



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

**AGENDA
MONDAY, JULY 14, 2014 – 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:

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: Approve the Minutes of the Regular Meeting of June 23, 2014.
- 3.2: Approve the Warrants Register.
- 3.3: Approve the Treasurer's Report for the month of May.
- 3.4: Approve designating Mayor Pro Tem Jeramy Young as the Voting Delegate for the League of California Cities Annual Conference on September 3-5, 2014 in Los Angeles, California.
- 3.5: Adopt Resolution No. 2014-23, Waiving Fees for Hughson's Concerts in the Park scheduled for July 26, 2014.

4. UNFINISHED BUSINESS:

- 4.1: Discuss and Approve the Revised City of Hughson Goals and Objectives.
- 4.2: Review and Discuss the Potential Long Term Maintenance Funding Options for the Potential Future Seventh Street Community Park.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1: The Hughson City Council's Intent to Levy and Collect Assessments for Fiscal Year 2014-2015 for the Lighting and Landscaping Districts (LLD's) and Benefit Assessment Districts (BAD's):
 - 1. Conduct a Public Hearing to consider approval of the Fiscal Year 2014-2015 assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.
 - 2. Adopt Resolution No. 2014-22, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2014/2015 for all Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.
 - 3. Direct the City of Turlock City Engineer to File, or Cause to be Filed, a Certified Copy of this Resolution and the Report for Each Assessment District with the Tax Collector for the County of Stanislaus.

6. NEW BUSINESS:

- 6.1: Authorize the Submittal of an Application, Accept the Potential Allocation of Funds, and Execute a Grant Agreement with the State Department of Water Resources (DWR) for the Proposition 84, Drought Relief, Chapter 2 Integrated Regional Water Management Grant Program.

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: PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code Section 54957:

Title: City Manager

10. REPORT FROM CLOSED SESSION:

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 15	▪ Planning Commission Meeting, City Council Chambers, 6:00pm
July 26	▪ Concerts in The Park, SUN Fest Round 2, Lebright Park, 6-9:30pm
July 28	▪ City Council Regular Meeting, City Council Chambers, 7:00pm

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this Agenda will be made available at the City Clerk’s counter at City Hall located at 7018 Pine Street, Hughson, CA. 3

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 14, 2014
Subject: Approval of the City Council Minutes
Presented By: Dominique Spinale, Assistant to the CM/City Clerk

Approved By: _____

Staff Recommendation:

Approve the Regular Meeting Minutes of June 23, 2014 session.

Background and Overview:

The draft minutes of the June 23, 2014 meeting are prepared for the Council's review.



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

**MINUTES
MONDAY, JUNE 23, 2014 – 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 L. Mendez, City Manager
Monica Streeter, Deputy City Attorney
Darin Gharat, Chief of Police Services
Jaylen French, Community Development Director
Dominique Spinale, Management Analyst/Deputy City Clerk
Lisa Whiteside, Finance Manager
Sam Rush, Public Works Superintendent
John Padilla, City Treasurer

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Mayor Matt Beekman

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

Hughson Library Manager Heather Bailey updated the Council on the library events of June and advised of the events to follow in July.

2. PRESENTATIONS:

- 2.1:** Certificate of Recognition and Appreciation to Jim Duval, for serving as the Interim Community Development Director from November 2013 to May 2014.

City Manager Mendez presented a Certificate of Recognition and Appreciation to Jim Duval, for serving as the Interim Community Development Director from November 2013 to May 2014 and thanked him for his assistance in the 7th Street Park Project and the recruitment process for the Community Development Director.

Mr. Duval thanked the City Council and City staff for his time at the City of Hughson.

