittany Woods Subdivision, on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision.

4.4. Euclid South

Euclid South is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Starns Estates Subdivision, and on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision.

4.5. Fontana Ranch North

Fontana Ranch North is a portion of Tract 22, west of Euclid Avenue, north of Fox Road, south of the Euclid South Subdivision, and east of the Fox Glen Subdivision.

4.6. Fontana Ranch South

Fontana Ranch South is a portion of Tract 24 south of Fox Road, west of Samaritan Village Facility, north of the extension of Locust Street, and east of the Bavaro Subdivision.

4.7. Feathers Glenn

Feathers Glenn lies directly south of the Rhapsody Subdivisions, and consists of those lots served by Metcalf Way between Charles Street and Seventh Street, and the Feathers and Adeline Courts.

4.8. Rhapsody Unit No. 1

Rhapsody Unit No. 1 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-001 through 018-086-042 inclusive, and 018-087-001 through 018-087-037 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records.

4.9. Rhapsody Unit No. 2

Rhapsody Unit No. 2 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-044 through 018-086-078 inclusive, and 018-087-039 through 018-087-062 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records.

4.10. Santa Fe Estates Phase 1

Santa Fe Estates Phase 1 lies east of Santa Fe Avenue, within Tract 083 (Santa Fe Estates Phase 1), and includes Assessor's Parcel Numbers for lots 018-083-001 through 018-083-055 inclusive as recorded in Book 40 of Maps, Page 56, and Stanislaus County Records.

4.11. Santa Fe Estates Phase 2

Santa Fe Estates Phase 2 lies east of Santa Fe Avenue, within Tract 084 (Santa Fe Estates Phase 2), and includes Assessor's Parcel Numbers for lots 018-084-002 through 018-084-053 inclusive and "Lot B" as recorded in Book 10 of Maps, Page 38, of Stanislaus County Records.

4.12. Starn Estates

Starn Estates lies directly south of the Brittany Woody Landscaping and Lighting District, east of Seventh Street, within Tract 081 (Starn Estates Phase 1 and 2), and includes Assessor's Parcel Numbers for lots 018-081-001 through 018-081-037 inclusive and lots 018-081-039 through 018-081-079 inclusive as recorded in Book 40 of Maps, Page 21, Stanislaus County Records.

4.13. Sterling Glenn III

Sterling Glenn III is located west of Tully Road, east of Santa Fe Estates Phase II Subdivision, north of an industrial zone, and south of the Walnut Haven Subdivision, and includes Assessor's Parcel Numbers 018-089-001 through 017-089-073.

4.14. Sun Glow Estates

Sun Glow Estates lies east of Tully Road and directly south of the Walnut Haven III Landscaping and Lighting District, within Tract 082 (Sun Glow Estates), and includes Assessor's Parcel Numbers for lots 018-082-001 through 018-082-090 inclusive as recorded in Book 39 of Maps, Page 98, of Stanislaus County Records.

4.15. Walnut Haven III

Walnut Haven III lies east of Tully Road and west of Charles Street, directly north of the Sun Glow Landscaping and Lighting District, within Tract 088 (Walnut Haven III), and includes Assessor's Parcel Numbers for lots 018-088-001 through 018-088-055 inclusive as recorded in Book 40 of Maps, Page 76, of Stanislaus County Records.

5. ASSESSMENTS

5.1. Method of Assessment/Apportionment

Pursuant to the 1972 Act and/or the 1982 Act, the costs of a District may be apportioned by a formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the special benefits to be received by each such parcel for the improvements. The benefit formula used within each district may vary, but reflects the composition of the parcels, and the improvements and services provided to fairly proportion the costs based on the special benefit to each assessable parcel. Parcels dedicated to public easements, open space areas and rights-of-way, public greenbelts and parkways, utility rights-of-way, common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned properties that are part of each district improvements or that have little or no improvement value receive little or no benefit from district improvements and are not assessed.

When a number of the districts were established and the existing assessments were approved, it was determined that the most appropriate apportionment of maintenance costs and special benefit was an equal per parcel distribution. Therefore, the total amount to be levied in each of these districts is shared and assessed equally for each parcel in the sub area. The following formula is used to arrive at the levy amount for each parcel within these sub areas.

Total Balance to Levy for District x Total Assessable Parcels in District = Parcel Levy Amount

In contrast the Central Hughson Benefit Assessment District apportions costs on the basis of parcel specific attributes, such as lot size and street frontage.

5.2. Exempt Parcels

Properties within each district that are not assessed for special benefit include but are not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, silver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no special benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt and shall be subject to special benefit assessment unless it qualifies for an exempt status. For example, those portions of parcels which are used for storm water detention basins in order to provide flood control and drainage systems, are subject to Article XIIID Section 5a. Status determinations for existing districts were established by prior assessment reports, and are not within the scope of this report.

5.3. Annual Inflationary Adjustment

Increases to the annual assessment and levy are indexed to the Consumer Price Index plus three percent based on the U.S. Department of Labor, Bureau of Labor Statistics, reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers increase. This will annually establish the new inflation adjusted maximum assessment that may be levied without the necessity of conducting a Proposition 218 ballot proceeding. Although the maximum rate is likely to increase each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate.

Additionally, not all of the City's Districts include annual inflationary adjustments. The following list shows the Districts with allowable inflationary adjustments, as described above.

- Euclid North LMD & BAD
- Euclid South LMD & BAD
- Feathers Glen LMD & BAD
- Fontana Ranch North LMD & BAD
- Fontana Ranch South LMD & BAD
- Sterling Glen LMD & BAD
- Central Hughson LMD & BAD

All other Districts listed in this report have established, non-increasing maximum annual assessment rates.

5.4. Summary of Budgets for Fiscal Year 2013/14

The Fiscal Year 2013/14 budgets for each District can be found on the following pages.

Description	Sun Glow Estates LMD	Starn Estates LMD	Santa Fe Estates, Phase 1 LMD	Walnut Haven III LMD
Direct Costs				
Total Personnel Labor & Fringe	$2,381.00	$1,058.00	$6,350.00	$2,117.00
Contract Services	762.00	339.00	2,033.00	678.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	1,019.13	973.59	1,255.87	747.36
Equipment & Material Costs	1,613.00	1,308.00	2,604.00	1,349.00
Capital Improvement	0.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	73.41	37.15	37.15	31.09
Total Direct Costs	**$5,848.54**	**$3,715.73**	**$12,280.02**	**$4,922.45**
Indirect Costs				
Program Administration	$1,169.71	$743.15	$2,456.00	$984.49
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	1,322.11	1,133.24	799.08	799.08
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	**$2,491.82**	**$1,876.39**	**$3,255.08**	**$1,783.57**
Total Costs	**$8,340.36**	**$5,592.12**	**$15,535.10**	**$6,706.02**
Reserve and Other Contribution				
Reserve Balance	$18,279.61	$12,335.37	$8,669.87	$6,835.76
Reserve Collection/Credit	599.48	2,363.88	(8,275.10)	(711.02)
City Contribution (Budget Shortfall)	0.00	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	**$18,879.09**	**$14,699.25**	**$394.77**	**$6,124.74**
Balance to Levy	**$8,939.84**	**$7,956.00**	**$7,260.00**	**$5,995.00**

Description	Rhapsody Unit No.1 LMD	Brittany Woods LMD	Rhapsody Unit No.2 LMD	Santa Fe Estates, Phase 2 LMD
Direct Costs				
Total Personnel Labor & Fringe	$1,058.00	$2,117.00	$1,058.00	$6,350.00
Contract Services	339.00	678.00	339.00	2,033.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	1,231.52	1,588.78	1,525.26	528.75
Equipment & Material Costs	1,355.00	1,338.00	1,383.00	1,490.00
Capital Improvement	0.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	67.39	85.51	67.39	37.15
Total Direct Costs	**$4,050.91**	**$5,807.30**	**$4,372.65**	**$10,438.90**
Indirect Costs				
Program Administration	$810.18	$1,161.46	$874.53	$2,087.78
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	1,147.77	944.37	857.20	740.97
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	**$1,957.95**	**$2,105.83**	**$1,731.73**	**$2,828.75**
Total Costs	**$6,008.86**	**$7,913.12**	**$6,104.38**	**$13,267.64**
Reserve and Other Contribution				
Reserve Balance	$11,392.99	$11,241.06	$7,546.27	$17,414.88
Reserve Collection/Credit	785.14	146.88	385.62	(6,637.64)
City Contribution (Budget Shortfall)	0.00	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	**$12,178.13**	**$11,387.94**	**$7,931.89**	**$10,777.24**
Balance to Levy	**$6,794.00**	**$8,060.00**	**$6,490.00**	**$6,630.00**

Description	Sterling Glen III LMD	Feathers Glen LMD	Central Hughson LMD Zone 2	Fontana Ranch North LMD
Direct Costs				
Total Personnel Labor & Fringe	$3,175.00	$4,233.00	$8,996.00	$2,646.00
Contract Services	1,016.00	1,355.00	2,880.00	847.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	6,286.82	242.62	60.15	5,685.26
Equipment & Material Costs	1,342.00	1,331.00	1,331.00	1,381.00
Capital Improvement	3,000.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	67.39	67.39	152.88	67.39
Total Direct Costs	**$14,887.22**	**$7,229.02**	**$13,420.03**	**$10,626.66**
Indirect Costs				
Program Administration	$2,977.44	$1,445.80	$2,684.01	$2,125.33
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	1,133.24	610.21	624.74	1,322.11
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	**$4,110.68**	**$2,056.01**	**$3,308.74**	**$3,447.45**
Total Costs	**$18,997.90**	**$9,285.03**	**$16,728.77**	**$14,074.10**
Reserve and Other Contribution				
Reserve Balance	$12,805.18	$17,660.13	($16,617.84)	$8,816.87
Reserve Collection/Credit	(3,933.91)	3,383.43	(3,983.25)	3,029.35
City Contribution (Budget Shortfall)	0.00	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	**$8,871.27**	**$21,043.56**	**($20,601.09)**	**$11,846.22**
Balance to Levy	**$15,063.99**	**$12,668.46**	**$12,745.52**	**$17,103.45**

Description	Fontana Ranch South LMD	Sterling Glen III BAD	Feathers Glen BAD	Fontana Ranch North BAD
Direct Costs				
Total Personnel Labor & Fringe	$3,704.00	$2,117.00	$4,233.00	$1,587.00
Contract Services	1,186.00	678.00	1,355.00	508.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	5,797.30	0.00	0.00	0.00
Equipment & Material Costs	1,337.00	313.00	313.00	313.00
Capital Improvement	0.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	67.39	424.00	202.14	466.31
Total Direct Costs	**$12,091.69**	**$3,532.00**	**$6,103.14**	**$2,874.31**
Indirect Costs				
Program Administration	$2,418.34	$706.40	$1,220.63	$574.86
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	813.61	1,060.60	610.21	1,322.11
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	**$3,231.95**	**$1,767.00**	**$1,830.83**	**$1,896.98**
Total Costs	**$15,323.64**	**$5,299.00**	**$7,933.97**	**$4,771.29**
Reserve and Other Contribution				
Reserve Balance	($15,388.08)	$4,743.72	$7,291.47	$21,508.24
Reserve Collection/Credit	0.00	5,159.90	(102.65)	13,102.93
City Contribution (Budget Shortfall)	(5,182.04)	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	**($20,570.13)**	**$9,903.62**	**$7,188.81**	**$34,611.17**
Balance to Levy	**$10,141.60**	**$10,458.91**	**$7,831.32**	**$17,874.22**

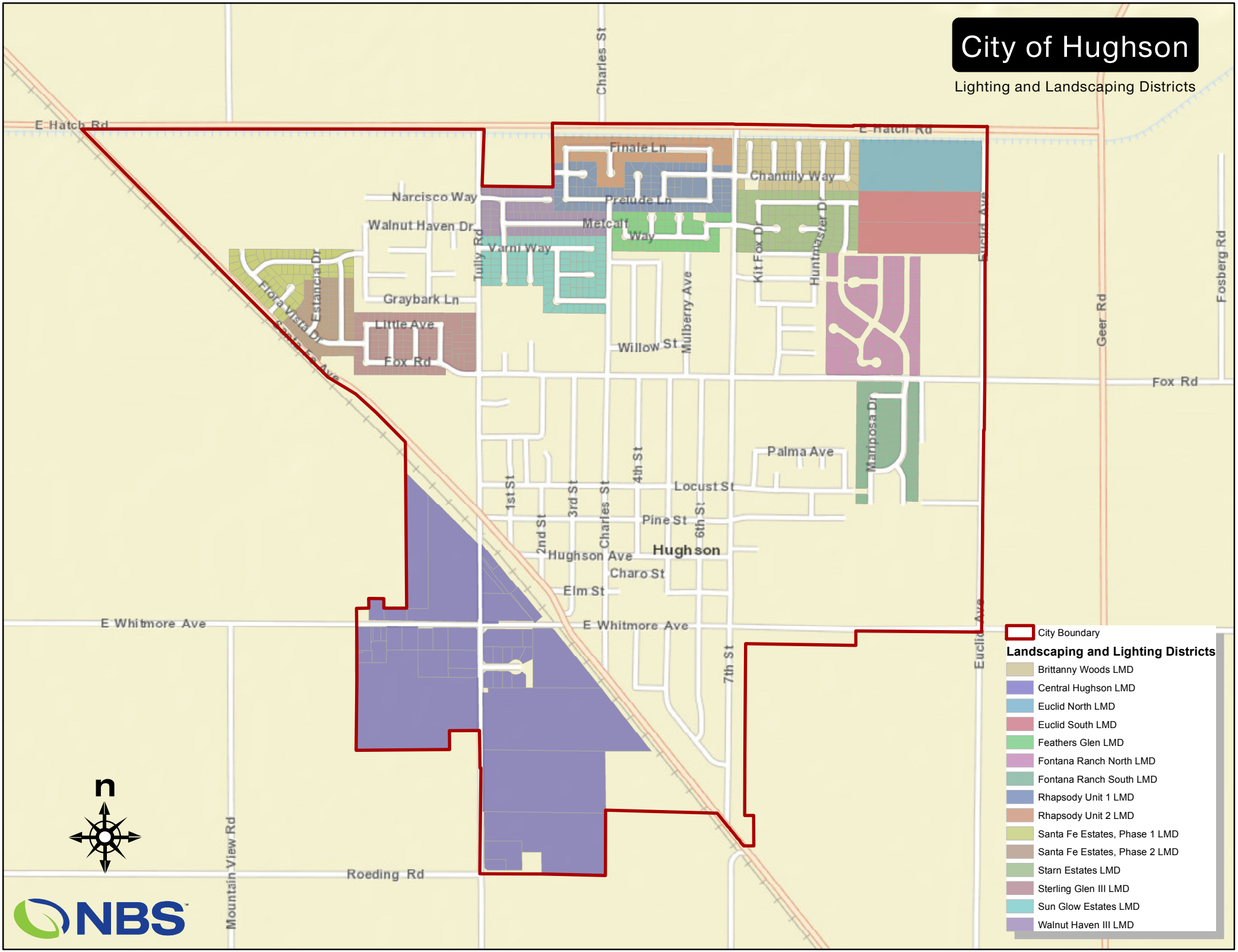
Description	Fontana Ranch South BAD	Central Hughson BAD Zone 2
Direct Costs		
Total Personnel Labor & Fringe	$4,762.00	$7,408.00
Contract Services	1,525.00	2,371.00
Other Services – City Forces	0.00	0.00
Utilities: Water, Sewer, Electricity	0.00	0.00
Equipment & Material Costs	313.00	313.00
Capital Improvement	0.00	0.00
Other Incidental Costs (Insurance)	236.62	449.21
Total Direct Costs	**$6,836.62**	**$10,541.21**
Indirect Costs		
Program Administration	$1,367.32	$2,108.24
Contingency	0.00	0.00
Engineer's Annual Report	813.61	3,021.98
Stanislaus County Assessor's Fee	0.00	0.00
Regulatory Programs	0.00	0.00
Total Indirect Costs	**$2,180.93**	**$5,130.22**
Total Costs	**$9,017.55**	**$15,671.43**
Reserve and Other Contribution		
Reserve Balance	$5,865.46	$15,034.75
Reserve Collection/Credit	(79.95)	12,674.08
City Contribution (Budget Shortfall)	0.00	0.00
Subtotal Reserve and Other Cont.	**$5,785.51**	**$27,708.83**
Balance to Levy	**$8,937.60**	**$28,345.51**

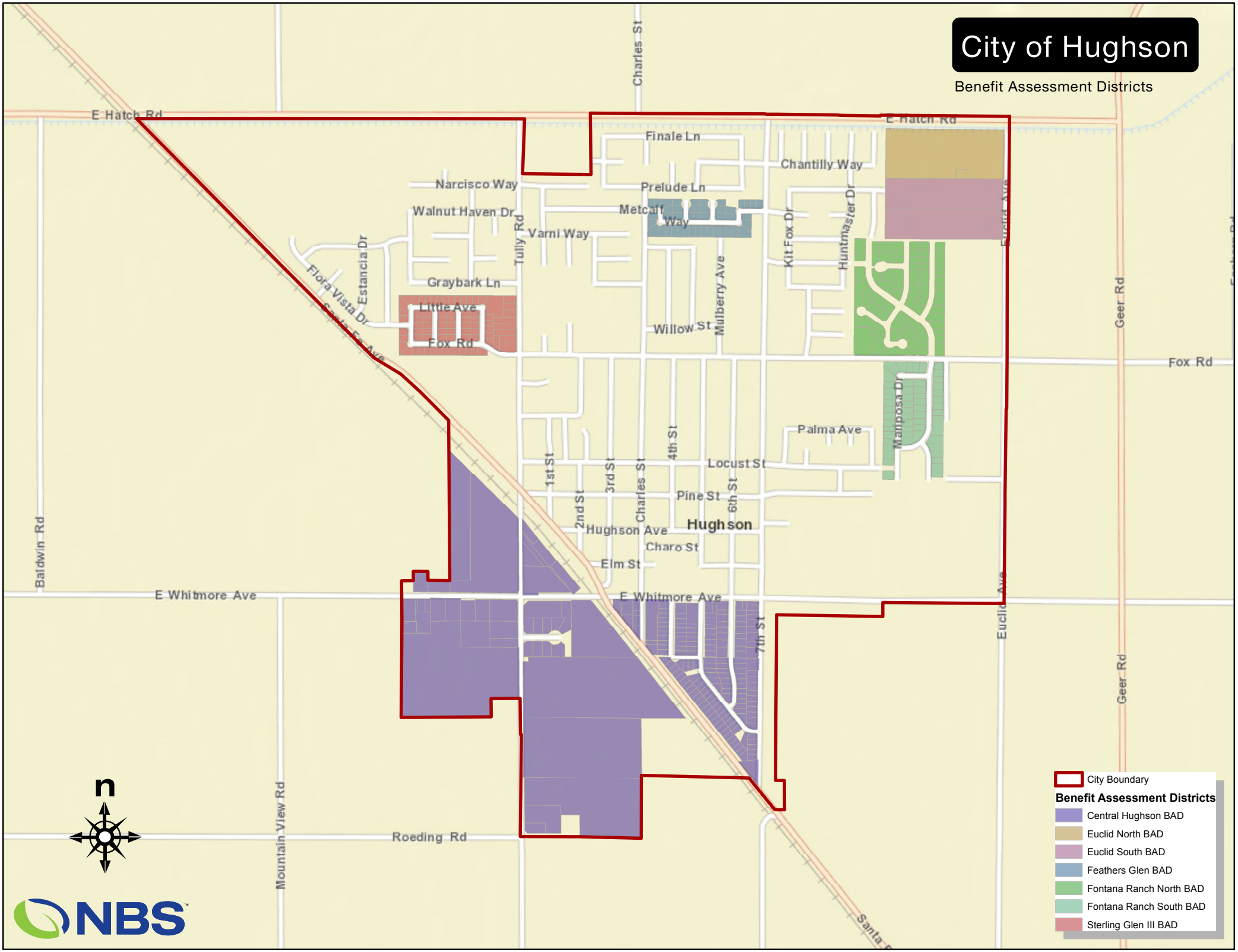
6. ASSESSMENT DIAGRAMS

Assessment Diagrams for each of the districts are on file with the City of Hughson. The lines and dimensions of each lot or parcel are those lines and dimensions shown on the maps of the County Assessor of the County of Stanislaus and are incorporated herein by reference and made part of this Engineer's Report. Representations of the parcels within each District can be found on the following pages.