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:** Approve the Minutes of the Regular Meeting of June 9, 2014.
- 3.2:** Approve the Warrants Register.
- 3.3:** Review and Accept the 2013 Hughson Police Services Annual Report.
- 3.4:** Review Waste Management's request for a rate increase based on the Consumer Price Index and authorizes staff to set a Public Hearing for public comment and formal consideration on July 28, 2014.
- 3.5:** Accept the 2014 Community Partnership of Promise Award from the Southeast Stanislaus Family Resource Center.
- 3.6:** Approve the Memorandum of Understanding between the City of Hughson and Operating Engineers Local Union No. 3 on behalf of the City of Hughson Employees Association and Authorize the City Manager to Execute the Agreement with Operating Engineers Local Union No. 3 on behalf of the City of Hughson Employees Association.
- 3.7:** Adopt Resolution No. 2014-21, amending the salary schedule range schedule for designated management classifications.
- 3.8:** Approve the re-appointment of Billy Redding, Juan Codallos, Todd Brownell, and Raymond Lopez to the Hughson Parks and Recreation Commission and continue to advertise the vacant seat (1) open until filled.

Mayor Beekman pulled Consent Calendar Item 3.7 for discussion.

HILL/CARR 5-0 motion passes to approve Consent Calendar Items 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, and 3.8.

Mayor Beekman asked City Manager Mendez to provide additional information and some clarification on the salary schedule range schedule.

BEEKMAN/CARR 5-0 motion passes to approve Consent Calendar Item 3.7.

4. UNFINISHED BUSINESS:

- 4.1:** Consider the Adoption of Resolution No. 2014-20, approving the City of Hughson's 2014-2015 Investment Policy.

City Treasurer John Padilla presented the Staff Report on this item and reviewed the updates and modifications applied to the 2014-2015 Investment Policy for the City of Hughson.

The Council deliberated on this item and directed staff to research what other cities investment policies say about stock basis and rates of return.

SILVA/HILL 5-0 motion passes to adopt Resolution No. 2014-20, approving the City of Hughson's 2014-2015 Investment Policy.

- 4.2:** Review and Discuss the Preliminary Park Cost Estimate for the Potential Future Seventh Street Park.

Director French presented the Staff Report on this item. The Council discussed this item and Mayor Beekman requested that staff look into investing into the Hughson Arboretum and Gardens, as well as working with Samaritan Village/Community Hospice, in an effort to link facilities and amenities within the city.

Staff will continue to work on this item and come back to the City Council with more information.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

6. NEW BUSINESS: NONE.

7. CORRESPONDENCE: NONE.

8. COMMENTS:**8.1: Staff Reports and Comments: (Information Only – No Action)**

City Manager: City Manager Mendez updated the Council on the 7th Street Park Project and the Water Advisory Committee meeting.

City Clerk: City Clerk Spinale reminded the Council that the nomination period for the General Election is July 14-August 8.

Community Development Director: Director French updated the Council on the CMAQ applications for funding, the FOG Ordinance, Mobile Food Truck Ordinance, and the potential project with Dollar General.

Director of Finance:

Police Services:

City Attorney:

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

Councilmember Carr updated the Council on his attendance at the Turlock Mosquito Abatement District meeting and encouraged supporting the Hughson High School 4H Club at the Stanislaus County Fair.

Councilmember Hill updated the Council that he would be attending the League of CA Cities quarterly dinner and reminded everyone about fireworks safety and to have a safe July 4 holiday.

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

Mayor Beekman updated the Council on his attendance at the StanCOG, LAFCO, and Economic Development Committee meetings, as well as advised he attended the Concerts in the Park Event on June 23 and was pleased with the event.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: 8:21 P.M.

9.1: PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code Section 54957:

Title: City Manager

10. REPORT FROM CLOSED SESSION: 8:40 P.M.

No reportable action was taken.

ADJOURNMENT:

HILL/BEEKMAN motion passes to adjourn the meeting at 8:40 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 14, 2014
Subject: Approval of Warrants Register
Enclosure: Warrants Register
Presented By: Lisa Whiteside, Finance Manager

Approved By: _____

Staff Recommendation:

Approve the Warrants Register as presented.

Background and Overview:

The warrants register presented to the City Council is a listing of all expenditures paid from June 30 through July 10, 2014.

Fiscal Impact:

There are reductions in various funds for payment of expenses.

fw

REPORT.: Jul 01 14 Tuesday
RUN.....: Jul 01 14 Time: 09:33
Run By.: KATHY DAHLIN

City of Hughson
Cash Disbursement Detail Report
Check Listing for 06-14 Bank Account.: 0100

PAGE: 001
ID #: PY-DP
CTL.: HUG

Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Payment Information	
					Invoice #	Description
45245	6/26/2014	CIT16	CITIZENS BUSINESS BANK	\$ 2,500.00	B40626	INSTALLMENT SALE AGREEMENT #06-003-AF REBOOKING FEE
45246	6/30/2014	ARR00	ARROWHEAD MOUNTAIN SPRING	\$ 15.76	14F002566	BOTTLED WATER WWTP
45247	6/30/2014	ATT01	AT&T	\$ 2,381.12	B40624	PHONE
45248	6/30/2014	CLA03	CLARK'S PEST CONTROL	\$ 102.00	15613147	PEST CONTROL
				\$ 57.00	15639079	PEST CONTROL
			Check Total:	\$ 159.00		
45249	6/30/2014	EMP01	STATE OF CALIFORNIA	\$ 1,147.24	B40630	PAYROLL TAXES
45250	6/30/2014	FAR03	FARMERS BROTHERS COFFEE	\$ 55.82	60078241	COFFEE
45251	6/30/2014	FIG00	FIGARO'S PIZZA	\$ 38.70	B40624	ECONOMIC DEV COMMITTEE MEETING EXP
45252	6/30/2014	GEO01	GEOANALYTICAL LABORATORIE	\$ 55.00	A4E0601	WWTP MONITORING
				\$ 150.00	A4E1301	WWTP MONITORING
				\$ 55.00	A4E2001	WWTP MONITORING
				\$ 55.00	A4E2703	WWTP MONITORING
			Check Total:	\$ 315.00		
45253	6/30/2014	HAR02	THE HARTFORD	\$ 492.16	B40630	DEFERRED COMPENSATION
45254	6/30/2014	NEU01	NEUMILLER & BEARDSLEE	\$ 1,200.00	262950	LEGAL SVCS 5/14
				\$ 4,150.37	262951	LEGAL SVCS 5/14
			Check Total:	\$ 5,350.37		
45255	6/30/2014	OFF06	OFFICE TEAM	\$ 443.52	40606575	EXTRA HELP WEEK ENDING 6/16
				\$ 739.20	40615014	EXTRA HELP WEEK ENDING 6/13
			Check Total:	\$ 1,182.72		
45256	6/30/2014	PER01	P.E.R.S.	\$ 8,199.31	B40630	RETIREMENT
45257	6/30/2014	STA23	CalPERS SUPPLEMENTAL INCO	\$ 370.00	B40630	DEFERRED COMPENSATION
45258	6/30/2014	UNI07	UNITED WAY OF STANISLAUS	\$ 2.00	B40630	UNITED WAY
45259	6/30/2014	WIL01	CORBIN WILLITS SYSTEM	\$ 571.40	B406151	ENHANCEMENT & SERVICE FEE
			Cash Account Total:	\$ 22,780.60		
			Total Disbursements:	\$ 22,780.60		

fw

REPORT.: Jul 10 14 Thursday
RUN.....: Jul 10 14 Time: 15:12
Run By.: KATHY DAHLIN

City of Hughson
Cash Disbursement Detail Report
Check Listing for 07-14 Bank Account.: 0100