City of Hughson

Lighting and Landscaping Districts




City of Hughson
Benefit Assessment Districts
E Hatch Rd
Finale Ln
Chantilly Way
Narcisco Way
Prelude Ln
Walnut Haven Dr
Metcalf Way
Varni Way
Tully Rd
Estancia Dr
Flora Vista Dr
Kit Fox Dr
Huntmaster Dr
Euclid Ave
Graybark Ln
Little Ave
Fox Rd
Willow St
Mulberry Ave
Geer Rd
Mariposa Dr
Palma Ave
1st St
2nd St
3rd St
Charles St
4th St
6th St
7th St
Locust St
Pine St
Hughson Ave
Hughson
Charo St
Elm St
Baldwin Rd
E Whitmore Ave
Mountain View Rd
Roeding Rd
Santa Fe
n
NBS
City Boundary
Benefit Assessment Districts
Central Hughson BAD
Euclid North BAD
Euclid South BAD
Feathers Glen BAD
Fontana Ranch North BAD
Fontana Ranch South BAD
Sterling Glen III BAD

7. ASSESSMENT ROLL 2013/14

City of Hughson

Brittanny Woods Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-085-001-000	018-085-001-000		$124.00	$124.00
018-085-002-000	018-085-002-000		124.00	124.00
018-085-003-000	018-085-003-000		124.00	124.00
018-085-004-000	018-085-004-000		124.00	124.00
018-085-005-000	018-085-005-000		124.00	124.00
018-085-006-000	018-085-006-000		124.00	124.00
018-085-007-000	018-085-007-000		124.00	124.00
018-085-008-000	018-085-008-000		124.00	124.00
018-085-009-000	018-085-009-000		124.00	124.00
018-085-010-000	018-085-010-000		124.00	124.00
018-085-011-000	018-085-011-000		124.00	124.00
018-085-012-000	018-085-012-000		124.00	124.00
018-085-013-000	018-085-013-000		124.00	124.00
018-085-014-000	018-085-014-000		124.00	124.00
018-085-015-000	018-085-015-000		124.00	124.00
018-085-016-000	018-085-016-000		124.00	124.00
018-085-017-000	018-085-017-000		124.00	124.00
018-085-018-000	018-085-018-000		124.00	124.00
018-085-019-000	018-085-019-000		124.00	124.00
018-085-020-000	018-085-020-000		124.00	124.00
018-085-021-000	018-085-021-000		124.00	124.00
018-085-022-000	018-085-022-000		124.00	124.00
018-085-023-000	018-085-023-000		124.00	124.00
018-085-024-000	018-085-024-000		124.00	124.00
018-085-025-000	018-085-025-000		124.00	124.00
018-085-026-000	018-085-026-000		124.00	124.00
018-085-027-000	018-085-027-000		124.00	124.00
018-085-028-000	018-085-028-000		124.00	124.00
018-085-029-000	018-085-029-000		124.00	124.00
018-085-030-000	018-085-030-000		124.00	124.00
018-085-031-000	018-085-031-000		124.00	124.00
018-085-032-000	018-085-032-000		124.00	124.00
018-085-033-000	018-085-033-000		124.00	124.00
018-085-034-000	018-085-034-000		124.00	124.00
018-085-035-000	018-085-035-000		124.00	124.00
018-085-036-000	018-085-036-000		124.00	124.00
018-085-037-000	018-085-037-000		124.00	124.00
018-085-038-000	018-085-038-000		124.00	124.00
018-085-039-000	018-085-039-000		124.00	124.00
018-085-040-000	018-085-040-000		124.00	124.00
018-085-041-000	018-085-041-000		124.00	124.00
018-085-042-000	018-085-042-000		124.00	124.00
018-085-043-000	018-085-043-000		124.00	124.00
018-085-044-000	018-085-044-000		124.00	124.00
018-085-045-000	018-085-045-000		124.00	124.00

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City of Hughson

Brittanny Woods Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-085-046-000	018-085-046-000		124.00	124.00
018-085-047-000	018-085-047-000		124.00	124.00
018-085-048-000	018-085-048-000		124.00	124.00
018-085-049-000	018-085-049-000		124.00	124.00
018-085-050-000	018-085-050-000		124.00	124.00
018-085-051-000	018-085-051-000		124.00	124.00
018-085-052-000	018-085-052-000		124.00	124.00
018-085-053-000	018-085-053-000		124.00	124.00
018-085-054-000	018-085-054-000		124.00	124.00
018-085-055-000	018-085-055-000		124.00	124.00
018-085-056-000	018-085-056-000		124.00	124.00
018-085-057-000	018-085-057-000		124.00	124.00
018-085-058-000	018-085-058-000		124.00	124.00
018-085-059-000	018-085-059-000		124.00	124.00
018-085-060-000	018-085-060-000		124.00	124.00
018-085-061-000	018-085-061-000		124.00	124.00
018-085-062-000	018-085-062-000		124.00	124.00
018-085-063-000	018-085-063-000		124.00	124.00
018-085-064-000	018-085-064-000		124.00	124.00
018-085-066-000	018-085-066-000		124.00	124.00
65 Accounts			**$8,060.00**	**$8,060.00**

City of Hughson

Central Hughson LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-030-010-000	018-030-010-000		$336.86	$336.86
018-030-011-000	018-030-011-000		336.86	336.86
018-030-015-000	018-030-015-000		336.86	336.86
018-030-016-000	018-030-016-000		326.98	326.98
018-042-004-000	018-042-004-000		336.86	336.86
018-042-039-000	018-042-039-000		336.86	336.86
018-042-069-000	018-042-069-000		336.86	336.86
018-042-070-000	018-042-070-000		336.86	336.86
018-042-071-000	018-042-071-000		336.86	336.86
018-042-072-000	018-042-072-000		336.86	336.86
018-048-009-000	018-048-009-000		33.22	33.22
018-048-038-000	018-048-038-000		33.22	33.22
018-048-039-000	018-048-039-000		115.66	115.66
018-048-040-000	018-048-040-000		33.22	33.22
018-049-004-000	018-049-004-000		118.38	118.38
018-049-016-000	018-049-016-000		33.22	33.22
018-049-025-000	018-049-025-000		33.22	33.22
018-049-026-000	018-049-026-000		33.22	33.22
018-049-028-000	018-049-028-000		33.22	33.22
018-049-029-000	018-049-029-000		33.22	33.22
018-049-032-000	018-049-032-000		283.24	283.24
018-049-035-000	018-049-035-000		285.98	285.98
018-049-039-000	018-049-039-000		35.94	35.94
018-049-041-000	018-049-041-000		118.38	118.38
018-049-042-000	018-049-042-000		866.24	866.24
018-049-043-000	018-049-043-000		828.90	828.90
018-049-044-000	018-049-044-000		828.90	828.90
018-049-048-000	018-049-048-000		828.90	828.90
018-049-049-000	018-049-049-000		828.90	828.90
018-049-050-000	018-049-050-000		828.90	828.90
018-049-051-000	018-049-051-000		828.90	828.90
018-049-052-000	018-049-052-000		866.24	866.24
018-049-057-000	018-049-057-000		33.22	33.22
018-049-058-000	018-049-058-000		33.22	33.22
018-049-059-000	018-049-059-000		33.22	33.22
018-049-060-000	018-049-060-000		33.22	33.22
018-049-061-000	018-049-061-000		326.98	326.98
018-049-062-000	018-049-062-000		33.22	33.22
018-049-063-000	018-049-063-000		33.22	33.22
018-049-064-000	018-049-064-000		33.22	33.22
018-049-065-000	018-049-065-000		33.22	33.22
018-049-066-000	018-049-066-000		35.94	35.94
018-049-067-000	018-049-067-000		828.90	828.90

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City of Hughson

Central Hughson LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
43 Accounts			$12,745.52	$12,745.52

City of Hughson

Feathers Glen LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-090-003-000	018-090-003-000		$301.63	$(0.01)	$301.62
018-090-004-000	018-090-004-000		301.63	(0.01)	301.62
018-090-005-000	018-090-005-000		301.63	(0.01)	301.62
018-090-006-000	018-090-006-000		301.63	(0.01)	301.62
018-090-007-000	018-090-007-000		301.63	(0.01)	301.62
018-090-008-000	018-090-008-000		301.63	(0.01)	301.62
018-090-009-000	018-090-009-000		301.63	(0.01)	301.62
018-090-010-000	018-090-010-000		301.63	(0.01)	301.62
018-090-011-000	018-090-011-000		301.63	(0.01)	301.62
018-090-012-000	018-090-012-000		301.63	(0.01)	301.62
018-090-013-000	018-090-013-000		301.63	(0.01)	301.62
018-090-014-000	018-090-014-000		301.63	(0.01)	301.62
018-090-015-000	018-090-015-000		301.63	(0.01)	301.62
018-090-016-000	018-090-016-000		301.63	(0.01)	301.62
018-090-017-000	018-090-017-000		301.63	(0.01)	301.62
018-090-018-000	018-090-018-000		301.63	(0.01)	301.62
018-090-019-000	018-090-019-000		301.63	(0.01)	301.62
018-090-020-000	018-090-020-000		301.63	(0.01)	301.62
018-090-021-000	018-090-021-000		301.63	(0.01)	301.62
018-090-022-000	018-090-022-000		301.63	(0.01)	301.62
018-090-023-000	018-090-023-000		301.63	(0.01)	301.62
018-090-024-000	018-090-024-000		301.63	(0.01)	301.62
018-090-025-000	018-090-025-000		301.63	(0.01)	301.62
018-090-026-000	018-090-026-000		301.63	(0.01)	301.62
018-090-027-000	018-090-027-000		301.63	(0.01)	301.62
018-090-028-000	018-090-028-000		301.63	(0.01)	301.62
018-090-029-000	018-090-029-000		301.63	(0.01)	301.62
018-090-030-000	018-090-030-000		301.63	(0.01)	301.62
018-090-031-000	018-090-031-000		301.63	(0.01)	301.62
018-090-032-000	018-090-032-000		301.63	(0.01)	301.62
018-090-033-000	018-090-033-000		301.63	(0.01)	301.62
018-090-034-000	018-090-034-000		301.63	(0.01)	301.62
018-090-035-000	018-090-035-000		301.63	(0.01)	301.62
018-090-036-000	018-090-036-000		301.63	(0.01)	301.62
018-090-037-000	018-090-037-000		301.63	(0.01)	301.62
018-090-038-000	018-090-038-000		301.63	(0.01)	301.62
018-090-039-000	018-090-039-000		301.63	(0.01)	301.62
018-090-040-000	018-090-040-000		301.63	(0.01)	301.62
018-090-041-000	018-090-041-000		301.63	(0.01)	301.62
018-090-042-000	018-090-042-000		301.63	(0.01)	301.62
018-090-043-000	018-090-043-000		301.63	(0.01)	301.62
018-090-044-000	018-090-044-000		301.63	(0.01)	301.62
42 Accounts			**$12,668.46**	**$(0.42)**	**$12,668.04**

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City of Hughson

Fontana Ranch North LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-091-001-000	018-091-001-000		$187.95	$(0.01)	$187.94
018-091-002-000	018-091-002-000		187.95	(0.01)	187.94
018-091-003-000	018-091-003-000		187.95	(0.01)	187.94
018-091-004-000	018-091-004-000		187.95	(0.01)	187.94
018-091-005-000	018-091-005-000		187.95	(0.01)	187.94
018-091-006-000	018-091-006-000		187.95	(0.01)	187.94
018-091-007-000	018-091-007-000		187.95	(0.01)	187.94
018-091-008-000	018-091-008-000		187.95	(0.01)	187.94
018-091-009-000	018-091-009-000		187.95	(0.01)	187.94
018-091-010-000	018-091-010-000		187.95	(0.01)	187.94
018-091-011-000	018-091-011-000		187.95	(0.01)	187.94
018-091-012-000	018-091-012-000		187.95	(0.01)	187.94
018-091-013-000	018-091-013-000		187.95	(0.01)	187.94
018-091-014-000	018-091-014-000		187.95	(0.01)	187.94
018-091-015-000	018-091-015-000		187.95	(0.01)	187.94
018-091-016-000	018-091-016-000		187.95	(0.01)	187.94
018-091-017-000	018-091-017-000		187.95	(0.01)	187.94
018-091-018-000	018-091-018-000		187.95	(0.01)	187.94
018-091-019-000	018-091-019-000		187.95	(0.01)	187.94
018-091-020-000	018-091-020-000		187.95	(0.01)	187.94
018-091-021-000	018-091-021-000		187.95	(0.01)	187.94
018-091-022-000	018-091-022-000		187.95	(0.01)	187.94
018-091-023-000	018-091-023-000		187.95	(0.01)	187.94
018-091-024-000	018-091-024-000		187.95	(0.01)	187.94
018-091-025-000	018-091-025-000		187.95	(0.01)	187.94
018-091-026-000	018-091-026-000		187.95	(0.01)	187.94
018-091-027-000	018-091-027-000		187.95	(0.01)	187.94
018-091-028-000	018-091-028-000		187.95	(0.01)	187.94
018-091-029-000	018-091-029-000		187.95	(0.01)	187.94
018-091-030-000	018-091-030-000		187.95	(0.01)	187.94
018-091-031-000	018-091-031-000		187.95	(0.01)	187.94
018-091-032-000	018-091-032-000		187.95	(0.01)	187.94
018-091-033-000	018-091-033-000		187.95	(0.01)	187.94
018-091-034-000	018-091-034-000		187.95	(0.01)	187.94
018-091-035-000	018-091-035-000		187.95	(0.01)	187.94
018-091-036-000	018-091-036-000		187.95	(0.01)	187.94
018-091-037-000	018-091-037-000		187.95	(0.01)	187.94
018-091-038-000	018-091-038-000		187.95	(0.01)	187.94
018-091-039-000	018-091-039-000		187.95	(0.01)	187.94
018-091-040-000	018-091-040-000		187.95	(0.01)	187.94
018-091-041-000	018-091-041-000		375.88	0.00	375.88
018-092-001-000	018-092-001-000		187.95	(0.01)	187.94
018-092-002-000	018-092-002-000		187.95	(0.01)	187.94
018-092-003-000	018-092-003-000		187.95	(0.01)	187.94
018-092-004-000	018-092-004-000		187.95	(0.01)	187.94

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City of Hughson

Fontana Ranch North LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-092-005-000	018-092-005-000		187.95	(0.01)	187.94
018-092-006-000	018-092-006-000		187.95	(0.01)	187.94
018-092-007-000	018-092-007-000		187.95	(0.01)	187.94
018-092-008-000	018-092-008-000		187.95	(0.01)	187.94
018-092-009-000	018-092-009-000		187.95	(0.01)	187.94
018-092-010-000	018-092-010-000		187.95	(0.01)	187.94
018-092-011-000	018-092-011-000		187.95	(0.01)	187.94
018-092-012-000	018-092-012-000		187.95	(0.01)	187.94
018-092-013-000	018-092-013-000		187.95	(0.01)	187.94
018-092-014-000	018-092-014-000		187.95	(0.01)	187.94
018-092-015-000	018-092-015-000		187.95	(0.01)	187.94
018-092-016-000	018-092-016-000		187.95	(0.01)	187.94
018-092-017-000	018-092-017-000		187.95	(0.01)	187.94
018-092-018-000	018-092-018-000		187.95	(0.01)	187.94
018-092-019-000	018-092-019-000		187.95	(0.01)	187.94
018-092-020-000	018-092-020-000		187.95	(0.01)	187.94
018-092-021-000	018-092-021-000		187.95	(0.01)	187.94
018-092-022-000	018-092-022-000		187.95	(0.01)	187.94
018-092-023-000	018-092-023-000		187.95	(0.01)	187.94
018-092-024-000	018-092-024-000		187.95	(0.01)	187.94
018-092-025-000	018-092-025-000		187.95	(0.01)	187.94
018-092-026-000	018-092-026-000		187.95	(0.01)	187.94
018-092-027-000	018-092-027-000		187.95	(0.01)	187.94
018-092-028-000	018-092-028-000		187.95	(0.01)	187.94
018-092-029-000	018-092-029-000		187.95	(0.01)	187.94
018-092-030-000	018-092-030-000		187.95	(0.01)	187.94
018-092-031-000	018-092-031-000		187.95	(0.01)	187.94
018-092-032-000	018-092-032-000		187.95	(0.01)	187.94
018-092-033-000	018-092-033-000		187.95	(0.01)	187.94
018-092-034-000	018-092-034-000		187.95	(0.01)	187.94
018-092-035-000	018-092-035-000		187.95	(0.01)	187.94
018-092-036-000	018-092-036-000		187.95	(0.01)	187.94
018-092-037-000	018-092-037-000		187.95	(0.01)	187.94
018-092-040-000	018-092-040-000		187.95	(0.01)	187.94
018-092-041-000	018-092-041-000		187.95	(0.01)	187.94
018-092-042-000	018-092-042-000		187.95	(0.01)	187.94
018-092-043-000	018-092-043-000		187.95	(0.01)	187.94
018-092-044-000	018-092-044-000		187.95	(0.01)	187.94
018-092-045-000	018-092-045-000		187.95	(0.01)	187.94
018-092-046-000	018-092-046-000		187.95	(0.01)	187.94
018-092-047-000	018-092-047-000		187.95	(0.01)	187.94
018-092-048-000	018-092-048-000		187.95	(0.01)	187.94
018-092-049-000	018-092-049-000		187.95	(0.01)	187.94
018-092-050-000	018-092-050-000		187.95	(0.01)	187.94
018-092-051-000	018-092-051-000		187.95	(0.01)	187.94

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City of Hughson

Fontana Ranch North LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
90 Accounts			$17,103.43	$(0.89)	$17,102.54

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City of Hughson

Fontana Ranch South LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-001-000	018-093-001-000		$181.10	$181.10
018-093-002-000	018-093-002-000		181.10	181.10
018-093-003-000	018-093-003-000		181.10	181.10
018-093-004-000	018-093-004-000		181.10	181.10
018-093-005-000	018-093-005-000		181.10	181.10
018-093-006-000	018-093-006-000		181.10	181.10
018-093-007-000	018-093-007-000		181.10	181.10
018-093-008-000	018-093-008-000		181.10	181.10
018-093-009-000	018-093-009-000		181.10	181.10
018-093-010-000	018-093-010-000		181.10	181.10
018-093-011-000	018-093-011-000		181.10	181.10
018-093-012-000	018-093-012-000		181.10	181.10
018-093-013-000	018-093-013-000		181.10	181.10
018-093-014-000	018-093-014-000		181.10	181.10
018-093-015-000	018-093-015-000		181.10	181.10
018-093-016-000	018-093-016-000		181.10	181.10
018-093-017-000	018-093-017-000		181.10	181.10
018-093-018-000	018-093-018-000		181.10	181.10
018-093-019-000	018-093-019-000		181.10	181.10
018-093-020-000	018-093-020-000		181.10	181.10
018-093-021-000	018-093-021-000		181.10	181.10
018-093-022-000	018-093-022-000		181.10	181.10
018-093-023-000	018-093-023-000		181.10	181.10
018-093-024-000	018-093-024-000		181.10	181.10
018-093-025-000	018-093-025-000		181.10	181.10
018-093-026-000	018-093-026-000		181.10	181.10
018-093-027-000	018-093-027-000		181.10	181.10
018-093-028-000	018-093-028-000		181.10	181.10
018-093-029-000	018-093-029-000		181.10	181.10
018-093-030-000	018-093-030-000		181.10	181.10
018-093-031-000	018-093-031-000		181.10	181.10
018-093-032-000	018-093-032-000		181.10	181.10
018-093-033-000	018-093-033-000		181.10	181.10
018-093-034-000	018-093-034-000		181.10	181.10
018-093-035-000	018-093-035-000		181.10	181.10
018-093-036-000	018-093-036-000		181.10	181.10
018-093-037-000	018-093-037-000		181.10	181.10
018-093-038-000	018-093-038-000		181.10	181.10
018-093-039-000	018-093-039-000		181.10	181.10
018-093-040-000	018-093-040-000		181.10	181.10
018-093-041-000	018-093-041-000		181.10	181.10
018-093-042-000	018-093-042-000		181.10	181.10
018-093-043-000	018-093-043-000		181.10	181.10
018-093-044-000	018-093-044-000		181.10	181.10
018-093-045-000	018-093-045-000		181.10	181.10

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City of Hughson

Fontana Ranch South LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-046-000	018-093-046-000		181.10	181.10
018-093-047-000	018-093-047-000		181.10	181.10
018-093-048-000	018-093-048-000		181.10	181.10
018-093-049-000	018-093-049-000		181.10	181.10
018-093-050-000	018-093-050-000		181.10	181.10
018-093-051-000	018-093-051-000		181.10	181.10
018-093-052-000	018-093-052-000		181.10	181.10
018-093-053-000	018-093-053-000		181.10	181.10
018-093-054-000	018-093-054-000		181.10	181.10
018-093-055-000	018-093-055-000		181.10	181.10
018-093-056-000	018-093-056-000		181.10	181.10
56 Accounts			**$10,141.60**	**$10,141.60**

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City of Hughson

Rhapsody Unit 1 L&L District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-086-001-000	018-086-001-000		$86.00	$86.00
018-086-002-000	018-086-002-000		86.00	86.00
018-086-003-000	018-086-003-000		86.00	86.00
018-086-004-000	018-086-004-000		86.00	86.00
018-086-005-000	018-086-005-000		86.00	86.00
018-086-006-000	018-086-006-000		86.00	86.00
018-086-007-000	018-086-007-000		86.00	86.00
018-086-008-000	018-086-008-000		86.00	86.00
018-086-009-000	018-086-009-000		86.00	86.00
018-086-010-000	018-086-010-000		86.00	86.00
018-086-011-000	018-086-011-000		86.00	86.00
018-086-012-000	018-086-012-000		86.00	86.00
018-086-013-000	018-086-013-000		86.00	86.00
018-086-014-000	018-086-014-000		86.00	86.00
018-086-015-000	018-086-015-000		86.00	86.00
018-086-016-000	018-086-016-000		86.00	86.00
018-086-017-000	018-086-017-000		86.00	86.00
018-086-018-000	018-086-018-000		86.00	86.00
018-086-019-000	018-086-019-000		86.00	86.00
018-086-020-000	018-086-020-000		86.00	86.00
018-086-021-000	018-086-021-000		86.00	86.00
018-086-022-000	018-086-022-000		86.00	86.00
018-086-023-000	018-086-023-000		86.00	86.00
018-086-024-000	018-086-024-000		86.00	86.00
018-086-025-000	018-086-025-000		86.00	86.00
018-086-026-000	018-086-026-000		86.00	86.00
018-086-027-000	018-086-027-000		86.00	86.00
018-086-028-000	018-086-028-000		86.00	86.00
018-086-029-000	018-086-029-000		86.00	86.00
018-086-030-000	018-086-030-000		86.00	86.00
018-086-031-000	018-086-031-000		86.00	86.00
018-086-032-000	018-086-032-000		86.00	86.00
018-086-033-000	018-086-033-000		86.00	86.00
018-086-034-000	018-086-034-000		86.00	86.00
018-086-035-000	018-086-035-000		86.00	86.00
018-086-036-000	018-086-036-000		86.00	86.00
018-086-037-000	018-086-037-000		86.00	86.00
018-086-038-000	018-086-038-000		86.00	86.00
018-086-039-000	018-086-039-000		86.00	86.00
018-086-040-000	018-086-040-000		86.00	86.00
018-086-041-000	018-086-041-000		86.00	86.00
018-086-042-000	018-086-042-000		86.00	86.00
018-087-001-000	018-087-001-000		86.00	86.00
018-087-002-000	018-087-002-000		86.00	86.00
018-087-003-000	018-087-003-000		86.00	86.00

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City of Hughson

Rhapsody Unit 1 L&L District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-087-004-000	018-087-004-000		86.00	86.00
018-087-005-000	018-087-005-000		86.00	86.00
018-087-006-000	018-087-006-000		86.00	86.00
018-087-007-000	018-087-007-000		86.00	86.00
018-087-008-000	018-087-008-000		86.00	86.00
018-087-009-000	018-087-009-000		86.00	86.00
018-087-010-000	018-087-010-000		86.00	86.00
018-087-011-000	018-087-011-000		86.00	86.00
018-087-012-000	018-087-012-000		86.00	86.00
018-087-013-000	018-087-013-000		86.00	86.00
018-087-014-000	018-087-014-000		86.00	86.00
018-087-015-000	018-087-015-000		86.00	86.00
018-087-016-000	018-087-016-000		86.00	86.00
018-087-017-000	018-087-017-000		86.00	86.00
018-087-018-000	018-087-018-000		86.00	86.00
018-087-019-000	018-087-019-000		86.00	86.00
018-087-020-000	018-087-020-000		86.00	86.00
018-087-021-000	018-087-021-000		86.00	86.00
018-087-022-000	018-087-022-000		86.00	86.00
018-087-023-000	018-087-023-000		86.00	86.00
018-087-024-000	018-087-024-000		86.00	86.00
018-087-025-000	018-087-025-000		86.00	86.00
018-087-026-000	018-087-026-000		86.00	86.00
018-087-027-000	018-087-027-000		86.00	86.00
018-087-028-000	018-087-028-000		86.00	86.00
018-087-029-000	018-087-029-000		86.00	86.00
018-087-030-000	018-087-030-000		86.00	86.00
018-087-031-000	018-087-031-000		86.00	86.00
018-087-032-000	018-087-032-000		86.00	86.00
018-087-033-000	018-087-033-000		86.00	86.00
018-087-034-000	018-087-034-000		86.00	86.00
018-087-035-000	018-087-035-000		86.00	86.00
018-087-036-000	018-087-036-000		86.00	86.00
018-087-037-000	018-087-037-000		86.00	86.00
79 Accounts			**$6,794.00**	**$6,794.00**

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City of Hughson

Rhapsody Unit 2 L&L District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-086-044-000	018-086-044-000		$110.00	$110.00
018-086-045-000	018-086-045-000		110.00	110.00
018-086-046-000	018-086-046-000		110.00	110.00
018-086-047-000	018-086-047-000		110.00	110.00
018-086-048-000	018-086-048-000		110.00	110.00
018-086-049-000	018-086-049-000		110.00	110.00
018-086-050-000	018-086-050-000		110.00	110.00
018-086-051-000	018-086-051-000		110.00	110.00
018-086-052-000	018-086-052-000		110.00	110.00
018-086-053-000	018-086-053-000		110.00	110.00
018-086-054-000	018-086-054-000		110.00	110.00
018-086-055-000	018-086-055-000		110.00	110.00
018-086-056-000	018-086-056-000		110.00	110.00
018-086-057-000	018-086-057-000		110.00	110.00
018-086-058-000	018-086-058-000		110.00	110.00
018-086-059-000	018-086-059-000		110.00	110.00
018-086-060-000	018-086-060-000		110.00	110.00
018-086-061-000	018-086-061-000		110.00	110.00
018-086-062-000	018-086-062-000		110.00	110.00
018-086-063-000	018-086-063-000		110.00	110.00
018-086-064-000	018-086-064-000		110.00	110.00
018-086-065-000	018-086-065-000		110.00	110.00
018-086-066-000	018-086-066-000		110.00	110.00
018-086-067-000	018-086-067-000		110.00	110.00
018-086-068-000	018-086-068-000		110.00	110.00
018-086-069-000	018-086-069-000		110.00	110.00
018-086-070-000	018-086-070-000		110.00	110.00
018-086-071-000	018-086-071-000		110.00	110.00
018-086-072-000	018-086-072-000		110.00	110.00
018-086-073-000	018-086-073-000		110.00	110.00
018-086-074-000	018-086-074-000		110.00	110.00
018-086-075-000	018-086-075-000		110.00	110.00
018-086-076-000	018-086-076-000		110.00	110.00
018-086-077-000	018-086-077-000		110.00	110.00
018-086-078-000	018-086-078-000		110.00	110.00
018-087-039-000	018-087-039-000		110.00	110.00
018-087-040-000	018-087-040-000		110.00	110.00
018-087-041-000	018-087-041-000		110.00	110.00
018-087-042-000	018-087-042-000		110.00	110.00
018-087-043-000	018-087-043-000		110.00	110.00
018-087-044-000	018-087-044-000		110.00	110.00
018-087-045-000	018-087-045-000		110.00	110.00
018-087-046-000	018-087-046-000		110.00	110.00
018-087-047-000	018-087-047-000		110.00	110.00
018-087-048-000	018-087-048-000		110.00	110.00

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City of Hughson

Rhapsody Unit 2 L&L District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-087-049-000	018-087-049-000		110.00	110.00
018-087-050-000	018-087-050-000		110.00	110.00
018-087-051-000	018-087-051-000		110.00	110.00
018-087-052-000	018-087-052-000		110.00	110.00
018-087-053-000	018-087-053-000		110.00	110.00
018-087-054-000	018-087-054-000		110.00	110.00
018-087-055-000	018-087-055-000		110.00	110.00
018-087-056-000	018-087-056-000		110.00	110.00
018-087-057-000	018-087-057-000		110.00	110.00
018-087-058-000	018-087-058-000		110.00	110.00
018-087-059-000	018-087-059-000		110.00	110.00
018-087-060-000	018-087-060-000		110.00	110.00
018-087-061-000	018-087-061-000		110.00	110.00
018-087-062-000	018-087-062-000		110.00	110.00
59 Accounts			**$6,490.00**	**$6,490.00**

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City of Hughson

Santa Fe Estates, Phase 1 Lighting and Landscaping

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-083-001-000	018-083-001-000		$132.00	$132.00
018-083-002-000	018-083-002-000		132.00	132.00
018-083-003-000	018-083-003-000		132.00	132.00
018-083-004-000	018-083-004-000		132.00	132.00
018-083-005-000	018-083-005-000		132.00	132.00
018-083-006-000	018-083-006-000		132.00	132.00
018-083-007-000	018-083-007-000		132.00	132.00
018-083-008-000	018-083-008-000		132.00	132.00
018-083-009-000	018-083-009-000		132.00	132.00
018-083-010-000	018-083-010-000		132.00	132.00
018-083-011-000	018-083-011-000		132.00	132.00
018-083-012-000	018-083-012-000		132.00	132.00
018-083-013-000	018-083-013-000		132.00	132.00
018-083-014-000	018-083-014-000		132.00	132.00
018-083-015-000	018-083-015-000		132.00	132.00
018-083-016-000	018-083-016-000		132.00	132.00
018-083-017-000	018-083-017-000		132.00	132.00
018-083-018-000	018-083-018-000		132.00	132.00
018-083-019-000	018-083-019-000		132.00	132.00
018-083-020-000	018-083-020-000		132.00	132.00
018-083-021-000	018-083-021-000		132.00	132.00
018-083-022-000	018-083-022-000		132.00	132.00
018-083-023-000	018-083-023-000		132.00	132.00
018-083-024-000	018-083-024-000		132.00	132.00
018-083-025-000	018-083-025-000		132.00	132.00
018-083-026-000	018-083-026-000		132.00	132.00
018-083-027-000	018-083-027-000		132.00	132.00
018-083-028-000	018-083-028-000		132.00	132.00
018-083-029-000	018-083-029-000		132.00	132.00
018-083-030-000	018-083-030-000		132.00	132.00
018-083-031-000	018-083-031-000		132.00	132.00
018-083-032-000	018-083-032-000		132.00	132.00
018-083-033-000	018-083-033-000		132.00	132.00
018-083-034-000	018-083-034-000		132.00	132.00
018-083-035-000	018-083-035-000		132.00	132.00
018-083-036-000	018-083-036-000		132.00	132.00
018-083-037-000	018-083-037-000		132.00	132.00
018-083-038-000	018-083-038-000		132.00	132.00
018-083-039-000	018-083-039-000		132.00	132.00
018-083-040-000	018-083-040-000		132.00	132.00
018-083-041-000	018-083-041-000		132.00	132.00
018-083-042-000	018-083-042-000		132.00	132.00
018-083-043-000	018-083-043-000		132.00	132.00
018-083-044-000	018-083-044-000		132.00	132.00
018-083-045-000	018-083-045-000		132.00	132.00

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City of Hughson

Santa Fe Estates, Phase 1 Lighting and Landscaping

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-083-046-000	018-083-046-000		132.00	132.00
018-083-047-000	018-083-047-000		132.00	132.00
018-083-048-000	018-083-048-000		132.00	132.00
018-083-049-000	018-083-049-000		132.00	132.00
018-083-050-000	018-083-050-000		132.00	132.00
018-083-051-000	018-083-051-000		132.00	132.00
018-083-052-000	018-083-052-000		132.00	132.00
018-083-053-000	018-083-053-000		132.00	132.00
018-083-054-000	018-083-054-000		132.00	132.00
018-083-055-000	018-083-055-000		132.00	132.00
55 Accounts			**$7,260.00**	**$7,260.00**

City of Hughson

Santa Fe Estates, Phase 2 Lighting and Landscaping

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-084-002-000	018-084-002-000		$130.00	$130.00
018-084-003-000	018-084-003-000		130.00	130.00
018-084-004-000	018-084-004-000		130.00	130.00
018-084-005-000	018-084-005-000		130.00	130.00
018-084-006-000	018-084-006-000		130.00	130.00
018-084-007-000	018-084-007-000		130.00	130.00
018-084-008-000	018-084-008-000		130.00	130.00
018-084-009-000	018-084-009-000		130.00	130.00
018-084-010-000	018-084-010-000		130.00	130.00
018-084-011-000	018-084-011-000		130.00	130.00
018-084-012-000	018-084-012-000		130.00	130.00
018-084-013-000	018-084-013-000		130.00	130.00
018-084-014-000	018-084-014-000		130.00	130.00
018-084-015-000	018-084-015-000		130.00	130.00
018-084-016-000	018-084-016-000		130.00	130.00
018-084-017-000	018-084-017-000		130.00	130.00
018-084-018-000	018-084-018-000		130.00	130.00
018-084-019-000	018-084-019-000		130.00	130.00
018-084-020-000	018-084-020-000		130.00	130.00
018-084-021-000	018-084-021-000		130.00	130.00
018-084-022-000	018-084-022-000		130.00	130.00
018-084-023-000	018-084-023-000		130.00	130.00
018-084-024-000	018-084-024-000		130.00	130.00
018-084-025-000	018-084-025-000		130.00	130.00
018-084-026-000	018-084-026-000		130.00	130.00
018-084-027-000	018-084-027-000		130.00	130.00
018-084-028-000	018-084-028-000		130.00	130.00
018-084-029-000	018-084-029-000		130.00	130.00
018-084-030-000	018-084-030-000		130.00	130.00
018-084-031-000	018-084-031-000		130.00	130.00
018-084-032-000	018-084-032-000		130.00	130.00
018-084-033-000	018-084-033-000		130.00	130.00
018-084-034-000	018-084-034-000		130.00	130.00
018-084-035-000	018-084-035-000		130.00	130.00
018-084-036-000	018-084-036-000		130.00	130.00
018-084-037-000	018-084-037-000		130.00	130.00
018-084-038-000	018-084-038-000		130.00	130.00
018-084-039-000	018-084-039-000		130.00	130.00
018-084-040-000	018-084-040-000		130.00	130.00
018-084-041-000	018-084-041-000		130.00	130.00
018-084-042-000	018-084-042-000		130.00	130.00
018-084-043-000	018-084-043-000		130.00	130.00
018-084-044-000	018-084-044-000		130.00	130.00
018-084-045-000	018-084-045-000		130.00	130.00
018-084-046-000	018-084-046-000		130.00	130.00

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City of Hughson

Santa Fe Estates, Phase 2 Lighting and Landscaping

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-084-047-000	018-084-047-000		130.00	130.00
018-084-048-000	018-084-048-000		130.00	130.00
018-084-049-000	018-084-049-000		130.00	130.00
018-084-050-000	018-084-050-000		130.00	130.00
018-084-051-000	018-084-051-000		130.00	130.00
018-084-052-000	018-084-052-000		130.00	130.00
51 Accounts			**$6,630.00**	**$6,630.00**

City of Hughson

Starn Estates Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-081-001-000	018-081-001-000		$102.00	$102.00
018-081-002-000	018-081-002-000		102.00	102.00
018-081-003-000	018-081-003-000		102.00	102.00
018-081-004-000	018-081-004-000		102.00	102.00
018-081-005-000	018-081-005-000		102.00	102.00
018-081-006-000	018-081-006-000		102.00	102.00
018-081-007-000	018-081-007-000		102.00	102.00
018-081-008-000	018-081-008-000		102.00	102.00
018-081-009-000	018-081-009-000		102.00	102.00
018-081-010-000	018-081-010-000		102.00	102.00
018-081-011-000	018-081-011-000		102.00	102.00
018-081-012-000	018-081-012-000		102.00	102.00
018-081-013-000	018-081-013-000		102.00	102.00
018-081-014-000	018-081-014-000		102.00	102.00
018-081-015-000	018-081-015-000		102.00	102.00
018-081-016-000	018-081-016-000		102.00	102.00
018-081-017-000	018-081-017-000		102.00	102.00
018-081-018-000	018-081-018-000		102.00	102.00
018-081-019-000	018-081-019-000		102.00	102.00
018-081-020-000	018-081-020-000		102.00	102.00
018-081-021-000	018-081-021-000		102.00	102.00
018-081-022-000	018-081-022-000		102.00	102.00
018-081-023-000	018-081-023-000		102.00	102.00
018-081-024-000	018-081-024-000		102.00	102.00
018-081-025-000	018-081-025-000		102.00	102.00
018-081-026-000	018-081-026-000		102.00	102.00
018-081-027-000	018-081-027-000		102.00	102.00
018-081-028-000	018-081-028-000		102.00	102.00
018-081-029-000	018-081-029-000		102.00	102.00
018-081-030-000	018-081-030-000		102.00	102.00
018-081-031-000	018-081-031-000		102.00	102.00
018-081-032-000	018-081-032-000		102.00	102.00
018-081-033-000	018-081-033-000		102.00	102.00
018-081-034-000	018-081-034-000		102.00	102.00
018-081-035-000	018-081-035-000		102.00	102.00
018-081-036-000	018-081-036-000		102.00	102.00
018-081-037-000	018-081-037-000		102.00	102.00
018-081-039-000	018-081-039-000		102.00	102.00
018-081-040-000	018-081-040-000		102.00	102.00
018-081-041-000	018-081-041-000		102.00	102.00
018-081-042-000	018-081-042-000		102.00	102.00
018-081-043-000	018-081-043-000		102.00	102.00
018-081-044-000	018-081-044-000		102.00	102.00
018-081-045-000	018-081-045-000		102.00	102.00
018-081-046-000	018-081-046-000		102.00	102.00

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City of Hughson

Starn Estates Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-081-047-000	018-081-047-000		102.00	102.00
018-081-048-000	018-081-048-000		102.00	102.00
018-081-049-000	018-081-049-000		102.00	102.00
018-081-050-000	018-081-050-000		102.00	102.00
018-081-051-000	018-081-051-000		102.00	102.00
018-081-052-000	018-081-052-000		102.00	102.00
018-081-053-000	018-081-053-000		102.00	102.00
018-081-054-000	018-081-054-000		102.00	102.00
018-081-055-000	018-081-055-000		102.00	102.00
018-081-056-000	018-081-056-000		102.00	102.00
018-081-057-000	018-081-057-000		102.00	102.00
018-081-058-000	018-081-058-000		102.00	102.00
018-081-059-000	018-081-059-000		102.00	102.00
018-081-060-000	018-081-060-000		102.00	102.00
018-081-061-000	018-081-061-000		102.00	102.00
018-081-062-000	018-081-062-000		102.00	102.00
018-081-063-000	018-081-063-000		102.00	102.00
018-081-064-000	018-081-064-000		102.00	102.00
018-081-065-000	018-081-065-000		102.00	102.00
018-081-066-000	018-081-066-000		102.00	102.00
018-081-067-000	018-081-067-000		102.00	102.00
018-081-068-000	018-081-068-000		102.00	102.00
018-081-069-000	018-081-069-000		102.00	102.00
018-081-070-000	018-081-070-000		102.00	102.00
018-081-071-000	018-081-071-000		102.00	102.00
018-081-072-000	018-081-072-000		102.00	102.00
018-081-073-000	018-081-073-000		102.00	102.00
018-081-074-000	018-081-074-000		102.00	102.00
018-081-075-000	018-081-075-000		102.00	102.00
018-081-076-000	018-081-076-000		102.00	102.00
018-081-077-000	018-081-077-000		102.00	102.00
018-081-078-000	018-081-078-000		102.00	102.00
018-081-079-000	018-081-079-000		102.00	102.00
78 Accounts			**$7,956.00**	**$7,956.00**