PAGE: 001
ID #: PY-DP
CTL.: HUG

Check Number	Check Date	Vendor Number	Name	Net Amount	-----Payment Information-----	
					Invoice #	Description
45260	7/10/2014	ADK00	ADKINS ELECTRIC	\$ 534.70	301	INSTALL AC WATER TANK
				\$ 1,994.80	302	PROVIDE LIGHTING HATCH RD LIFT STATION
				\$ 1,985.00	310	PROVIDE LIGHTING AT WELL #8
Check Total:				\$ 4,514.50		
45261	7/10/2014	ALF01	ALFARO, JOSE	\$ 50.00	B40701	REFUND RENT-PARKS
45262	7/10/2014	ATT02	AT&T MOBILITY	\$ 94.62	B40701	WIRELESS
45263	7/10/2014	ATT03	AT&T	\$ 14.92	5512198	PHONE
45264	7/10/2014	AYA00	AYALA, LORENA	\$ 65.00	B40701	REFUND RENT-PARKS
45265	7/10/2014	BRE01	W.H. BRESHEARS	\$ 1,130.02	250959	DIESEL
45266	7/10/2014	CHA01	CHARTER COMMUNICATION	\$ 84.99	B40708	IP ADDRESS
45267	7/10/2014	DON01	DON'S MOBILE GLASS	\$ 199.00	78492	WINDSHIELD REPAIR
				\$ 40.00	78821	WINDSHIELD REPAIR
Check Total:				\$ 239.00		
45268	7/10/2014	EXP00	EXPRESS PERSONNEL SERVICE	\$ 911.88	142477967	EXTRA HELP WEEKENDING 6/14
45269	7/10/2014	FED02	FED EX	\$ 28.31	269222883	SHIPPING
45270	7/10/2014	GRO01	FERGUSON ENTERISES, INC 1	\$ 163.78	997612	WATER METER BOX
45271	7/10/2014	HOL03	HOLT OF CALIFORNIA	\$ 140.99	K4037701	CONCRETE
45272	7/10/2014	HOM01	THE HOME DEPOT CRC	\$ 27.90	68872	SHEET METAL, WIRE
45273	7/10/2014	HUG11	HUGHSON FARM SUPPLY	\$ 4.57	H102365	WATER SYSTEM
				\$ 22.12	H103747	LIGHTING REPAIR WELL6
				\$ 93.76	H103776	PIPE FITTINGS
				\$ 13.45	H103799	WATER SYSTEM SUPPLIES
				\$ 258.18	HFS011409	PARTS FOR MOWER
Check Total:				\$ 392.08		
45274	7/10/2014	HUG34	VALLEY PARTS WAREHOUSE, I	\$ 154.22	121574	BRAKE PADS PW6
				\$ (14.00)	121615C	RETURN DISC PAD
Check Total:				\$ 140.22		
45275	7/10/2014	MOD04	CITY OF MODESTO	\$ 5,784.50	61778	SDEA CONTRIBUTION
45276	7/10/2014	NAT08	NATIONAL METER & AUTOMATI	\$ 16,676.50	S10515931	METER READING EQUIP & SOF TWARE
45277	7/10/2014	OFF06	OFFICE TEAM	\$ 739.20	40682227	EXTRA HELP WEEK ENDING 6/20
				\$ 388.08	40682228	EXTRA HELP WEEK ENDING 6/20
Check Total:				\$ 1,127.28		
45278	7/10/2014	PGE01	PG & E	\$ 147.62	B40703	UTILITIES
45279	7/10/2014	QUI03	QUICK N SAVE	\$ 69.04	1-5146	DIESEL
45280	7/10/2014	ROS07	ROSAS, MARCO A.	\$ 285.00	B40703	REFUND RENT - CANCELLATION