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City of Hughson

Sterling Glen III LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-003-000	018-089-003-000		$141.25	$(0.01)	$141.24
018-089-004-000	018-089-004-000		113.00	0.00	113.00
018-089-005-000	018-089-005-000		113.00	0.00	113.00
018-089-011-000	018-089-011-000		199.42	0.00	199.42
018-089-013-000	018-089-013-000		199.42	0.00	199.42
018-089-014-000	018-089-014-000		199.42	0.00	199.42
018-089-015-000	018-089-015-000		199.42	0.00	199.42
018-089-016-000	018-089-016-000		199.42	0.00	199.42
018-089-017-000	018-089-017-000		199.42	0.00	199.42
018-089-018-000	018-089-018-000		199.42	0.00	199.42
018-089-019-000	018-089-019-000		199.42	0.00	199.42
018-089-020-000	018-089-020-000		199.42	0.00	199.42
018-089-021-000	018-089-021-000		199.42	0.00	199.42
018-089-022-000	018-089-022-000		199.42	0.00	199.42
018-089-023-000	018-089-023-000		199.42	0.00	199.42
018-089-024-000	018-089-024-000		199.42	0.00	199.42
018-089-025-000	018-089-025-000		199.42	0.00	199.42
018-089-026-000	018-089-026-000		199.42	0.00	199.42
018-089-027-000	018-089-027-000		199.42	0.00	199.42
018-089-028-000	018-089-028-000		199.42	0.00	199.42
018-089-030-000	018-089-030-000		199.42	0.00	199.42
018-089-031-000	018-089-031-000		199.42	0.00	199.42
018-089-032-000	018-089-032-000		199.42	0.00	199.42
018-089-033-000	018-089-033-000		199.42	0.00	199.42
018-089-034-000	018-089-034-000		199.42	0.00	199.42
018-089-035-000	018-089-035-000		199.42	0.00	199.42
018-089-036-000	018-089-036-000		199.42	0.00	199.42
018-089-037-000	018-089-037-000		199.42	0.00	199.42
018-089-038-000	018-089-038-000		199.42	0.00	199.42
018-089-039-000	018-089-039-000		199.42	0.00	199.42
018-089-040-000	018-089-040-000		199.42	0.00	199.42
018-089-041-000	018-089-041-000		199.42	0.00	199.42
018-089-042-000	018-089-042-000		199.42	0.00	199.42
018-089-043-000	018-089-043-000		199.42	0.00	199.42
018-089-044-000	018-089-044-000		199.42	0.00	199.42
018-089-045-000	018-089-045-000		199.42	0.00	199.42
018-089-046-000	018-089-046-000		199.42	0.00	199.42
018-089-047-000	018-089-047-000		199.42	0.00	199.42
018-089-048-000	018-089-048-000		199.42	0.00	199.42
018-089-049-000	018-089-049-000		199.42	0.00	199.42
018-089-050-000	018-089-050-000		199.42	0.00	199.42
018-089-051-000	018-089-051-000		199.42	0.00	199.42
018-089-052-000	018-089-052-000		199.42	0.00	199.42
018-089-053-000	018-089-053-000		199.42	0.00	199.42
018-089-054-000	018-089-054-000		199.42	0.00	199.42

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City of Hughson

Sterling Glen III LMD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-055-000	018-089-055-000		199.42	0.00	199.42
018-089-056-000	018-089-056-000		199.42	0.00	199.42
018-089-057-000	018-089-057-000		199.42	0.00	199.42
018-089-058-000	018-089-058-000		199.42	0.00	199.42
018-089-059-000	018-089-059-000		199.42	0.00	199.42
018-089-060-000	018-089-060-000		199.42	0.00	199.42
018-089-061-000	018-089-061-000		199.42	0.00	199.42
018-089-062-000	018-089-062-000		199.42	0.00	199.42
018-089-063-000	018-089-063-000		199.42	0.00	199.42
018-089-064-000	018-089-064-000		199.42	0.00	199.42
018-089-065-000	018-089-065-000		199.42	0.00	199.42
018-089-066-000	018-089-066-000		199.42	0.00	199.42
018-089-067-000	018-089-067-000		199.42	0.00	199.42
018-089-068-000	018-089-068-000		199.42	0.00	199.42
018-089-069-000	018-089-069-000		199.42	0.00	199.42
018-089-070-000	018-089-070-000		199.42	0.00	199.42
018-089-071-000	018-089-071-000		199.42	0.00	199.42
018-089-072-000	018-089-072-000		199.42	0.00	199.42
018-089-073-000	018-089-073-000		199.42	0.00	199.42
018-089-074-000	018-089-074-000		199.42	0.00	199.42
018-089-075-000	018-089-075-000		199.42	0.00	199.42
018-089-076-000	018-089-076-000		199.42	0.00	199.42
018-089-077-000	018-089-077-000		199.42	0.00	199.42
018-089-078-000	018-089-078-000		199.42	0.00	199.42
018-089-079-000	018-089-079-000		199.42	0.00	199.42
018-089-080-000	018-089-080-000		199.42	0.00	199.42
018-089-081-000	018-089-081-000		199.42	0.00	199.42
018-089-082-000	018-089-082-000		199.42	0.00	199.42
018-089-083-000	018-089-083-000		199.42	0.00	199.42
018-089-085-000	018-089-085-000		72.19	(0.01)	72.18
018-089-086-000	018-089-086-000		94.16	0.00	94.16
018-089-087-000	018-089-087-000		199.42	0.00	199.42
018-089-088-000	018-089-088-000		199.42	0.00	199.42
78 Accounts			**$15,091.26**	**$(0.02)**	**$15,091.24**

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City of Hughson

Sun Glow Estates Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-082-001-000	018-082-001-000		$98.24	$98.24
018-082-002-000	018-082-002-000		98.24	98.24
018-082-003-000	018-082-003-000		98.24	98.24
018-082-004-000	018-082-004-000		98.24	98.24
018-082-005-000	018-082-005-000		98.24	98.24
018-082-006-000	018-082-006-000		98.24	98.24
018-082-007-000	018-082-007-000		98.24	98.24
018-082-008-000	018-082-008-000		98.24	98.24
018-082-009-000	018-082-009-000		98.24	98.24
018-082-010-000	018-082-010-000		98.24	98.24
018-082-011-000	018-082-011-000		98.24	98.24
018-082-012-000	018-082-012-000		98.24	98.24
018-082-013-000	018-082-013-000		98.24	98.24
018-082-014-000	018-082-014-000		98.24	98.24
018-082-015-000	018-082-015-000		98.24	98.24
018-082-016-000	018-082-016-000		98.24	98.24
018-082-017-000	018-082-017-000		98.24	98.24
018-082-018-000	018-082-018-000		98.24	98.24
018-082-019-000	018-082-019-000		98.24	98.24
018-082-020-000	018-082-020-000		98.24	98.24
018-082-021-000	018-082-021-000		98.24	98.24
018-082-022-000	018-082-022-000		98.24	98.24
018-082-023-000	018-082-023-000		98.24	98.24
018-082-024-000	018-082-024-000		98.24	98.24
018-082-025-000	018-082-025-000		98.24	98.24
018-082-026-000	018-082-026-000		98.24	98.24
018-082-027-000	018-082-027-000		98.24	98.24
018-082-028-000	018-082-028-000		98.24	98.24
018-082-029-000	018-082-029-000		98.24	98.24
018-082-030-000	018-082-030-000		98.24	98.24
018-082-031-000	018-082-031-000		98.24	98.24
018-082-032-000	018-082-032-000		98.24	98.24
018-082-033-000	018-082-033-000		98.24	98.24
018-082-034-000	018-082-034-000		98.24	98.24
018-082-035-000	018-082-035-000		98.24	98.24
018-082-036-000	018-082-036-000		98.24	98.24
018-082-037-000	018-082-037-000		98.24	98.24
018-082-038-000	018-082-038-000		98.24	98.24
018-082-039-000	018-082-039-000		98.24	98.24
018-082-040-000	018-082-040-000		98.24	98.24
018-082-041-000	018-082-041-000		98.24	98.24
018-082-042-000	018-082-042-000		98.24	98.24
018-082-043-000	018-082-043-000		98.24	98.24
018-082-045-000	018-082-045-000		98.24	98.24
018-082-046-000	018-082-046-000		98.24	98.24

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City of Hughson

Sun Glow Estates Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-082-047-000	018-082-047-000		98.24	98.24
018-082-048-000	018-082-048-000		98.24	98.24
018-082-049-000	018-082-049-000		98.24	98.24
018-082-050-000	018-082-050-000		98.24	98.24
018-082-051-000	018-082-051-000		98.24	98.24
018-082-052-000	018-082-052-000		98.24	98.24
018-082-053-000	018-082-053-000		98.24	98.24
018-082-054-000	018-082-054-000		98.24	98.24
018-082-055-000	018-082-055-000		98.24	98.24
018-082-056-000	018-082-056-000		98.24	98.24
018-082-057-000	018-082-057-000		98.24	98.24
018-082-058-000	018-082-058-000		98.24	98.24
018-082-059-000	018-082-059-000		98.24	98.24
018-082-060-000	018-082-060-000		98.24	98.24
018-082-061-000	018-082-061-000		98.24	98.24
018-082-062-000	018-082-062-000		98.24	98.24
018-082-063-000	018-082-063-000		98.24	98.24
018-082-064-000	018-082-064-000		98.24	98.24
018-082-065-000	018-082-065-000		98.24	98.24
018-082-066-000	018-082-066-000		98.24	98.24
018-082-067-000	018-082-067-000		98.24	98.24
018-082-068-000	018-082-068-000		98.24	98.24
018-082-069-000	018-082-069-000		98.24	98.24
018-082-070-000	018-082-070-000		98.24	98.24
018-082-071-000	018-082-071-000		98.24	98.24
018-082-072-000	018-082-072-000		98.24	98.24
018-082-073-000	018-082-073-000		98.24	98.24
018-082-074-000	018-082-074-000		98.24	98.24
018-082-075-000	018-082-075-000		98.24	98.24
018-082-076-000	018-082-076-000		98.24	98.24
018-082-077-000	018-082-077-000		98.24	98.24
018-082-078-000	018-082-078-000		98.24	98.24
018-082-079-000	018-082-079-000		98.24	98.24
018-082-080-000	018-082-080-000		98.24	98.24
018-082-081-000	018-082-081-000		98.24	98.24
018-082-082-000	018-082-082-000		98.24	98.24
018-082-083-000	018-082-083-000		98.24	98.24
018-082-084-000	018-082-084-000		98.24	98.24
018-082-085-000	018-082-085-000		98.24	98.24
018-082-086-000	018-082-086-000		98.24	98.24
018-082-087-000	018-082-087-000		98.24	98.24
018-082-088-000	018-082-088-000		98.24	98.24
018-082-089-000	018-082-089-000		98.24	98.24
018-082-090-000	018-082-090-000		98.24	98.24
018-082-091-000	018-082-091-000		98.24	98.24

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City of Hughson

Sun Glow Estates Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-082-092-000	018-082-092-000		98.24	98.24
91 Accounts			**$8,939.84**	**$8,939.84**

City of Hughson

Walnut Haven III Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-088-001-000	018-088-001-000		$109.00	$109.00
018-088-002-000	018-088-002-000		109.00	109.00
018-088-003-000	018-088-003-000		109.00	109.00
018-088-004-000	018-088-004-000		109.00	109.00
018-088-005-000	018-088-005-000		109.00	109.00
018-088-006-000	018-088-006-000		109.00	109.00
018-088-007-000	018-088-007-000		109.00	109.00
018-088-008-000	018-088-008-000		109.00	109.00
018-088-009-000	018-088-009-000		109.00	109.00
018-088-010-000	018-088-010-000		109.00	109.00
018-088-011-000	018-088-011-000		109.00	109.00
018-088-012-000	018-088-012-000		109.00	109.00
018-088-013-000	018-088-013-000		109.00	109.00
018-088-014-000	018-088-014-000		109.00	109.00
018-088-015-000	018-088-015-000		109.00	109.00
018-088-016-000	018-088-016-000		109.00	109.00
018-088-017-000	018-088-017-000		109.00	109.00
018-088-018-000	018-088-018-000		109.00	109.00
018-088-019-000	018-088-019-000		109.00	109.00
018-088-020-000	018-088-020-000		109.00	109.00
018-088-021-000	018-088-021-000		109.00	109.00
018-088-022-000	018-088-022-000		109.00	109.00
018-088-023-000	018-088-023-000		109.00	109.00
018-088-024-000	018-088-024-000		109.00	109.00
018-088-025-000	018-088-025-000		109.00	109.00
018-088-026-000	018-088-026-000		109.00	109.00
018-088-027-000	018-088-027-000		109.00	109.00
018-088-028-000	018-088-028-000		109.00	109.00
018-088-029-000	018-088-029-000		109.00	109.00
018-088-030-000	018-088-030-000		109.00	109.00
018-088-031-000	018-088-031-000		109.00	109.00
018-088-032-000	018-088-032-000		109.00	109.00
018-088-033-000	018-088-033-000		109.00	109.00
018-088-034-000	018-088-034-000		109.00	109.00
018-088-035-000	018-088-035-000		109.00	109.00
018-088-036-000	018-088-036-000		109.00	109.00
018-088-037-000	018-088-037-000		109.00	109.00
018-088-038-000	018-088-038-000		109.00	109.00
018-088-039-000	018-088-039-000		109.00	109.00
018-088-040-000	018-088-040-000		109.00	109.00
018-088-041-000	018-088-041-000		109.00	109.00
018-088-042-000	018-088-042-000		109.00	109.00
018-088-043-000	018-088-043-000		109.00	109.00
018-088-044-000	018-088-044-000		109.00	109.00
018-088-045-000	018-088-045-000		109.00	109.00

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City of Hughson

Walnut Haven III Landscaping and Lighting District

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-088-046-000	018-088-046-000		109.00	109.00
018-088-047-000	018-088-047-000		109.00	109.00
018-088-048-000	018-088-048-000		109.00	109.00
018-088-049-000	018-088-049-000		109.00	109.00
018-088-050-000	018-088-050-000		109.00	109.00
018-088-051-000	018-088-051-000		109.00	109.00
018-088-052-000	018-088-052-000		109.00	109.00
018-088-053-000	018-088-053-000		109.00	109.00
018-088-054-000	018-088-054-000		109.00	109.00
018-088-055-000	018-088-055-000		109.00	109.00
55 Accounts			**$5,995.00**	**$5,995.00**

City of Hughson

Central Hughson BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-030-010-000	018-030-010-000		$173.26	$0.00	$173.26
018-030-011-000	018-030-011-000		250.59	(0.01)	250.58
018-030-015-000	018-030-015-000		19.55	(0.01)	19.54
018-030-016-000	018-030-016-000		1,815.02	0.00	1,815.02
018-042-004-000	018-042-004-000		128.20	0.00	128.20
018-042-039-000	018-042-039-000		1,511.69	(0.01)	1,511.68
018-042-069-000	018-042-069-000		44.69	(0.01)	44.68
018-042-070-000	018-042-070-000		113.42	0.00	113.42
018-042-071-000	018-042-071-000		61.60	0.00	61.60
018-042-072-000	018-042-072-000		26.35	(0.01)	26.34
018-048-009-000	018-048-009-000		320.88	0.00	320.88
018-048-038-000	018-048-038-000		109.49	(0.01)	109.48
018-048-039-000	018-048-039-000		71.03	(0.01)	71.02
018-048-040-000	018-048-040-000		160.01	(0.01)	160.00
018-049-004-000	018-049-004-000		616.09	(0.01)	616.08
018-049-016-000	018-049-016-000		78.12	0.00	78.12
018-049-025-000	018-049-025-000		118.58	0.00	118.58
018-049-026-000	018-049-026-000		125.12	0.00	125.12
018-049-028-000	018-049-028-000		111.19	(0.01)	111.18
018-049-029-000	018-049-029-000		111.32	0.00	111.32
018-049-032-000	018-049-032-000		275.83	(0.01)	275.82
018-049-035-000	018-049-035-000		298.05	(0.01)	298.04
018-049-039-000	018-049-039-000		73.31	(0.01)	73.30
018-049-041-000	018-049-041-000		127.07	(0.01)	127.06
018-049-042-000	018-049-042-000		477.15	(0.01)	477.14
018-049-043-000	018-049-043-000		141.73	(0.01)	141.72
018-049-044-000	018-049-044-000		108.76	0.00	108.76
018-049-048-000	018-049-048-000		93.02	0.00	93.02
018-049-049-000	018-049-049-000		124.41	(0.01)	124.40
018-049-050-000	018-049-050-000		87.62	0.00	87.62
018-049-051-000	018-049-051-000		75.55	(0.01)	75.54
018-049-052-000	018-049-052-000		383.42	0.00	383.42
018-049-057-000	018-049-057-000		96.27	(0.01)	96.26
018-049-058-000	018-049-058-000		123.87	(0.01)	123.86
018-049-059-000	018-049-059-000		71.21	(0.01)	71.20
018-049-060-000	018-049-060-000		57.03	(0.01)	57.02
018-049-061-000	018-049-061-000		32.04	0.00	32.04
018-049-062-000	018-049-062-000		19.55	(0.01)	19.54
018-049-063-000	018-049-063-000		19.55	(0.01)	19.54
018-049-064-000	018-049-064-000		19.55	(0.01)	19.54
018-049-065-000	018-049-065-000		119.50	0.00	119.50
018-049-066-000	018-049-066-000		707.96	0.00	707.96
018-049-067-000	018-049-067-000		174.24	0.00	174.24
018-051-004-000	018-051-004-000		56.59	(0.01)	56.58
018-051-005-000	018-051-005-000		56.59	(0.01)	56.58

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City of Hughson

Central Hughson BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-051-006-000	018-051-006-000		39.79	(0.01)	39.78
018-051-007-000	018-051-007-000		39.79	(0.01)	39.78
018-051-008-000	018-051-008-000		39.79	(0.01)	39.78
018-051-009-000	018-051-009-000		39.79	(0.01)	39.78
018-051-010-000	018-051-010-000		139.36	0.00	139.36
018-051-011-000	018-051-011-000		183.52	0.00	183.52
018-051-012-000	018-051-012-000		64.35	(0.01)	64.34
018-051-013-000	018-051-013-000		64.35	(0.01)	64.34
018-051-014-000	018-051-014-000		64.35	(0.01)	64.34
018-051-015-000	018-051-015-000		64.35	(0.01)	64.34
018-051-017-000	018-051-017-000		316.35	(0.01)	316.34
018-051-018-000	018-051-018-000		69.52	0.00	69.52
018-051-019-000	018-051-019-000		64.35	(0.01)	64.34
018-051-020-000	018-051-020-000		86.75	(0.01)	86.74
018-051-021-000	018-051-021-000		64.35	(0.01)	64.34
018-051-022-000	018-051-022-000		69.73	(0.01)	69.72
018-051-023-000	018-051-023-000		73.31	(0.01)	73.30
018-051-024-000	018-051-024-000		75.10	0.00	75.10
018-051-025-000	018-051-025-000		76.00	0.00	76.00
018-051-026-000	018-051-026-000		86.75	(0.01)	86.74
018-051-029-000	018-051-029-000		90.90	0.00	90.90
018-051-030-000	018-051-030-000		67.41	(0.01)	67.40
018-051-031-000	018-051-031-000		80.48	0.00	80.48
018-051-032-000	018-051-032-000		86.75	(0.01)	86.74
018-051-033-000	018-051-033-000		64.35	(0.01)	64.34
018-051-034-000	018-051-034-000		359.90	0.00	359.90
018-051-035-000	018-051-035-000		316.27	(0.01)	316.26
018-051-036-000	018-051-036-000		67.58	0.00	67.58
018-051-037-000	018-051-037-000		74.21	(0.01)	74.20
018-051-038-000	018-051-038-000		73.31	(0.01)	73.30
018-051-039-000	018-051-039-000		73.31	(0.01)	73.30
018-051-040-000	018-051-040-000		88.54	0.00	88.54
018-051-041-000	018-051-041-000		69.73	(0.01)	69.72
018-051-046-000	018-051-046-000		45.70	0.00	45.70
018-051-047-000	018-051-047-000		55.93	(0.01)	55.92
018-051-048-000	018-051-048-000		58.45	(0.01)	58.44
018-051-049-000	018-051-049-000		67.74	0.00	67.74
018-051-052-000	018-051-052-000		52.93	(0.01)	52.92
018-051-053-000	018-051-053-000		213.86	0.00	213.86
018-051-056-000	018-051-056-000		64.35	(0.01)	64.34
018-051-057-000	018-051-057-000		64.35	(0.01)	64.34
018-051-060-000	018-051-060-000		339.02	0.00	339.02
018-051-062-000	018-051-062-000		90.90	0.00	90.90
018-051-067-000	018-051-067-000		65.03	(0.01)	65.02
018-051-069-000	018-051-069-000		24.03	(0.01)	24.02

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City of Hughson

Central Hughson BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-051-070-000	018-051-070-000		133.35	(0.01)	133.34
018-051-071-000	018-051-071-000		89.44	0.00	89.44
018-051-072-000	018-051-072-000		1,235.10	0.00	1,235.10
018-051-073-000	018-051-073-000		64.35	(0.01)	64.34
018-051-074-000	018-051-074-000		94.38	0.00	94.38
018-051-075-000	018-051-075-000		60.30	0.00	60.30
018-051-076-000	018-051-076-000		60.30	0.00	60.30
018-051-077-000	018-051-077-000		51.17	(0.01)	51.16
018-051-078-000	018-051-078-000		55.30	0.00	55.30
018-059-001-000	018-059-001-000		336.98	0.00	336.98
018-059-002-000	018-059-002-000		39.79	(0.01)	39.78
018-059-003-000	018-059-003-000		39.79	(0.01)	39.78
018-059-004-000	018-059-004-000		39.79	(0.01)	39.78
018-059-005-000	018-059-005-000		39.79	(0.01)	39.78
018-059-006-000	018-059-006-000		39.79	(0.01)	39.78
018-059-007-000	018-059-007-000		39.79	(0.01)	39.78
018-059-008-000	018-059-008-000		39.79	(0.01)	39.78
018-059-009-000	018-059-009-000		39.79	(0.01)	39.78
018-059-010-000	018-059-010-000		39.79	(0.01)	39.78
018-059-011-000	018-059-011-000		44.17	(0.01)	44.16
018-059-012-000	018-059-012-000		62.28	0.00	62.28
018-059-013-000	018-059-013-000		64.35	(0.01)	64.34
018-059-022-000	018-059-022-000		135.23	(0.01)	135.22
018-059-023-000	018-059-023-000		50.35	(0.01)	50.34
018-059-024-000	018-059-024-000		78.35	(0.01)	78.34
018-059-025-000	018-059-025-000		158.61	(0.01)	158.60
018-059-026-000	018-059-026-000		1,106.89	(0.01)	1,106.88
018-059-027-000	018-059-027-000		445.11	(0.01)	445.10
018-059-028-000	018-059-028-000		90.11	(0.01)	90.10
018-059-029-000	018-059-029-000		92.58	0.00	92.58
018-072-001-000	018-072-001-000		60.62	0.00	60.62
018-072-002-000	018-072-002-000		49.23	(0.01)	49.22
018-072-003-000	018-072-003-000		71.07	(0.01)	71.06
018-072-004-000	018-072-004-000		71.07	(0.01)	71.06
018-072-005-000	018-072-005-000		35.40	0.00	35.40
018-072-006-000	018-072-006-000		67.11	(0.01)	67.10
018-072-007-000	018-072-007-000		67.11	(0.01)	67.10
018-072-008-000	018-072-008-000		67.11	(0.01)	67.10
018-072-009-000	018-072-009-000		67.11	(0.01)	67.10
018-072-010-000	018-072-010-000		67.11	(0.01)	67.10
018-072-011-000	018-072-011-000		67.11	(0.01)	67.10
018-072-012-000	018-072-012-000		335.79	(0.01)	335.78
018-072-013-000	018-072-013-000		115.27	(0.01)	115.26
018-072-014-000	018-072-014-000		63.14	0.00	63.14
018-072-015-000	018-072-015-000		63.14	0.00	63.14

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City of Hughson

Central Hughson BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-072-016-000	018-072-016-000		63.14	0.00	63.14
018-072-017-000	018-072-017-000		63.14	0.00	63.14
018-072-018-000	018-072-018-000		252.48	0.00	252.48
018-072-019-000	018-072-019-000		125.80	0.00	125.80
018-072-020-000	018-072-020-000		115.20	0.00	115.20
018-072-021-000	018-072-021-000		115.20	0.00	115.20
018-072-022-000	018-072-022-000		115.20	0.00	115.20
018-072-023-000	018-072-023-000		115.20	0.00	115.20
018-072-024-000	018-072-024-000		115.20	0.00	115.20
018-072-025-000	018-072-025-000		115.20	0.00	115.20
018-072-026-000	018-072-026-000		115.20	0.00	115.20
018-072-027-000	018-072-027-000		115.20	0.00	115.20
018-072-028-000	018-072-028-000		115.20	0.00	115.20
018-072-029-000	018-072-029-000		115.20	0.00	115.20
018-072-030-000	018-072-030-000		67.41	(0.01)	67.40
018-072-031-000	018-072-031-000		67.41	(0.01)	67.40
018-072-032-000	018-072-032-000		67.41	(0.01)	67.40
018-072-033-000	018-072-033-000		67.41	(0.01)	67.40
018-072-034-000	018-072-034-000		67.41	(0.01)	67.40
018-072-035-000	018-072-035-000		67.42	0.00	67.42
018-072-037-000	018-072-037-000		65.91	(0.01)	65.90
018-072-038-000	018-072-038-000		154.76	0.00	154.76
018-072-039-000	018-072-039-000		77.05	(0.01)	77.04
018-072-040-000	018-072-040-000		67.41	(0.01)	67.40
018-072-041-000	018-072-041-000		67.82	0.00	67.82
018-072-042-000	018-072-042-000		67.41	(0.01)	67.40
018-072-043-000	018-072-043-000		67.41	(0.01)	67.40
018-072-044-000	018-072-044-000		67.44	0.00	67.44
018-072-045-000	018-072-045-000		67.72	0.00	67.72
018-072-046-000	018-072-046-000		67.41	(0.01)	67.40
018-072-047-000	018-072-047-000		68.52	0.00	68.52
018-072-048-000	018-072-048-000		67.41	(0.01)	67.40
018-072-049-000	018-072-049-000		67.46	0.00	67.46
018-073-001-000	018-073-001-000		67.56	0.00	67.56
018-073-002-000	018-073-002-000		67.77	(0.01)	67.76
018-073-003-000	018-073-003-000		68.38	0.00	68.38
018-073-004-000	018-073-004-000		68.47	(0.01)	68.46
018-073-005-000	018-073-005-000		67.78	0.00	67.78
018-073-006-000	018-073-006-000		67.45	(0.01)	67.44
018-073-007-000	018-073-007-000		67.41	(0.01)	67.40
018-073-008-000	018-073-008-000		592.92	0.00	592.92
018-073-009-000	018-073-009-000		155.11	(0.01)	155.10
018-073-010-000	018-073-010-000		79.76	0.00	79.76
018-073-011-000	018-073-011-000		75.91	(0.01)	75.90
018-073-012-000	018-073-012-000		66.87	(0.01)	66.86

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City of Hughson

Central Hughson BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-073-013-000	018-073-013-000		65.99	(0.01)	65.98
018-073-014-000	018-073-014-000		65.99	(0.01)	65.98
018-073-015-000	018-073-015-000		312.90	0.00	312.90
018-073-017-000	018-073-017-000		62.32	0.00	62.32
018-073-018-000	018-073-018-000		64.35	(0.01)	64.34
018-073-019-000	018-073-019-000		65.99	(0.01)	65.98
018-073-020-000	018-073-020-000		65.99	(0.01)	65.98
018-073-021-000	018-073-021-000		65.99	(0.01)	65.98
018-073-022-000	018-073-022-000		65.99	(0.01)	65.98
018-073-023-000	018-073-023-000		65.99	(0.01)	65.98
018-073-024-000	018-073-024-000		65.99	(0.01)	65.98
018-073-025-000	018-073-025-000		115.20	0.00	115.20
018-073-026-000	018-073-026-000		115.20	0.00	115.20
018-073-027-000	018-073-027-000		115.20	0.00	115.20
018-073-028-000	018-073-028-000		115.20	0.00	115.20
018-073-029-000	018-073-029-000		115.20	0.00	115.20
018-073-030-000	018-073-030-000		115.20	0.00	115.20
018-073-031-000	018-073-031-000		115.20	0.00	115.20
018-073-032-000	018-073-032-000		115.20	0.00	115.20
018-073-033-000	018-073-033-000		115.20	0.00	115.20
018-073-034-000	018-073-034-000		115.86	0.00	115.86
018-073-035-000	018-073-035-000		118.68	0.00	118.68
018-073-036-000	018-073-036-000		129.11	(0.01)	129.10
018-073-037-000	018-073-037-000		399.62	0.00	399.62
018-073-038-000	018-073-038-000		571.66	0.00	571.66
018-073-039-000	018-073-039-000		105.66	0.00	105.66
018-073-040-000	018-073-040-000		61.72	0.00	61.72
018-073-041-000	018-073-041-000		61.72	0.00	61.72
208 Accounts			**$28,345.42**	**$(1.18)**	**$28,344.24**

City of Hughson

Feathers Glen BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-090-003-000	018-090-003-000		$186.46	$186.46
018-090-004-000	018-090-004-000		186.46	186.46
018-090-005-000	018-090-005-000		186.46	186.46
018-090-006-000	018-090-006-000		186.46	186.46
018-090-007-000	018-090-007-000		186.46	186.46
018-090-008-000	018-090-008-000		186.46	186.46
018-090-009-000	018-090-009-000		186.46	186.46
018-090-010-000	018-090-010-000		186.46	186.46
018-090-011-000	018-090-011-000		186.46	186.46
018-090-012-000	018-090-012-000		186.46	186.46
018-090-013-000	018-090-013-000		186.46	186.46
018-090-014-000	018-090-014-000		186.46	186.46
018-090-015-000	018-090-015-000		186.46	186.46
018-090-016-000	018-090-016-000		186.46	186.46
018-090-017-000	018-090-017-000		186.46	186.46
018-090-018-000	018-090-018-000		186.46	186.46
018-090-019-000	018-090-019-000		186.46	186.46
018-090-020-000	018-090-020-000		186.46	186.46
018-090-021-000	018-090-021-000		186.46	186.46
018-090-022-000	018-090-022-000		186.46	186.46
018-090-023-000	018-090-023-000		186.46	186.46
018-090-024-000	018-090-024-000		186.46	186.46
018-090-025-000	018-090-025-000		186.46	186.46
018-090-026-000	018-090-026-000		186.46	186.46
018-090-027-000	018-090-027-000		186.46	186.46
018-090-028-000	018-090-028-000		186.46	186.46
018-090-029-000	018-090-029-000		186.46	186.46
018-090-030-000	018-090-030-000		186.46	186.46
018-090-031-000	018-090-031-000		186.46	186.46
018-090-032-000	018-090-032-000		186.46	186.46
018-090-033-000	018-090-033-000		186.46	186.46
018-090-034-000	018-090-034-000		186.46	186.46
018-090-035-000	018-090-035-000		186.46	186.46
018-090-036-000	018-090-036-000		186.46	186.46
018-090-037-000	018-090-037-000		186.46	186.46
018-090-038-000	018-090-038-000		186.46	186.46
018-090-039-000	018-090-039-000		186.46	186.46
018-090-040-000	018-090-040-000		186.46	186.46
018-090-041-000	018-090-041-000		186.46	186.46
018-090-042-000	018-090-042-000		186.46	186.46
018-090-043-000	018-090-043-000		186.46	186.46
018-090-044-000	018-090-044-000		186.46	186.46
42 Accounts			**$7,831.32**	**$7,831.32**

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City of Hughson

Fontana Ranch North BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-091-001-000	018-091-001-000		$196.42	$196.42
018-091-002-000	018-091-002-000		196.42	196.42
018-091-003-000	018-091-003-000		196.42	196.42
018-091-004-000	018-091-004-000		196.42	196.42
018-091-005-000	018-091-005-000		196.42	196.42
018-091-006-000	018-091-006-000		196.42	196.42
018-091-007-000	018-091-007-000		196.42	196.42
018-091-008-000	018-091-008-000		196.42	196.42
018-091-009-000	018-091-009-000		196.42	196.42
018-091-010-000	018-091-010-000		196.42	196.42
018-091-011-000	018-091-011-000		196.42	196.42
018-091-012-000	018-091-012-000		196.42	196.42
018-091-013-000	018-091-013-000		196.42	196.42
018-091-014-000	018-091-014-000		196.42	196.42
018-091-015-000	018-091-015-000		196.42	196.42
018-091-016-000	018-091-016-000		196.42	196.42
018-091-017-000	018-091-017-000		196.42	196.42
018-091-018-000	018-091-018-000		196.42	196.42
018-091-019-000	018-091-019-000		196.42	196.42
018-091-020-000	018-091-020-000		196.42	196.42
018-091-021-000	018-091-021-000		196.42	196.42
018-091-022-000	018-091-022-000		196.42	196.42
018-091-023-000	018-091-023-000		196.42	196.42
018-091-024-000	018-091-024-000		196.42	196.42
018-091-025-000	018-091-025-000		196.42	196.42
018-091-026-000	018-091-026-000		196.42	196.42
018-091-027-000	018-091-027-000		196.42	196.42
018-091-028-000	018-091-028-000		196.42	196.42
018-091-029-000	018-091-029-000		196.42	196.42
018-091-030-000	018-091-030-000		196.42	196.42
018-091-031-000	018-091-031-000		196.42	196.42
018-091-032-000	018-091-032-000		196.42	196.42
018-091-033-000	018-091-033-000		196.42	196.42
018-091-034-000	018-091-034-000		196.42	196.42
018-091-035-000	018-091-035-000		196.42	196.42
018-091-036-000	018-091-036-000		196.42	196.42
018-091-037-000	018-091-037-000		196.42	196.42
018-091-038-000	018-091-038-000		196.42	196.42
018-091-039-000	018-091-039-000		196.42	196.42
018-091-040-000	018-091-040-000		196.42	196.42
018-091-041-000	018-091-041-000		392.84	392.84
018-092-001-000	018-092-001-000		196.42	196.42
018-092-002-000	018-092-002-000		196.42	196.42
018-092-003-000	018-092-003-000		196.42	196.42
018-092-004-000	018-092-004-000		196.42	196.42

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City of Hughson

Fontana Ranch North BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-092-005-000	018-092-005-000		196.42	196.42
018-092-006-000	018-092-006-000		196.42	196.42
018-092-007-000	018-092-007-000		196.42	196.42
018-092-008-000	018-092-008-000		196.42	196.42
018-092-009-000	018-092-009-000		196.42	196.42
018-092-010-000	018-092-010-000		196.42	196.42
018-092-011-000	018-092-011-000		196.42	196.42
018-092-012-000	018-092-012-000		196.42	196.42
018-092-013-000	018-092-013-000		196.42	196.42
018-092-014-000	018-092-014-000		196.42	196.42
018-092-015-000	018-092-015-000		196.42	196.42
018-092-016-000	018-092-016-000		196.42	196.42
018-092-017-000	018-092-017-000		196.42	196.42
018-092-018-000	018-092-018-000		196.42	196.42
018-092-019-000	018-092-019-000		196.42	196.42
018-092-020-000	018-092-020-000		196.42	196.42
018-092-021-000	018-092-021-000		196.42	196.42
018-092-022-000	018-092-022-000		196.42	196.42
018-092-023-000	018-092-023-000		196.42	196.42
018-092-024-000	018-092-024-000		196.42	196.42
018-092-025-000	018-092-025-000		196.42	196.42
018-092-026-000	018-092-026-000		196.42	196.42
018-092-027-000	018-092-027-000		196.42	196.42
018-092-028-000	018-092-028-000		196.42	196.42
018-092-029-000	018-092-029-000		196.42	196.42
018-092-030-000	018-092-030-000		196.42	196.42
018-092-031-000	018-092-031-000		196.42	196.42
018-092-032-000	018-092-032-000		196.42	196.42
018-092-033-000	018-092-033-000		196.42	196.42
018-092-034-000	018-092-034-000		196.42	196.42
018-092-035-000	018-092-035-000		196.42	196.42
018-092-036-000	018-092-036-000		196.42	196.42
018-092-037-000	018-092-037-000		196.42	196.42
018-092-040-000	018-092-040-000		196.42	196.42
018-092-041-000	018-092-041-000		196.42	196.42
018-092-042-000	018-092-042-000		196.42	196.42
018-092-043-000	018-092-043-000		196.42	196.42
018-092-044-000	018-092-044-000		196.42	196.42
018-092-045-000	018-092-045-000		196.42	196.42
018-092-046-000	018-092-046-000		196.42	196.42
018-092-047-000	018-092-047-000		196.42	196.42
018-092-048-000	018-092-048-000		196.42	196.42
018-092-049-000	018-092-049-000		196.42	196.42
018-092-050-000	018-092-050-000		196.42	196.42
018-092-051-000	018-092-051-000		196.42	196.42

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City of Hughson

Fontana Ranch North BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
90 Accounts			$17,874.22	$17,874.22

City of Hughson

Fontana Ranch South BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-001-000	018-093-001-000		$159.60	$159.60
018-093-002-000	018-093-002-000		159.60	159.60
018-093-003-000	018-093-003-000		159.60	159.60
018-093-004-000	018-093-004-000		159.60	159.60
018-093-005-000	018-093-005-000		159.60	159.60
018-093-006-000	018-093-006-000		159.60	159.60
018-093-007-000	018-093-007-000		159.60	159.60
018-093-008-000	018-093-008-000		159.60	159.60
018-093-009-000	018-093-009-000		159.60	159.60
018-093-010-000	018-093-010-000		159.60	159.60
018-093-011-000	018-093-011-000		159.60	159.60
018-093-012-000	018-093-012-000		159.60	159.60
018-093-013-000	018-093-013-000		159.60	159.60
018-093-014-000	018-093-014-000		159.60	159.60
018-093-015-000	018-093-015-000		159.60	159.60
018-093-016-000	018-093-016-000		159.60	159.60
018-093-017-000	018-093-017-000		159.60	159.60
018-093-018-000	018-093-018-000		159.60	159.60
018-093-019-000	018-093-019-000		159.60	159.60
018-093-020-000	018-093-020-000		159.60	159.60
018-093-021-000	018-093-021-000		159.60	159.60
018-093-022-000	018-093-022-000		159.60	159.60
018-093-023-000	018-093-023-000		159.60	159.60
018-093-024-000	018-093-024-000		159.60	159.60
018-093-025-000	018-093-025-000		159.60	159.60
018-093-026-000	018-093-026-000		159.60	159.60
018-093-027-000	018-093-027-000		159.60	159.60
018-093-028-000	018-093-028-000		159.60	159.60
018-093-029-000	018-093-029-000		159.60	159.60
018-093-030-000	018-093-030-000		159.60	159.60
018-093-031-000	018-093-031-000		159.60	159.60
018-093-032-000	018-093-032-000		159.60	159.60
018-093-033-000	018-093-033-000		159.60	159.60
018-093-034-000	018-093-034-000		159.60	159.60
018-093-035-000	018-093-035-000		159.60	159.60
018-093-036-000	018-093-036-000		159.60	159.60
018-093-037-000	018-093-037-000		159.60	159.60
018-093-038-000	018-093-038-000		159.60	159.60
018-093-039-000	018-093-039-000		159.60	159.60
018-093-040-000	018-093-040-000		159.60	159.60
018-093-041-000	018-093-041-000		159.60	159.60
018-093-042-000	018-093-042-000		159.60	159.60
018-093-043-000	018-093-043-000		159.60	159.60
018-093-044-000	018-093-044-000		159.60	159.60
018-093-045-000	018-093-045-000		159.60	159.60

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City of Hughson

Fontana Ranch South BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-046-000	018-093-046-000		159.60	159.60
018-093-047-000	018-093-047-000		159.60	159.60
018-093-048-000	018-093-048-000		159.60	159.60
018-093-049-000	018-093-049-000		159.60	159.60
018-093-050-000	018-093-050-000		159.60	159.60
018-093-051-000	018-093-051-000		159.60	159.60
018-093-052-000	018-093-052-000		159.60	159.60
018-093-053-000	018-093-053-000		159.60	159.60
018-093-054-000	018-093-054-000		159.60	159.60
018-093-055-000	018-093-055-000		159.60	159.60
018-093-056-000	018-093-056-000		159.60	159.60
56 Accounts			**$8,937.60**	**$8,937.60**