45281	7/10/2014 SAU00	SAUNDERS A/C & HEATING	\$ 359.49	T7909	ANNUAL SERVICE FOR KITCHEN EQUIP
45282	7/10/2014 SHO02	SHORE CHEMICAL COMPANY	\$ 596.01	40173	CHLORINE
			\$ 1,167.06	40174	CHLORINE
		Check Total:	\$ 1,763.07		
45283	7/10/2014 SHR02	SHRED-IT CENTRAL CA	\$ 123.18	940381775	SHREDDING
45284	7/10/2014 STA47	STANISLAUS COUNTY SHERIFF	\$ 79,951.25	1413-231	LAW ENFORCEMENT SVCS 5/14
45285	7/10/2014 SYN01	SYNECTIC TECHNOLOGIES	\$ 4,678.49	30-102591	SLUDGE REMOVAL
			\$ 5,194.88	30-102626	SLUDGE REMOVAL
		Check Total:	\$ 9,873.37		
45286	7/10/2014 TID01	TURLOCK IRRIGATION DIST.	\$ 42,610.25	B40703	ELECTRIC
45287	7/10/2014 TUR12	TURLOCK, CITY OF	\$ 211.20	2014-25	CNG FUEL
45288	7/10/2014 UNI11	UNIVAR USA, INC	\$ 580.08	SI625142	SODIUM HYPOCHLORITE
45289	7/10/2014 USA01	USA BLUE BOOK	\$ 703.77	375188	WATER LEVEL
45290	7/10/2014 VEL02	VELAZQUEZ, MARIA	\$ 175.00	B40703	REFUND DEPOSIT LESS DAMAGE CHARGE 6/14/14
45291	7/10/2014 WAS01	WASTE MANAGEMENT	\$ 758.93	273123805	DISPOSAL OF CITY REFUSE 5/2014
45292	7/10/2014 WILO5	WILLE ELECTRIC	\$ 3,292.06	S15724951	LIGHT FIXTURE & POST
			\$ 11.19	S15724953	REPLACEMENT BULB
			\$ 1,706.62	S15788071	LIGHT FIXTURES
		Check Total:	\$ 5,009.87		
45293	7/10/2014 WIL10	WILSON TECHNOLOGIES	\$ 207.22	1333	SERVICE CALL
			\$ 335.35	1340	SERVICE CALL
		Check Total:	\$ 542.57		
45294	7/10/2014 \D001	DELLACRUZ, STEPHANIE & S.	\$ 117.94	000B40601	MQ CUSTOMER REFUND FOR DEL0019
45295	7/10/2014 \G002	GONZALEZ, ANGELBERTO S.	\$ 18.51	000B40601	MQ CUSTOMER REFUND FOR GON0031
45296	7/10/2014 \H001	HOOVER, SHAWNTEL	\$ 82.60	000B40601	MQ CUSTOMER REFUND FOR HO00005
45297	7/10/2014 \J004	JAITE, RON & ANDRIA	\$ 55.52	000B40601	MQ CUSTOMER REFUND FOR JAI0002
45298	7/10/2014 \P007	PANTOJA , RAFAEL	\$ 38.04	000B40601	MQ CUSTOMER REFUND FOR PAN0011
45299					VOID
45300	7/10/2014 \P009	PIRES, JASON & AUDRA H.	\$ 104.97	000B40601	MQ CUSTOMER REFUND FOR PIR0001
45301	7/10/2014 \T004	TABAR, KIRK & KATIE	\$ 61.17	000B40601	MQ CUSTOMER REFUND FOR TAB0002
45302	7/10/2014 \V003	VALDOVINOS, KRISTA & JEFF	\$ 38.08	000B40601	MQ CUSTOMER REFUND FOR VAL0028
45303	7/10/2014 \W005	WALSH, ROBERT & GAYLE	\$ 138.94	000B40601	MQ CUSTOMER REFUND FOR WAL0025
45304	7/10/2014 ALL05	ALLIED ADMINISTRATORS	\$ 2,072.51	B40710	DELTA DENTAL 8/14
45305	7/10/2014 COD00	CODE PUBLISHING COMPANY	\$ 300.00	46996	MUNICIPAL CODE WEB HOSTING 1 YR
45306	7/10/2014 HUG03	HUGHSON CHRONICLE	\$ 79.60	104891	LEGAL #8937 PUBLIC HEARING GARBAGE INCREASE
45307	7/10/2014 SPI00	SPINALE, DOMINIQUE	\$ 68.00	B40710	FILING FEES FOR RECONVEYANCES
45308	7/10/2014 STA01	STANISLAUS COUNTY	\$ 4,016.60	FY14-15HU	LACFO ANNUAL FEES 14-15
45309	7/10/2014 STA42	STANISLAUS COUNTY	\$ 1,190.00	R14330200	14-15 1ST QTR DEBT SERVICE
			\$ 4,653.00	R14330202	14-15 1ST QTR OPERATIONAL COST
		Check Total:	\$ 5,843.00		

45310	7/10/2014 USA02	USA MOBILITY	\$	11.63	X0190776G	PAGER
45311	7/10/2014 VSP01	VISION SERVICE PLAN	\$	437.85	B40710	VISION INSURANCE WITHHEL
45312	7/10/2014 WAR00	WARDEN'S OFFICE	\$	376.41	1830741-0	OFFICE SUPPLIES
			\$	2.31	1830741-1	OFFICE SUPPLIES
			\$	161.69	1830913-0	OFFICE SUPPLIES
			\$	438.52	1831099-0	OFFICE SUPPLIES
		Check Total:	\$	978.93		
		Cash Account Total:	\$	189,378.35		
		Total Disbursements:	\$	189,378.35		



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

Meeting Date: July 14, 2014
Subject: Approval of the Treasurer's Reports – May 2014
Presented By: John Padilla, City Treasurer

Approved By: _____

Staff Recommendation:

Review and approve the City of Hughson Treasurer's Report for May 2014.

Summary:

The City Treasurer is required to review the City's investment practices and approve the monthly Treasurer's report. Enclosed is the City of Hughson's Treasurer's Report for May 2014. As of May 2014, the City of Hughson's total cash and investment balance is \$10,144,332.72 and is in compliance with the City's investment policy. The City has sufficient cash flow to meet the City's expected expenditures for the next six months.

Background and Overview:

The Treasurer report for May 2014 reflects the most current representation of the City's funds and investments and provides a necessary outlook for both past, present, and future investment and spending habits. While investments and funds may differ from time to time, it is the goal of the City to maintain safety and stability with its funds, while additionally promoting prudence and growth.

Enclosed is the City of Hughson Treasurer's Report for May 2014 along with supplementary graphs depicting the percentage of the City's total funds, a breakdown of the May 2014 Developer Impact Fees, and an additional line plot graph further demonstrating the fiscal condition of the Developer Impact Fees through a five year period comparison for the month of May. 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

(\$524,208.05). 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 (\$528,788.23). 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 and CDBG Public Works Street Projects Fund:

The Transportation Capital Project Fund currently reflects a negative balance of (\$290,264.35). The CDBG Public Works Street Project Fund currently reflects a negative balance of (\$73,467.93). The City currently has 4th Street project that is complete and awaiting reimbursement from CMAQ and CDBG funds.

Fiscal Impact:

As of May 2014, the total cash and investments balance for the City of Hughson is \$10,144,332.72. This compares to May 2013's total cash and investments balance of \$8,579,325.72, demonstrating a \$1,565,007.00 or an 18.24% increase.

City of Hughson
Treasurer's Report
May 2014

	MONEY MARKET	GENERAL	REDEVELOPMENT**	TOTAL
Bank Statement Totals	\$ 6,986,376.48	\$ 478,208.59	\$ 206,383.54	\$ 7,670,968.61
Adjustment-Direct Deposit Payroll	\$ -	\$ -	\$ -	\$ -
Outstanding Deposits +	\$ -	\$ -	\$ -	\$ -
Outstanding Checks/transfers -	\$ 22,547.23	\$ (68,002.62)	\$ -	\$ (45,455.39)
ADJUSTED TOTAL	\$ 7,008,923.71	\$ 410,205.97	\$ 206,383.54	\$ 7,625,513.22
Investments: Various				\$ 1,018,278.47
Multi-Bank WWTP				\$ 1,422,161.68
Investments: L.A.I.F.		\$ 39,252.09	\$ 39,127.26	\$ 78,379.35