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City of Hughson

Sterling Glen III BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-003-000	018-089-003-000		$103.43	$(0.01)	$103.42
018-089-004-000	018-089-004-000		82.75	(0.01)	82.74
018-089-005-000	018-089-005-000		82.75	(0.01)	82.74
018-089-011-000	018-089-011-000		137.92	0.00	137.92
018-089-013-000	018-089-013-000		137.92	0.00	137.92
018-089-014-000	018-089-014-000		137.92	0.00	137.92
018-089-015-000	018-089-015-000		137.92	0.00	137.92
018-089-016-000	018-089-016-000		137.92	0.00	137.92
018-089-017-000	018-089-017-000		137.92	0.00	137.92
018-089-018-000	018-089-018-000		137.92	0.00	137.92
018-089-019-000	018-089-019-000		137.92	0.00	137.92
018-089-020-000	018-089-020-000		137.92	0.00	137.92
018-089-021-000	018-089-021-000		137.92	0.00	137.92
018-089-022-000	018-089-022-000		137.92	0.00	137.92
018-089-023-000	018-089-023-000		137.92	0.00	137.92
018-089-024-000	018-089-024-000		137.92	0.00	137.92
018-089-025-000	018-089-025-000		137.92	0.00	137.92
018-089-026-000	018-089-026-000		137.92	0.00	137.92
018-089-027-000	018-089-027-000		137.92	0.00	137.92
018-089-028-000	018-089-028-000		137.92	0.00	137.92
018-089-030-000	018-089-030-000		137.92	0.00	137.92
018-089-031-000	018-089-031-000		137.92	0.00	137.92
018-089-032-000	018-089-032-000		137.92	0.00	137.92
018-089-033-000	018-089-033-000		137.92	0.00	137.92
018-089-034-000	018-089-034-000		137.92	0.00	137.92
018-089-035-000	018-089-035-000		137.92	0.00	137.92
018-089-036-000	018-089-036-000		137.92	0.00	137.92
018-089-037-000	018-089-037-000		137.92	0.00	137.92
018-089-038-000	018-089-038-000		137.92	0.00	137.92
018-089-039-000	018-089-039-000		137.92	0.00	137.92
018-089-040-000	018-089-040-000		137.92	0.00	137.92
018-089-041-000	018-089-041-000		137.92	0.00	137.92
018-089-042-000	018-089-042-000		137.92	0.00	137.92
018-089-043-000	018-089-043-000		137.92	0.00	137.92
018-089-044-000	018-089-044-000		137.92	0.00	137.92
018-089-045-000	018-089-045-000		137.92	0.00	137.92
018-089-046-000	018-089-046-000		137.92	0.00	137.92
018-089-047-000	018-089-047-000		137.92	0.00	137.92
018-089-048-000	018-089-048-000		137.92	0.00	137.92
018-089-049-000	018-089-049-000		137.92	0.00	137.92
018-089-050-000	018-089-050-000		137.92	0.00	137.92
018-089-051-000	018-089-051-000		137.92	0.00	137.92
018-089-052-000	018-089-052-000		137.92	0.00	137.92
018-089-053-000	018-089-053-000		137.92	0.00	137.92
018-089-054-000	018-089-054-000		137.92	0.00	137.92

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City of Hughson

Sterling Glen III BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-055-000	018-089-055-000		137.92	0.00	137.92
018-089-056-000	018-089-056-000		137.92	0.00	137.92
018-089-057-000	018-089-057-000		137.92	0.00	137.92
018-089-058-000	018-089-058-000		137.92	0.00	137.92
018-089-059-000	018-089-059-000		137.92	0.00	137.92
018-089-060-000	018-089-060-000		137.92	0.00	137.92
018-089-061-000	018-089-061-000		137.92	0.00	137.92
018-089-062-000	018-089-062-000		137.92	0.00	137.92
018-089-063-000	018-089-063-000		137.92	0.00	137.92
018-089-064-000	018-089-064-000		137.92	0.00	137.92
018-089-065-000	018-089-065-000		137.92	0.00	137.92
018-089-066-000	018-089-066-000		137.92	0.00	137.92
018-089-067-000	018-089-067-000		137.92	0.00	137.92
018-089-068-000	018-089-068-000		137.92	0.00	137.92
018-089-069-000	018-089-069-000		137.92	0.00	137.92
018-089-070-000	018-089-070-000		137.92	0.00	137.92
018-089-071-000	018-089-071-000		137.92	0.00	137.92
018-089-072-000	018-089-072-000		137.92	0.00	137.92
018-089-073-000	018-089-073-000		137.92	0.00	137.92
018-089-074-000	018-089-074-000		137.92	0.00	137.92
018-089-075-000	018-089-075-000		137.92	0.00	137.92
018-089-076-000	018-089-076-000		137.92	0.00	137.92
018-089-077-000	018-089-077-000		137.92	0.00	137.92
018-089-078-000	018-089-078-000		137.92	0.00	137.92
018-089-079-000	018-089-079-000		137.92	0.00	137.92
018-089-080-000	018-089-080-000		137.92	0.00	137.92
018-089-081-000	018-089-081-000		137.92	0.00	137.92
018-089-082-000	018-089-082-000		137.92	0.00	137.92
018-089-083-000	018-089-083-000		137.92	0.00	137.92
018-089-085-000	018-089-085-000		52.87	(0.01)	52.86
018-089-086-000	018-089-086-000		68.96	0.00	68.96
018-089-087-000	018-089-087-000		137.92	0.00	137.92
018-089-088-000	018-089-088-000		137.92	0.00	137.92
78 Accounts			**$10,458.92**	**$(0.04)**	**$10,458.88**

CITY OF HUGHSON AGENDA ITEM NO. 5.1
SECTION 5: PUBLIC HEARING

Meeting Date: **July 22, 2013**
Subject: **Public Hearing to Consider a Rate Increase Request for Refuse, Recyclables, Yard Waste and Transportation Service from Waste Management, Inc.**
Presented By: **Raul L. Mendez, City Manager**

Approved By: _____

Background:

On May 31, 2013, the City of Hughson received a letter from Waste Management Inc, requesting that it consider a rate increase in Fiscal Year 2013-2014 for refuse, recycling, yard waste, and transportation services. The rate increase includes a Consumer Price Index (CPI) rate adjustment and fuel costs. The CPI is based on the San Francisco-Oakland-San Jose area (not seasonally adjusted). The City's Franchise Agreement with Waste Management allows the provider the opportunity to make an annual presentation to the City Council to discuss the proposed rates and the reasoning behind the requested rate increases.

As discussed in their request, Waste Management is proposing a total rate adjustment of 2.639% to account for the increase to the Consumer Price Index (CPI) of 2.45% and the increase to fuel costs of 0.189%.

At the June 24 meeting, Waste Management made a presentation to the City Council, asking for the Council to consider the rate increase requested. Council discussed the rate increase and asked that some additional information be researched by Waste Management and provided at the public hearing, in order for Council to make their decision. The additional information requested included information about current discounted rates and a comparison of the Hughson rates with those in Stanislaus County and in Waterford (another service area for Waste Management)

Fiscal Impact:

The current rates and the new rates are within this Staff Report labeled Attachment "A". The revenue generated and collected from Fiscal Years 2009-2010 through 2012-2013 are as follows:

July 2009- June 2010	$ 363,267.78
July 2010- June 2011	$ 363,258.77

July 2011- June 2012	$ 374,169.72
July 2012- December 2012	$ 196,479.54 (6 months)
January 2013- June 2013	Not available

Monthly Garbage Billing Breakdowns

The chart below is a breakdown of the residential community, the number of customers, and the total amount billed for the sizes of carts described. The last column has added the requested rate increase of 2.639%.

DESCRIPTION	***# OF CUSTOMERS***	***AMOUNT***	***2.64% Increase***
RESIDENTIAL(15) 64 MOBILE HOMES	*1*	$ 285.45	$ 7.54
DUPLEX 2 @ R1	*1*	$ 20.16	$ 0.53
DUPLEX 2 @ R2	*6*	$ 252.30	$ 6.66
(2) 96 GAL & (6) 64 GAL	*1*	$ 193.99	$ 5.12
MANLEY APARTMENTS	*1*	$ 171.27	$ 4.52
RESIDENTIAL SPECIAL RATE 35 GAL	*19*	$ 191.52	$ 5.06
64 GAL	*1177*	$ 24,870.01	$ 656.57
96 GAL	*139*	$ 4,675.96	$ 123.45
35 GAL	*240*	$ 4,476.00	$ 118.17
RESIDENTIAL 96 GAL & 64 GAL	*1*	$ 52.29	$ 1.38
(2) 64 GAL CAN	*3*	$ 126.15	$ 3.33
SR RATE 35 GAL	*61*	$ 1,022.36	$ 26.99
SR RATE 64 GAL	*110*	$ 2,092.20	$ 55.23
SR RATE 96 GAL	*6*	$ 181.68	$ 4.80
TOTAL	***1766***	**$ 38,611.34**	**$ 1,019.34**
			$ 39,630.68

The additional monthly increase of the amount collected would be $1,019.34 per month, totaling an additional $12,232.08 per year. The City bills for residential garbage only. Waste Management bills commercial garbage directly. The City continues to receive 8% of the Franchise Fees annually.

Staff Recommendation:

Consider Resolution No. 2013-23, adopting an updated Rate schedule for Refuse, Recyclables, Yard Waste and Transportation Service from Waste Management, Inc.

ATTACHMENT "A"

WASTE MANAGEMENT

Winton Disposal
730 Industry Way
Atwater, CA 95301
(209) 358-1145
(209) 358-5382 Fax

May 31, 2013

Mr. Mike Harden
Interim City Manager
City of Hughson
P.O. Box 9
Hughson, CA 95326

RE: ANNUAL RATE INCREASE REQUEST FOR REFUSE, RECYCLABLES, YARD WASTE, AND TRANSPORTATION SERVICES.

Dear Mr. Harden,

Waste Management does hereby respectfully request a rate increase for refuse, recycling, yard waste, and transportation services, pursuant to the terms of our existing Agreement.

Paragraph 25 (a) and (b) of the Agreement between the City of Hughson and Waste Management states that the rates established shall be reviewed annually during the month of June, and if appropriate, adjusted effective July 1...In it's determination of any appropriate rate adjustments the City Council may consider, but not be limited to the change in the Consumer Price Index (CPI) and/or any other indices deemed appropriate for the past twelve (12) months, and/or any extraordinary increases of decreases in cost of equipment, insurance, fuel, federal, state and/or local government taxes, fee assessments, or other special costs.

The CPI rate adjustment that we are requesting for 2013-2014 is 2.639%. This adjustment is for CPI of 2.45% and fuel cost of 0.189%.

Attached for your review, please find the CPI index, fuel cost and all 2013-2014 Rate Schedules.

I would like the opportunity to meet with you to review our request. I can be reached at (209) 358-1145 office or (209) 495-7412 cell.

Sincerely,

Julie Hernandez

Julie Hernandez
District Manager
Enclosures

CC: Alex Oseguera, Area Vice President and Manager
Thomas A. Sanchez, Area Director of Business Development

CITY OF HUGHSON

MULTI-CART CURBSIDE REFUSE RATES

EFFECTIVE ~~JULY~~ SEPT 1, 2013 THROUGH JUNE 30, 2014

5/15/2013

	FUEL	CPI%
	0.189%	2.45%

STANDARD SERVICE	Current Rates Effective 11/01/2011	Fuel	CPI $	New Rates Effective ~~07/01/2013~~ 09/01/2013
1. 35 GALLON WASTE CART 1X PER WEEK				
1 Waste Cart	$18.65	$0.04	$0.46	$19.15
2 Waste Carts	$37.18	$0.07	$0.91	$38.16
3 Waste Carts	$56.89	$0.11	$1.39	$58.39
2. 64 GALLON WASTE CART 1X PER WEEK				
1 Waste Cart	$21.13	$0.04	$0.52	$21.69
2 Waste Carts	$42.05	$0.08	$1.03	$43.16
3 Waste Carts	$63.43	$0.12	$1.55	$65.10
3. 96 GALLON WASTE CART 1X PER WEEK				
1 Waste Cart	$33.64	$0.06	$0.82	$34.52
2 Waste Carts	$67.13	$0.13	$1.64	$68.90
3 Waste Carts	$100.12	$0.19	$2.45	$102.76
4. INITIAL AND ADDITIONAL 64 GALLON RECYCLING CARTS				
First and Second Recycling Cart				
Third and Each Additional Cart	$11.91	$0.02	$0.29	$12.22
5. INITIAL AND ADDITIONAL 96 GALLON YARD AND GARDEN CARTS				
First, Second and Third Yard and Garden Cart				
Fourth and Each Additional Yard and Garden C	$11.91	$0.02	$0.29	$12.22
PHYSICALLY IMPAIRED / SENIOR RATES ***				
1. 35 GALLON WASTE CART 1X PER WEEK				
35 Gallon Service as of 09/21/01 - Grandfather	$10.08	$0.02	$0.25	$10.35
1 Waste Cart	$16.76	$0.03	$0.41	$17.20
2 Waste Carts	$33.46	$0.06	$0.82	$34.34
3 Waste Carts	$51.21	$0.10	$1.25	$52.56
2. 64 GALLON WASTE CART 1X PER WEEK				
1 Waste Cart	$19.02	$0.04	$0.47	$19.53
2 Waste Carts	$37.84	$0.07	$0.93	$38.84
3 Waste Carts	$57.09	$0.11	$1.40	$58.60
3. 96 GALLON WASTE CART 1X PER WEEK				
1 Waste Cart	$30.28	$0.06	$0.74	$31.08
2 Waste Carts	$60.41	$0.11	$1.48	$62.00
3 Waste Carts	$90.60	$0.17	$2.22	$92.99
4. INITIAL AND ADDITIONAL 64 GALLON RECYCLING CARTS				
First and Second Recycling Cart				
Third and Each Additional Cart	$10.72	$0.02	$0.26	$11.00
5. INITIAL AND ADDITIONAL 96 GALLON YARD AND GARDEN CARTS				
First, Second and Third Yard and Garden Cart				
Fourth and Each Additional Yard and Garden C	$10.72	$0.02	$0.26	$11.00
ADDITIONAL CHARGES				
1. ACTIVATION FEE				
Residential, new customers	$15.59	$0.00	$0.38	$15.97

***** Any customer who achieves this status, or becomes a new customer at this status, will be entitled to a**

CITY OF HUGHSON

CONTAINER RATES

EFFECTIVE ~~JULY~~ SEPT 1, 2013 THROUGH JUNE 30, 2014

5/15/2013

FUEL	CPI%
0.189%	2.45%

# OF CONTAINERS	Effective 11/01/2011 Per Month	Fuel	CPI$	New Rates Effective ~~07/01/2013~~ 9/1/2013 Per Month
2 Cu. Yd Bin				
1x a week	$98.58	$0.19	$2.42	$101.19
2x a week	$179.51	$0.34	$4.40	$184.25
3x a week	$260.67	$0.49	$6.39	$267.55
4x a week	$342.42	$0.65	$8.39	$351.46
5x a week	$422.28	$0.80	$10.35	$433.43
3 Cu. Yd Bin				
1x a week	$140.65	$0.27	$3.45	$144.37
2x a week	$262.95	$0.50	$6.44	$269.89
3x a week	$383.43	$0.72	$9.39	$393.54
4x a week	$472.85	$0.89	$11.58	$485.32
5x a week	$629.00	$1.19	$15.41	$645.60
4 Cu. Yd Bin				
1x a week	$194.49	$0.37	$4.77	$199.63
2x a week	$346.42	$0.65	$8.49	$355.56
3x a week	$506.15	$0.96	$12.40	$519.51
4x a week	$603.16	$1.14	$14.78	$619.08
5x a week	$835.75	$1.58	$20.48	$857.81
6 Cu. Yd Bin				
1x a week	$293.08	$0.55	$7.18	$300.81
2x a week	$562.09	$1.06	$13.77	$576.92

ADDITIONAL CHARGES

ACTIVATION FEE

Commercial, new customers	$26.55	$0.00	$0.65	$27.20

WASTE MANAGEMENT

CITY OF HUGHSON

20 TO 40 CUBIC YARD BOXES

EFFECTIVE ~~JULY~~ SEPT 1, 2013 THROUGH JUNE 30, 2014

5/15/2013

PERMANENT HIGH FREQUENCY ROLL-OFF RATES	Current Rate Effective 11/01/2011	FUEL 0.189% 2013 Fuel	CPI% 2.45% 2013 CPI$	New Rtae Effective ~~7/1/2013~~ 9/1/2013
1. 20 yard drop box	$120.58	$0.23	$2.95	$123.76
2. 26/27 yard drop box	$120.58	$0.23	$2.95	$123.76
3. 30 yard drop box	$167.13	$0.32	$4.09	$171.54
4. 40 yard drop box	$167.13	$0.32	$4.09	$171.54
Dump Fee charged to customer				
ADDITIONAL CHARGES				
1. Per day charge after 21 days inactivity	$10.39	$0.00	$0.25	$10.64

CITY OF HUGHSON
RATE ADJUSTMENT FACTOR CALCULATION - 2013

5/15/2013

Index Point Change		
Current Year CPI	Feb-13	242.677
Minus Prior Year CPI	Feb-12	236.880
Equals Index Point Change		5.797

Percent Change	
Index Point Change	5.797
Divided by Prior Year CPI	2.45%

Consumer Price Index - All Urban Consumers

Series Id: CUURA422SA0,CUUSA422SA0

Not Seasonally Adjusted

Area: San Francisco-Oakland-San Jose, CA

Item: All items

Base Period:

.xls

.xls

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2002		191.3		193		193.2		193.5		194.3		193.2	193	192.3	193.7
2003		197.7		197.3		196.3		196.3		196.3		195.3	196.4	196.8	196.1
2004		198.1		198.3		199		198.7		200.3		199.5	198.8	198.2	199.5
2005		201.2		202.5		201.2		203		205.9		203.4	202.7	201.5	203.9
2006		207.1		208.9		209.1		210.7		211		210.4	209.2	207.9	210.6
2007		213.688		215.842		216.123		216.24		217.949		218.485	216.048	214.736	217.361
2008		219.612		222.074		225.181		225.411		225.824		218.528	222.767	221.73	223.804
2009		222.166		223.854		225.692		225.801		226.051		224.239	224.395	223.305	225.484
2010		226.145		227.697		228.11		227.954		228.107		227.658	227.469	226.994	227.944
2011		229.981		234.121		233.646		234.608		235.331		234.327	233.39	232.082	234.698
2012		236.88		238.985		239.806		241.17		242.834		239.533	239.65	238.099	241.201
2013		242.677													

CITY OF HUGHSON
EXTRAORDINARY COST ADJUSTMENT CALCULATION

	2013 Fuel Calculation	
	YE June 2011 Fuel Expense	$62,084.00
~~	Fuel 2/2013	$4.33
~~	Fuel 2/2012	$4.25
	Difference	$0.07
	% Increase	1.74%
	Estimated 2013 Fuel Expense Increase	$1,080.26
**	07/11-06/12 Revenue for City of Hughson	$558,747.00
	CPI for 2013	2.45%
	Estimated Revenue	$ 572,436
	% Needed	**0.189%**

California No 2 Diesel Retail Sales by All Sellers (Dollars per Gallon)

WASTE MANAGEMENT

ıdler.ashx?n=pet&s=emd_epd2d_pte_sca_dpg&f=m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1995							$1.27	$1.27	$1.29	$1.31	$1.31	$1.32
1996	$1.32	$1.28	$1.28	$1.53	$1.62	$1.53	$1.47	$1.44	$1.47	$1.49	$1.47	$1.43
1997	$1.43	$1.51	$1.48	$1.49	$1.38	$1.30	$1.27	$1.34	$1.36	$1.35	$1.39	$1.34
1998	$1.29	$1.23	$1.17	$1.22	$1.22	$1.16	$1.16	$1.16	$1.17	$1.17	$1.17	$1.12
1999	$1.11	$1.10	$1.24	$1.40	$1.31	$1.39	$1.42	$1.47	$1.40	$1.39	$1.47	$1.45
2000	$1.51	$1.54	$1.63	$1.57	$1.52	$1.51	$1.58	$1.71	$1.94	$1.90	$1.88	$1.82
2001	$1.66	$1.62	$1.59	$1.61	$1.61	$1.61	$1.56	$1.51	$1.65	$1.48	$1.38	$1.27
2002	$1.27	$1.29	$1.39	$1.44	$1.41	$1.43	$1.43	$1.48	$1.60	$1.56	$1.53	$1.52
2003	$1.58	$1.73	$1.82	$1.65	$1.54	$1.58	$1.64	$1.73	$1.66	$1.62	$1.64	$1.68
2004	$1.68	$1.81	$1.90	$2.17	$2.28	$2.06	$2.10	$2.13	$2.16	$2.36	$2.35	$2.14
2005	$2.06	$2.24	$2.46	$2.59	$2.45	$2.47	$2.58	$2.95	$3.13	$3.16	$2.67	$2.50
2006	$2.63	$2.70	$2.74	$2.93	$3.22	$3.19	$3.10	$3.19	$3.05	$2.72	$2.68	$2.91
2007	$2.80	$2.89	$2.89	$2.99	$2.96	$3.02	$3.12	$3.05	$3.02	$3.27	$3.61	$3.48
2008	$3.42	$3.49	$4.01	$4.27	$4.67	$4.97	$4.97	$4.54	$4.09	$3.57	$2.83	$2.35
2009	$2.30	$2.26	$2.14	$2.34	$2.35	$2.70	$2.73	$2.85	$2.84	$2.86	$2.96	$2.91
2010	$3.00	$2.94	$3.06	$3.21	$3.21	$3.10	$3.12	$3.16	$3.14	$3.21	$3.31	$3.41
2011	$3.56	$3.80	$4.19	$4.40	$4.36	$4.21	$4.11	$4.01	$4.06	$4.06	$4.25	$4.10
2012	$4.10	$4.25	$4.47	$4.42	$4.32	$4.03	$3.92	$4.24	$4.46	$4.38	$4.17	$4.08
2013	$4.08	$4.33	$4.25	$4.13								

CITY OF HUGHSON AGENDA ITEM NO. 6.1
SECTION 6: NEW BUSINESS

Meeting Date: **July 22, 2013**
Subject: **Discussion Regarding the Current Water System and Water Rate Structure**
Enclosures: **1. Five Year Water Enterprise Budget Projections (two)**
2. Tables 3 and 5 from the Adopted Metered Water Rate Study
Presented By: **Thom Clark, Community Development Director**

Approved By: _____

Background and Overview:

The City Council has recently requested information regarding possible savings that can be realized in the Water Enterprise Fund with the implementation of the Non-potable Water System Improvements. As you know, these improvements have been slated for construction this fiscal year with the adoption of the draft budget.

Non-Potable Water System Improvements

The proposed Non-potable Water System Improvements have changed from its earliest iteration. The original intent was to connect together a number of non-complying water wells (for drinking) into a single system that would be used for turf and landscaping only. While this original system concept is still valid and should be an ultimate goal, City staff has come up with a more cost-effective way to use the non-complying wells for turf irrigation. Currently, the City's non-complying wells, and wells that are anticipated to become non-complying over time, are in close proximity to all the major turf areas. The newer design for the system is to use non-complying wells as single sources of irrigation water to the big turf areas. This design method is not only less expensive because all the connecting pipes have been eliminated, but also will not require as much trenching of streets as a connecting system would require. Eventually, the systems should be connected into a single system but for now, this phase of construction is the most economic and will create operational efficiencies in the short-term.

Well No. 3 is located at Starn Park and is currently a compliant drinking water well. Because it is relatively shallow (under 300 feet in depth), staff anticipates that surface contaminants such as nitrates will ultimately cause this well to become

non-compliant. This well has the capacity to irrigate Starn Park today without any pumping into the drinking water system.

Well No. 5 is located on Tully Road in the northwest corner of the truss company's parking lot. Well No. 5 exceeds the Maximum Contaminant Level (MCL) for arsenic but it was placed in emergency standby mode mainly for its Dibromochloropropane (DBCP) contamination. It also tests very high in nitrates. For all intents and purposes, this well is off-line. It can however be used in case of an emergency.

Well No. 7 is located on 7th Street just north of Fox Road. This well was lost to nitrate contamination in 2011. This well is slated to be connected to the turf areas at Ross Middle School and LeBright Fields.

Well No. 6 is located on Locust Street nestled into the Samaritan Village campus. This well is currently one of the City's production wells, even though it does not meet the MCL for arsenic. Even though this well is non-compliant, the City is still able to use it for drinking water on a temporary basis but ultimately it will be taken off-line and used solely for turf irrigation. It is anticipated that this well will also be used for irrigation at Samaritan Village in addition to its current duty of supplying water to the high school athletic fields.

Well No. 6 Use Agreement with Hughson Unified School District

When the District began to move forward with the expansion of their athletic fields, they proposed to sink an agricultural-style water well on the property to irrigate the new turf area. The City negotiated an agreement with the District to supply water from the City water system instead. One of the ways to make this proposal attractive to the District was to offer water rates discounted by 50%. Recognizing a good deal, the District then expanded their non-potable system to cover their existing turf areas at the ball fields. This is a one-time stand-alone agreement that covers only the high school turf areas.

Affect of the Non-potable Water System on Water Rates

Operationally, the cost to run and maintain a water well in a non-potable system is very nearly the same as operating a well in a potable drinking water system. The one area of savings is that the non-potable system does not need chlorination. Chlorine is not an expensive chemical so the savings are negligible.

Where the big savings are with the Non-potable Water System is in avoidance of new infrastructure. By taking the turf areas off of the drinking water system, the City will be reducing the water system's demand by more than one (1) equivalent municipal water well. CDPH (California Department of Public Health) makes water purveyors to calculate the demand of their water system with the largest source off-line. With the current population and resultant water usage, the City has the demand of a single water well in the winter and two water wells in the summer. Therefore, three water wells are needed to meet CDPH demand standards at this time.

The City currently has four production wells in use in our system: Well No. 8 (with an arsenic treatment facility), Well No. 6 (over the MCL for arsenic), Well No. 4 (also over the MCL for arsenic), and Well No. 3. All are shallow wells that could be lost to nitrate contamination at any time or would require repair if equipment breaks. Well No. 3 has been off-line for about a month with a broken shaft and casing (cost to repair is estimated at $30,000). This reinforces the need for more wells than the minimum required to meet the demand and for backup use if the need should arise. At any given time, it is not uncommon to have only three of the four production wells in working condition. There have been instances in the last couple of years when only two wells were on-line. For this reason, City staff has been reluctant to take Well No. 6 completely off-line and use it exclusively for the sports fields.

The cost of drilling a new water well and installing an arsenic treatment facility on it is estimated at approximately $3.5 million. Avoiding this large capital expense through increased operational efficiencies within the City's current system helps mitigate the need for significant increases within the current rate structure that are ultimately passed on to rate payers..

Well No. 7 Replacement Project

Per City Council approval on May 28, 2013, the City of Hughson has made application to the State Revolving Loan Fund to replace Well No. 7 which was lost to nitrate contamination. The replacement well will be Well No. 9 in the City's system. The application was made to keep on schedule with the City's Compliance Order from CDPH, which basically requires an arsenic compliant water system by July, 2015. (City staff was successful in receiving an extension from the original compliance date deadline of 2012).

This project is more than replacing one municipal well, however. To have a completely compliant water system, the application included a component to fund two more wells to compliment Well No. 8: Well No. 9 and a revamped Well No. 5.

The City has Well No. 5 on Tully Road very near the proposed site for the new Well No. 9. The proposal for Well No. 5 is to re-drill a new shaft down to deep aquifers, like Well No. 9, then pipe that water to the Well No. 9 site and treat it for arsenic.

This project may be scaled down before entering into a contract with the State of California for revolving loan funds. If it is scaled back, the City would just eliminate the work on Well No. 5. It may be possible to scale back the project if the City can complete the Non-potable Water System Improvements and petition CDPH to recalculate water systems' maximum demand. The current maximum demand figure used by CDPH is based on a day in 2006 prior to installing water meters. CDPH is aware that the City's system demand has dropped since installing water meters but has not amended our maximum demand number.

The opportunity to save millions of dollars in capital costs by leveraging the reduced demand from the Non-potable Water System is the City's highest priority to ensure adequate infrastructure is in place. Educating the public and others

ratepayers like the school district on the savings that will be realized by avoiding the construction of a new municipal well and treatment facility should be a focus of our efforts. Providing reduced water rates like what was approved on a one-time basis for the school district is not in the best interest of the entire system with necessary improvements pending and limited funding available.

Fiscal Impact:

Attached to this report are two spreadsheets titled Five Year Budget Projection. One is subtitled City of Hughson Well 9 and Well 5 and the other is subtitled City of Hughson Well 9 only. The capital costs for both projects are shown under the heading 2016 on line 24 ($6.6 million and $3.8 million, respectively). The net loss or gain for each year under both projects is shown on line 41. The beginning 2014 revenue and expenditure numbers are from this year's budget. Line 41 looks pretty good until you add the debt service for the loan from the new project in 2016, and then it begins going negative in 2017.

Also, attached is Table 3 and 5 from the adopted Metered Water Rate Study. These spreadsheets show anticipated revenue and expenditures from 2007. Comparing the projections with actual budget numbers five years later shows some interesting trends.

From either version of the Five Year Budget Projection worksheets, compare the 2014 budgeted expenditures against the last column of projections in the rate study tables (Note: Fiscal Year 2009/10 is missing from Table 3). The rate study tables project Fiscal Year 2011/12 expenditures of $1,487,500. This compares to the actual budget numbers on the spreadsheet for 2014 (Fiscal Year 2013/14) of $1,225,485. There is $262,000 less in expenditures than anticipated. This is a good indicator that the City is managing the Water Enterprise more economically than expected.

However, there are two major differences in this comparison. Table 3 of the rate study has no debt service component factored in (debt service is $213,028 as shown on line 26 of the spreadsheet) and the spreadsheet numbers have $0 set aside for Capital Expenses. The $0 set aside for Capital Expenses is due to the negative fund balance in the Enterprise Fund and the deliberate decision to correct the operating funds' fiscal position before investing in infrastructure improvements.

As mentioned, the City's water system currently has a Notice of Violation from the State of California which requires us to rid the system of arsenic by July 2015. To do that, new infrastructure is needed in the water system. The cost of that infrastructure to the rate payers is shown for two different scenarios on the attached spreadsheets – one for a 2-well project and one for a single municipal well with arsenic treatment. Both scenarios require more revenue than the current water rate structure can provide.

The growth assumptions built into the spreadsheets are fairly conservative. They are based on actual new home construction at this time. However, staff has noticed a pronounced uptick in development interests for residential construction and anticipates that at least two and possibly three new subdivisions will be under

construction within the next year or two. This will reduce the impact of new rates for existing rate payers.

The following is a summary of the work in progress and key factors to consider in order to bring the water system in compliance with CDPH requirements by July, 2015.

- Staff has applied for an infrastructure loan from the State Revolving Loan Fund to provide one or two new municipal wells with arsenic treatment facilities.
- Either project will require an increase in water rates.
- Growth could ease the impact of a rate increase.
- The more economical of the two projects relies on CDPH formally recognizing the City's reduced demand following completion of the Non-potable Water System.
- The need to work closely with the Hughson Unified School District (and Samaritan Village to a lesser degree) to complete the Non-potable Water System.
- The savings from avoidance of another municipal well with arsenic treatment will be a system-wide benefit, but it will require the schools to use non-potable water for their turf irrigation.

Staff Recommendation:

Discuss condition of current water system and water rate structure.

FIVE YEAR BUDGET PROJECTION (Small Community Water System)

INSTRUCTIONS: Yellow-shaded cells are for data entry; all other cells are locked except line item descriptions which can be changed if needed. Years 2 through 5 will be compounded automatically by the inflation factor in Cell G6.

System Name: City of Hughson Well 9 and Well 5

Inflation Factor (%): 1.8

System ID Number: 5010008

LINE		EXPENSES AND SOURCE OF FUNDS	2014	2015	2016	2017	2018
1		**OPERATIONS AND MAINTENANCE (O&M) EXPENSES**					
2		Salaries and Benefits	333,639.00	339,477.68	345,418.54	351,463.37	357,613.98
3		Supplies, Services, Repairs	493,336.00	501,969.38	510,753.84	519,692.04	528,786.65
4				0.00	0.00	0.00	0.00
5				0.00	0.00	0.00	0.00
6				0.00	0.00	0.00	0.00
7				0.00	0.00	0.00	0.00
8				0.00	0.00	0.00	0.00
9				0.00	0.00	0.00	0.00
10				0.00	0.00	0.00	0.00
11				0.00	0.00	0.00	0.00
12				0.00	0.00	0.00	0.00
13		Additional O&M for New Project	0.00	0.00	0.00	2,000.00	2,035.00
14		**Total O&M Expenses:**	826,975.00	841,447.06	856,172.39	873,155.40	888,435.62
16		**GENERAL AND ADMINISTRATIVE EXPENSES**					
17		Engineering and Professional Services		0.00	0.00	0.00	0.00
18		Depreciation and Amortization	185,482.00	188,727.94	192,030.67	195,391.21	198,810.56
19		Insurance		0.00	0.00	0.00	0.00
20		Existing Contribution to CIP (From CIP J48)	0.00	0.00	0.00	0.00	0.00
21		O&M Reserve	0.00	0.00	0.00	0.00	0.00
22		Other Reserves	0.00	0.00	0.00	0.00	0.00
23		Miscellaneous	0.00	0.00	0.00	0.00	0.00
24	**	New Funding Project Costs	0.00	0.00	6,607,210.00	0.00	0.00
25		Additional New Project Contribution to CIP (From CIP J59)	0.00	0.00	0.00	220,240.33	220,240.33
26	**	Debt Service	213,028.00	213,028.00	213,028.00	608,864.48	608,864.48
27		**Total General and Administrative Expenses:**	398,510.00	401,755.94	7,012,268.67	1,024,496.02	1,027,915.37
28		**TOTAL EXPENSES (Line 14+ Line 27):**	1,225,485.00	1,243,203.00	7,868,441.06	1,897,651.42	1,916,350.99
30		**REVENUES RECEIVED**					
31		Cash Revenues (Water Rates)	1,314,840.00	1,343,280.50	1,372,341.43	1,402,036.42	1,432,379.41
32	**	Depreciation Reserves					
33	**	Fees and Services					
34	**	Hookup Charges					
35	**	Withdrawal from CIP or Other Reserves					
36	**	Other Fund Sources: Interest, Etc.					
37	**	Grants					
38	**	SRF Loan		0.00	6,607,210.00	0.00	0.00
39	**	Business Loans		0.00	0.00	0.00	0.00
40		**TOTAL REVENUE (Lines 31 through 39):**	1,314,840.00	1,343,280.50	7,979,551.43	1,402,036.42	1,432,379.41
41		**NET LOSS OR GAIN:**	89,355.00	100,077.50	111,110.37	-495,615.00	-483,971.58

Report Prepared by (Name and Title): _____ Date: _____

(** Inflation factor not applied to future year projections)

	2014	2015	2016	2017	2018
Number of Customers:	2490	2540	2695	2745	2800
Average Monthly Revenue Needed Per Customer:	41.01	40.79	39.00	57.61	57.03

(total expenses ÷ # of customers ÷ 12)

FIVE YEAR BUDGET PROJECTION (Small Community Water System)

INSTRUCTIONS: Yellow-shaded cells are for data entry; all other cells are locked except line item descriptions which can be changed if needed. Years 2 through 5 will be compounded automatically by the inflation factor in Cell G6.

System Name: City of Hughson Well 9 Only

Inflation Factor (%): 1.8

System ID Number: 5010008

LINE		EXPENSES AND SOURCE OF FUNDS	2014	2015	2016	2017	2018
1		**OPERATIONS AND MAINTENANCE (O&M) EXPENSES**					
2		Salaries and Benefits	333,639.00	339,477.68	345,418.54	351,463.37	357,613.98
3		Supplies, Services, Repairs	493,336.00	501,969.38	510,753.84	519,692.04	528,786.65
4				0.00	0.00	0.00	0.00
5				0.00	0.00	0.00	0.00
6				0.00	0.00	0.00	0.00
7				0.00	0.00	0.00	0.00
8				0.00	0.00	0.00	0.00
9				0.00	0.00	0.00	0.00
10				0.00	0.00	0.00	0.00
11				0.00	0.00	0.00	0.00
12				0.00	0.00	0.00	0.00
13		Additional O&M for New Project	0.00	0.00	0.00	2,000.00	2,035.00
14		**Total O&M Expenses:**	826,975.00	841,447.06	856,172.39	873,155.40	888,435.62
16		**GENERAL AND ADMINISTRATIVE EXPENSES**					
17		Engineering and Professional Services		0.00	0.00	0.00	0.00
18		Depreciation and Amortization	185,482.00	188,727.94	192,030.67	195,391.21	198,810.56
19		Insurance		0.00	0.00	0.00	0.00
20		Existing Contribution to CIP (From CIP J48)	0.00	0.00	0.00	0.00	0.00
21		O&M Reserve	0.00	0.00	0.00	0.00	0.00
22		Other Reserves	0.00	0.00	0.00	0.00	0.00
23		Miscellaneous	0.00	0.00	0.00	0.00	0.00
24	**	New Funding Project Costs	0.00	0.00	3,768,400.00	0.00	0.00
25		Additional New Project Contribution to CIP (From CIP J59)	0.00	0.00	0.00	125,613.33	125,613.33
26	**	Debt Service	213,028.00	213,028.00	213,028.00	438,792.00	438,792.00
27		**Total General and Administrative Expenses:**	398,510.00	401,755.94	4,173,458.67	759,796.55	763,215.89
28		**TOTAL EXPENSES (Line 14+ Line 27):**	1,225,485.00	1,243,203.00	5,029,631.06	1,632,951.95	1,651,651.52
30		**REVENUES RECEIVED**					
31		Cash Revenues (Water Rates)	1,314,840.00	1,343,280.50	1,372,341.43	1,402,036.42	1,432,379.41
32	**	Depreciation Reserves					
33	**	Fees and Services					
34	**	Hookup Charges					
35	**	Withdrawal from CIP or Other Reserves					
36	**	Other Fund Sources: Interest, Etc.					
37	**	Grants					
38	**	SRF Loan		0.00	3,768,400.00	0.00	0.00
39	**	Business Loans		0.00	0.00	0.00	0.00
40		**TOTAL REVENUE (Lines 31 through 39):**	1,314,840.00	1,343,280.50	5,140,741.43	1,402,036.42	1,432,379.41
41		**NET LOSS OR GAIN:**	89,355.00	100,077.50	111,110.37	-230,915.53	-219,272.10

Report Prepared by (Name and Title): _____ Date: _____

(** Inflation factor not applied to future year projections)

	2014	2015	2016	2017	2018
Number of Customers:	2490	2540	2695	2745	2800
Average Monthly Revenue Needed Per Customer:	41.01	40.79	39.00	49.57	49.16

(total expenses ÷ # of customers ÷ 12)

BWA developed a projection of the five-year revenue requirement for the water utility. Using audits, the current budget, and feedback from City staff, BWA first projected operating expenses, equipment purchases, and contribution to the fixed asset replacement fund (to fund repair and rehab of existing fixed assets) over the next five years. The current estimate operating revenue requirement is approximately $877,000 per year. BWA estimates that this amount will grow at close to 5% per year over the next five years. This increase is driven mostly by the high cost of capital equipment and the cost of recruitment of new personnel to the City.

To this amount, BWA then added capital expenditures from the Water System Master Plan that are allocated to existing users. Total capital expenditures over the next five years are estimated at $15.9 million. Approximately 24% of those improvements are allocated to existing users and rates.

For the purposes of determining the revenue requirement, BWA has assumed that only 50% of the improvements outlined in the WSMP for the next five years will be constructed. This assumption is based on reduced new home starts in the City over the last two years, resulting in lower than expected project spending.

Table 3 details the calculation of the revenue requirement.