TOTAL CASH & INVESTMENTS **\$ 10,144,332.72**

	Books - All Funds	May 2013	May 2014	Difference	
2	Water/Sewer Deposit	32,850.78	35,963.77	3,112.99	
8	Vehicle Abatement	10,452.23	14,571.30	4,119.07	
11	Traffic Congestion Fund	130,375.30	97,908.60	-32,466.70	
13	Redevelopment - Debt Service	-18,899.77	36,349.86	55,249.63	
14	Redevelopment - Housing	0.00	0.00	0.00	
15	Redevelopment - Capital Projects	0.00	0.00	0.00	
17	Federal Officer Grant	6,620.00	6,620.00	0.00	
18	Public Safety Realignment	0.00	17,871.85	17,871.85	
19	Asset Forfeiture	1,660.43	6,995.43	5,335.00	
25	Gas Tax 2106	9,524.12	-4,671.82	-14,195.94	
30	Gas Tax 2107	12,658.53	13,608.32	949.79	
31	Gas Tax 2105	8,062.96	4,185.32	-3,877.64	
35	Gas Tax 2107.5	14,672.14	5,422.14	-9,250.00	
40	General Fund	348,128.28	759,281.15	411,152.87	
401	General Fund Contingency Reserve	672,052.03	672,924.80	872.77	
43	Trench Cut	0.00	75,465.40	75,465.40	
48	Senior Community Center	5,520.06	12,621.10	7,101.04	
49	IT Reserve	32,303.38	46,976.41	14,673.03	
50	U.S.F. Resource Com. Center	2,369.03	-2,381.17	-4,750.20	
51	Self-Insurance	86,696.49	73,703.49	-12,993.00	
53	SLESF (Supplemental Law Enforcem)	78,604.48	28,869.31	-49,735.17	
54	Park Project	376,753.14	441,824.15	65,071.01	
60	Sewer O & M	1,102,906.50	2,099,994.83	997,088.33	
61	Sewer Fixed Asset Replacement	1,737,125.73	2,221,112.25	483,986.52	
66	WWTP Expansion 2008	1,410,525.54	197,926.33	-1,212,599.21	
70	Local Transportation	158,518.13	173,786.80	15,268.67	
71	Transportation	-361,677.81	-290,264.35	71,413.46	
100/200	LLD's and BAD's	97,313.55	144,898.17	47,584.62	
80	Water O & M	63,050.98	239,570.83	176,519.85	
82	Water Fixed Asset Replacement	254,951.81	472,076.41	217,124.60	
88	PW CDBG Street Project	-1,155.00	-73,467.93	-72,312.93	
80	Water Reserve-USDA GRANT	21,524.50	21,524.50	0.00	
90	Garbage/Refuse	100,141.12	65,146.30	-34,994.82	
91	Misc. Grants	0.00	0.00	0.00	
92	98-EDBG-605 Small Bus. Loans	93,585.12	93,595.60	10.48	
94	96-EDBG-438 Grant	403.43	403.43	0.00	
95	94-STBG-799 Grant	157,296.78	158,503.35	1,206.57	
96	HOME Program Grant (FTHB)	35,041.19	35,041.19	0.00	
97	96-STBG-1013 Grant	129,484.82	136,188.40	6,703.58	
98	HOME Rehabilitation Fund	0.00	0.00	0.00	
	Developer Impact Fees ***	1,769,885.72	2,104,187.20	334,301.48	
	TOTAL ALL FUNDS:	8,579,325.72	10,144,332.72	1,565,007.00	
	Break Down of Impact Fees ***				
10	Storm Drain	169,403.18	236,891.45	67,488.27	
20	Community Enhancement	49,639.77	87,220.07	37,580.30	
41	Public Facilities Development	1,614,301.98	1,566,026.55	-48,275.43	
42	Public Facilities Development-Streets	-655,477.33	-524,208.05	131,269.28	
55	Parks DIF	222,216.16	336,123.78	113,907.62	
62	Sewer Developer Impact Fees	929,632.36	930,921.63	1,289.27	
81	Water Developer Impact Fees	-559,830.40	-528,788.23	31,042.17	
	Break Down of Impact Fees ***	1,769,885.72	2,104,187.20	334,301.48	

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.