Table 3
City of Hughson
Water Enterprise - Operating Revenue Requirement

	Budget	Projected				
	2006/07	2007/08	2008/09	2010/11	2011/12	2012/12
Operating expenses						
Salaries and benefits	377,770	397,000	417,000	438,000	460,000	483,000
Maintenance and operations	347,455	358,000	369,000	380,000	391,000	403,000
Equipment (1)	62,500	66,000	69,000	72,000	76,000	80,000
Transfer to fixed asset fund (Fund 82)	89,500	92,000	95,000	98,000	101,000	104,000
Total operating expenditures	877,225	913,000	950,000	988,000	1,028,000	1,070,000
Capital expenses (2)						
New water tank	970,000	0	0	0	0	0
Other major capital	450,000	0	0	0	0	0
Water system master plan						
Small diameter pipeline replacement	0	77,000	77,000	77,000	77,000	77,000
Existing system improvements	0	137,000	137,000	137,000	137,000	137,000
Future supply and storage	0	172,000	172,000	172,000	172,000	172,000
Miscellaneous improvements	0	31,500	31,500	31,500	31,500	31,500
Total capital expenses	1,420,000	417,500	417,500	417,500	417,500	417,500
Total operating revenue requirement	**877,225**	**1,330,500**	**1,367,500**	**1,405,500**	**1,445,500**	**1,487,500**

Operating expense cost escalators	
Salaries and benefits	5.0%
Maintenance and operations	3.0%
Equipment	5.0%

(1) Minor capital and vehicles only; does not include major capital or water system master plan projects
(2) Existing users/rate payers portion only; assumes 25% allocation to existing

Table 5
City of Hughson
Water Revenue Model

	Current	2007/08	2008/09	2009/10	2010/11	2011/12
Estimated water enterprise revenue requirement (1)	$877,225	$1,330,500	$1,367,500	$1,405,500	$1,445,500	$1,487,500
Customer count (equivalent)	2,285	2,350	2,420	2,490	2,560	2,640
Total water sold (assumes 10% water loss) (2)	553,802,400	508,391,000	518,559,000	528,930,000	539,509,000	550,299,000
Fixed charge (for 3/4" meter)	38.65	36.20	32.50	29.72	26.40	23.75
Metered water rate (per thousand gallons)	0.00	0.25	0.50	0.75	1.00	1.37
Source of revenues						
Fixed charges	1,059,783	1,020,840	943,800	888,034	811,008	752,400
Metered water sales	0	127,000	259,000	397,000	540,000	754,000
Total operating revenues	1,059,783	1,147,840	1,202,800	1,285,034	1,351,008	1,506,400
Net operating revenue	$182,558	($182,660)	($164,700)	($120,466)	($94,492)	$18,900
% of revenues from fixed charges	100.0%	88.9%	78.5%	69.1%	60.0%	49.9%
% of revenues from water sales	0.0%	11.1%	21.5%	30.9%	40.0%	50.1%

(1) See Table 3
(2) See Table 4; assumes 10% drop in water consumption after meter installation then 2% growth in water use annually

CITY OF HUGHSON AGENDA ITEM NO. 6.2
SECTION 6: NEW BUSINESS

Meeting Date: **July 22, 2013**
Subject: **Discussion Regarding the Stanislaus County Groundwater Mining and Export Prevention Ordinance**
Presented By: **Raul L. Mendez, City Manager**

Approved By: _____

Background:

On April 3, 2009, the Stanislaus County Agricultural Advisory Board was charged with exploring groundwater protection options for Stanislaus County. Specifically, the evaluation and analysis was spurred by an incident in the Westside of the County where groundwater was being exported outside of Stanislaus County for use. The Stanislaus County Agricultural Advisory Board, comprised of appointed members representing the five Supervisorial Districts and various segments of the agricultural industry, formed a subcommittee to complete the task of drafting an ordinance to protect local groundwater sources by benchmarking policies and ordinances already in place in other parts of the State of California. The court tested ordinances from Tehema and Yolo counties were used as the template for the development of a draft ordinance. A draft ordinance that had been discussed and vetted with local water stakeholder groups such as municipalities, irrigation districts and others was forwarded to the Stanislaus County Chief Executive Office by the Agricultural Advisory Board in 2010 for consideration. The Chief Executive Office forwarded the draft ordinance to County Counsel for review and evaluation. The draft ordinance remained with County Counsel until necessary resources could be allocated to have the work of the Agricultural Advisory Board advanced.

In early 2012, an outside legal water expert was brought on board by the Office of County Counsel to take the work of the Agricultural Advisory Board on the ordinance and fine tune it to make it more complete. At, or around the same time, the Modesto Irrigation District was contemplating the sale of surface water to the City and County of San Francisco. The draft ordinance was revised by Stanislaus County to incorporate the exportation of surface water, when substituted by groundwater, into the proposed draft language. Cities, irrigation districts and others contested the additional regulation as excessive to requirements already in place at the State level. Additionally, the County's expertise in the area of water

management was also questioned since its participation in the area of water policy has historically been limited.

Citing some of the concerns expressed by local water stakeholder groups, Stanislaus County began the process of attempting to address some of these issues before proceeding forward with the draft ordinance for formal consideration by the Board of Supervisors. In early 2013, per Board direction, Stanislaus County approved a schedule and process that would openly allow for additional input and comment by the water community on the draft ordinance. The tentative schedule that was developed to help facilitate this process by the County is included as Attachment A. The Stanislaus County Chief Executive Office facilitated a small workgroup made up of representatives from the City of Modesto, Modesto Irrigation District, Turlock Irrigation District, Agricultural Advisory Board, Stanislaus Farm Bureau and Central California Irrigation District to work on a draft ordinance that could be more widely supported in the County. A water expert from California Water Institute of the California State University, Fresno was also brought in to provide an objective facilitator for this process and practical experience given his work in other counties in the State of California on this same issue.

In the last few months, Stanislaus County has worked with the small workgroup to restructure the draft ordinance. The draft ordinance in conceptual form was approved by the Stanislaus County Agricultural Advisory Board on July 1, 2013. The provisions of the draft ordinance were shared with local City Managers on July 13, 2013. A Water Summit is scheduled for July 24, 2013, where the draft ordinance will be discussed and further vetted. The Stanislaus County Chief Executive Office has indicated that this outreach is being conducted to solicit input from local stakeholders to the current draft (dated July 11, 2013) of the ordinance included as Attachment B. After final input is received and considered, the Stanislaus County Chief Executive Office anticipates bringing forward the draft groundwater mining and export prevention ordinance to the Board of Supervisors for consideration and approval in September, 2013.

In summary, the draft ordinance includes, but is not limited to, the following key provisions.

Findings:

- *The protection of the health, welfare, and safety of residents of the County require that the groundwater resources of Stanislaus County be protected from adverse impacts resulting from the specific acts of mining groundwater resources within the County and the export of water outside of the County.*

- *Groundwater is an essential resource for continued agricultural production within the County which production includes, but is not limited to, field crops, nut and fruit crops, vegetable crops, seed crops, poultry and livestock and products which significantly contribute to the gross value of the total agricultural production of the County.*

- *Groundwater is an essential resource for municipal, industrial, and domestic uses within the County.*

Prohibition:

Except as otherwise provided, the following actions are prohibited:

- *The mining of groundwater resources within the unincorporated areas of the County of Stanislaus.*

- *The export of water outside of the County.*

Exemptions:

Groundwater extractions associated with the following management practices are exempt from the prohibition against mining of groundwater resources, and the prohibition against export of water.

- *Water resources management practices of public water agencies that have jurisdictional authority within the County that are in compliance with and included in groundwater management plans adopted by that agency in accordance with applicable State law and regulations.*

- *De-watering of shallow water tables where the net benefits of the removal of subsurface water substantially outweighs the loss of water because of damage of the high water table reasonably may cause to agriculture, industry, commerce and other property uses.*

- *Reasonable use of groundwater resources to supplement or replace surface water released for other legitimate purposes.*

- *Conservation of water in compliance with applicable State law that authorizes public water agencies to transfer water outside its usual place of use.*

- *Recharge of groundwater in locations in the County that are capable of improving groundwater conditions in order to meet total water demands of beneficial uses.*

- *Remediation of contaminated groundwater that is pumped and treated to remove contaminants that are in violation of standards for beneficial uses.*

- *Groundwater extraction and export that reasonably supports agricultural operations on property outside of the County that is contiguous with property within the County and is under common ownership.*

- *Export of water from a private water source that is bottled in compliance with a Private Water Source Operation License issued by the State.*

- *Domestic water wells delivering 100 gallons per minute or less to uses and property under the same ownership where the well is located.*

- *Groundwater mining and export of water done in compliance with a permit issued by the Stanislaus County Department of Environmental Resources.*

Implementation and Penalty for Violation:

The Stanislaus County Department of Environmental Resources will have primary responsibility (investigation and enforcement) for implementation. A permit is required unless otherwise exempted by this ordinance. Compliance will be determined based on technical reports submitted to the Department of Environmental Resources.

Any person violating any provisions of the ordinance will be guilty of a misdemeanor and upon conviction be punished as set forth by the Stanislaus County Code. The violation may be abated as set forth by the Stanislaus County Code, including, but not limited to, abatement or issuance of administrative citations.

Fiscal Impact:

If approved, implementation of the Stanislaus County Groundwater Mining and Export Prevention Ordinance will be the responsibility of Stanislaus County and specifically the Department of Environmental Resources. It is anticipated that the Department of Environmental Resources will require expert staffing in the field of water management and regulation. It is anticipated that entities not exempt from the ordinance and requesting a permit for compliance will cover any administrative costs incurred by the County and any costs related to the preparation of the technical reports required for submission. Administrative procedures and protocols are still being developed by the County and thus associated costs are currently unknown.

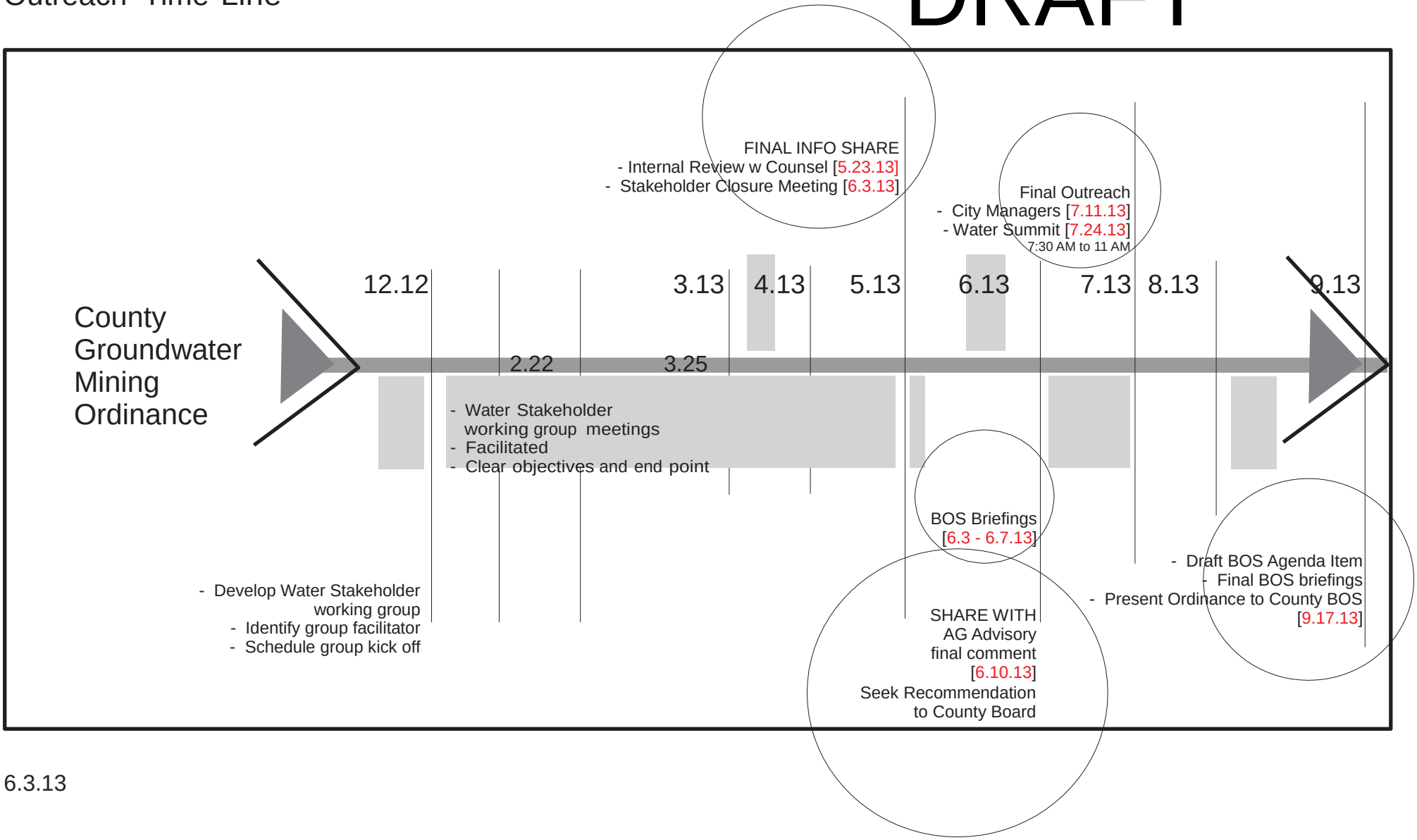
Staff Recommendation:

Discuss the Stanislaus County Groundwater Mining and Export Prevention Ordinance.

ATTACHMENT A

GROUNDWATER/SURFACE WATER Ordinance Development Outreach Time Line

DRAFT



6.3.13

ORDINANCE NO. C.S. _____

AN ORDINANCE REGULATING GROUNDWATER RESOURCES WITHIN THE COUNTY OF STANISLAUS

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA ORDAINS AS FOLLOWS:

Section 1. Chapter 9.37 of the Stanislaus County Code is added to read as follows:

9.37.010 Title

The ordinance codified in this Chapter may be cited as the "Groundwater Mining and Export Prevention Ordinance of Stanislaus County."

9.37.020 Findings

The Stanislaus County Board of Supervisors hereby finds:

1. The protection of the health, welfare, and safety of the residents of the County require that the groundwater resources of Stanislaus County be protected from adverse impacts resulting from the specific acts of mining groundwater resources within the County and the export of water outside of the County; and

2. Groundwater is an essential resource for continued agricultural production within the County which production includes, but is not limited to, field crops, nut and fruit crops, vegetable crops, seed crops, poultry and livestock and products which significantly contribute to the gross value of the total agricultural production of the County; and

3. Groundwater is an essential resource for municipal, industrial and domestic uses within the County; and

4. The mining of groundwater resources from within the County and the export of water outside of the County could each have adverse environmental impacts on the County, including but not limited to; increased groundwater overdraft, land subsidence, uncontrolled movement of inferior quality groundwater, the lowering of groundwater levels, increased groundwater degradation; and

5. The mining of groundwater resources from within the County and the export of water outside of the County could each have adverse economic impacts on the County, including but not limited to, loss of arable land, a decline in property values, increased pumping costs due to the lowering of

groundwater levels, increased groundwater quality treatment costs, replacement of wells due to declining groundwater levels, replacement of damaged wells, conveyance infrastructure, roads, bridges and other appurtenances, structures or facilities due to land subsidence; and

6. California Constitution, Article X, Section 2, as well as Water Code section 100 prohibit the waste, unreasonable use, unreasonable method of use, and unreasonable method of diversion of water. The County finds that the mining of groundwater and the export of water outside of the County are unsustainable uses of groundwater and are not reasonable or beneficial uses to the citizens of Stanislaus County and, therefore, the mining of groundwater and the export of water from the County are inconsistent with the California Constitution and the California Water Code.

9.37.030 Definitions

The following words and phrases shall have the following meanings when used in this Chapter:

1. "County" means the County of Stanislaus.

2. "Board" means the Board of Supervisors of Stanislaus County.

3. "Person" means and includes natural persons, corporations, firms, partnerships, joint stock companies, associations and other organizations of persons, and public entities.

4. "Groundwater" means all water beneath the surface of the earth within the zone of saturation, but does not include water which flows in known and definite subsurface channels.

5. "Public water agency" means any local public agency, mutual water company, or non-profit tax-exempt unincorporated association within, or partially within, Stanislaus County that has authority to undertake water-related activities.

6. "Mining" means the extraction of groundwater beyond the quantity warranted, necessary, or as may be customary for reasonable and beneficial uses within the County.

7. "Export" means the act of conveying groundwater, or surface water substituted with groundwater, out of the County.

9.37.040 Prohibition

Except as otherwise provided in this Chapter, the following actions are prohibited:

A. The mining of groundwater resources within the unincorporated areas of the County of Stanislaus.

B. The export of water outside of the County.

9.37.050 Exemptions

Groundwater extractions associated with the following water management practices are exempt from the prohibition against mining of groundwater resources, and the prohibition against export of water under this Chapter.

1. Water resources management practices of public water agencies that have jurisdictional authority within the County that are in compliance with and included in groundwater management plans adopted by that agency in accordance with applicable State law and regulations, including but not limited to the California Groundwater Management Act (Water Code sections 10750 et seq.).

2. De-watering of shallow water tables where the net benefits of the removal of subsurface water substantially outweighs the loss of water because of damage the high water table reasonably may cause to agriculture, industry, commerce and other property uses. The groundwater in some areas of the County is very near the surface and if not removed by interceptor ditches or subsurface tile drains, the water can seriously impact crop root zones for agricultural production or destroy foundations, equipment, materials, buildings and infrastructure used for residences, industry, utilities or commerce. This groundwater may or may not be reused for other purposes and at times may leave the County and its groundwater system.

3. Reasonable use of groundwater resources to supplement or replace surface water released for other legitimate purposes, including but not limited to fisheries, ecosystem habitat or downstream water quality or quantity needs, when required pursuant to federal and state law, regulations, licenses or permit conditions.

4. Conservation of water in compliance with applicable State law that authorizes public water agencies to transfer water outside its usual place of use. Conservation investments may include, but are not limited to, irrigation practices in agricultural areas where the crops grown use less water, or communities that produce recycled water, fix leaks or promote other water

saving devices and methods to conserve water on a temporary or permanent basis.

5. Recharge of groundwater in locations in the County that are capable of improving groundwater conditions in order to meet total water demands of beneficial uses in the hydrologic and groundwater basin area including but not limited to the following sources: surface water, treated municipal drinking water, recycled water and stormwater. The amount of recaptured groundwater transferred out of the area should not exceed the amount of water used to recharge the aquifer. The transfer can be accomplished by either direct or indirect transfer, that is, a public water agency can leave the water in the ground and transfer other supplies in lieu of pumping out the recharge water.

6. Remediation of contaminated groundwater that is pumped and treated to remove contaminants that are in violation of standards for beneficial uses. The extracted and treated water may be released out of the County, resulting in a net loss to the groundwater basin, if the release complies with discharge permits issued by the federal, state or state resource agencies.

7. Groundwater extraction and export that reasonably supports agricultural operations on property outside the County that is contiguous with property within the County and is under common ownership.

8. Export of water from a private water source that is bottled in compliance with a Private Water Source Operator License issued by the State pursuant to Health and Safety Code section 111120.

9. Domestic water wells delivering 100 gallons per minute or less to uses and property under the same ownership where the well is located.

10. Groundwater mining and the export of water done in compliance with a permit issued by the Stanislaus County Department of Environmental Resources.

9.37.060 Implementation

A. The Stanislaus County Department of Environmental Resources shall have the primary responsibility for implementation of this Chapter and regulations adopted by the Board of Supervisors.

B. A permit is required unless otherwise exempted by this ordinance.

C. The Department of Environmental Resources shall investigate any activity subject to this ordinance and shall enforce the prohibition of any activity that is a violation of this Chapter and regulations adopted by the Board of Supervisors unless and until the activity is found in compliance with the

exemptions. Compliance will be determined based on the submission of a technical report submitted to the Department of Environmental Resources on a form provided by the County.

9.37.070 Penalty for Violation

A. Any person violating any of the provisions of this Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punished as set forth in Stanislaus County Code Section 1.36.010. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this Chapter is committed, continued or allowed and shall be punishable accordingly.

B. In addition to or in lieu of the penalty provisions or remedies set forth in this Chapter, any violation may be abated in any manner set forth in Chapter 2.92 of the Stanislaus County Code, including, but not limited to, abatement or issuance of administrative citations.

C. In addition to or in lieu of the penalty provisions or remedies set forth in this Chapter, any violation of any of the provisions of this Chapter, and any condition caused or allowed to exist in violation of any of the provisions of this Chapter, shall be deemed a public nuisance and shall, at the discretion of County, create a cause of action for injunctive relief, including but not limited to any remedy under Chapter 5 (commencing with Section 17200) of Part 2 of Division 7 of the Business and Professions Code.

9.37.080 Severability

The provisions of this Chapter are hereby declared to be severable. If any provision, clause, word, sentence or paragraph of this Chapter or the application thereof to any person, establishment or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this Chapter.

Section 2. This ordinance shall take effect thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California.

Upon motion of Supervisor _____ seconded by Supervisor _____, the foregoing Ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this ____ day of _____, 2013, by the following-called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

_____
Vito Chiesa, Chair of the Board of Supervisors of the County of Stanislaus, State of California

ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By _____
Liz King, Deputy Clerk

APPROVED AS TO FORM:

By _____
John P. Doering
County Counsel