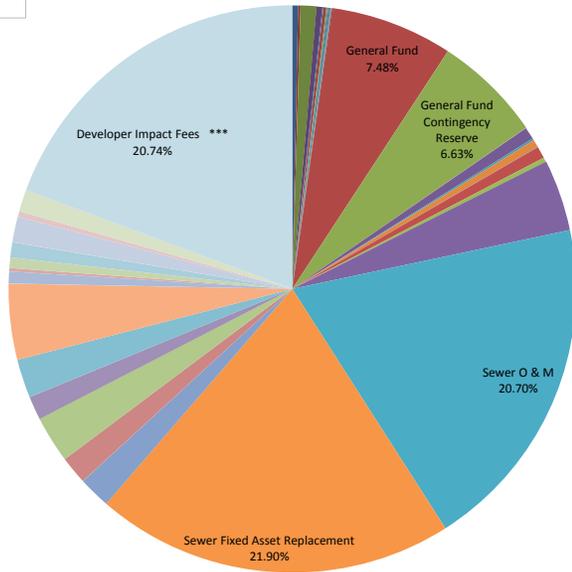
John Padilla, Treasurer

Date

Treasurer's Report - Charts and Graphs
May 2014

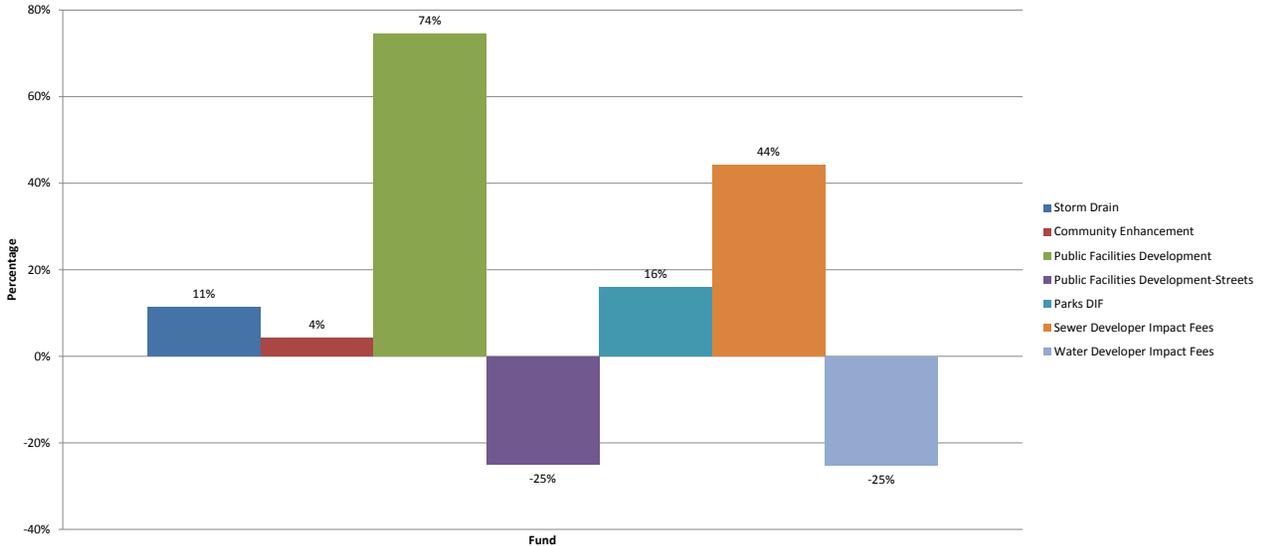
Note: Data displayed represents largest percentage of City funds. All other funds represent less than 5% of the City's total Cash and Investments.

Percentage of all Funds for May 2014

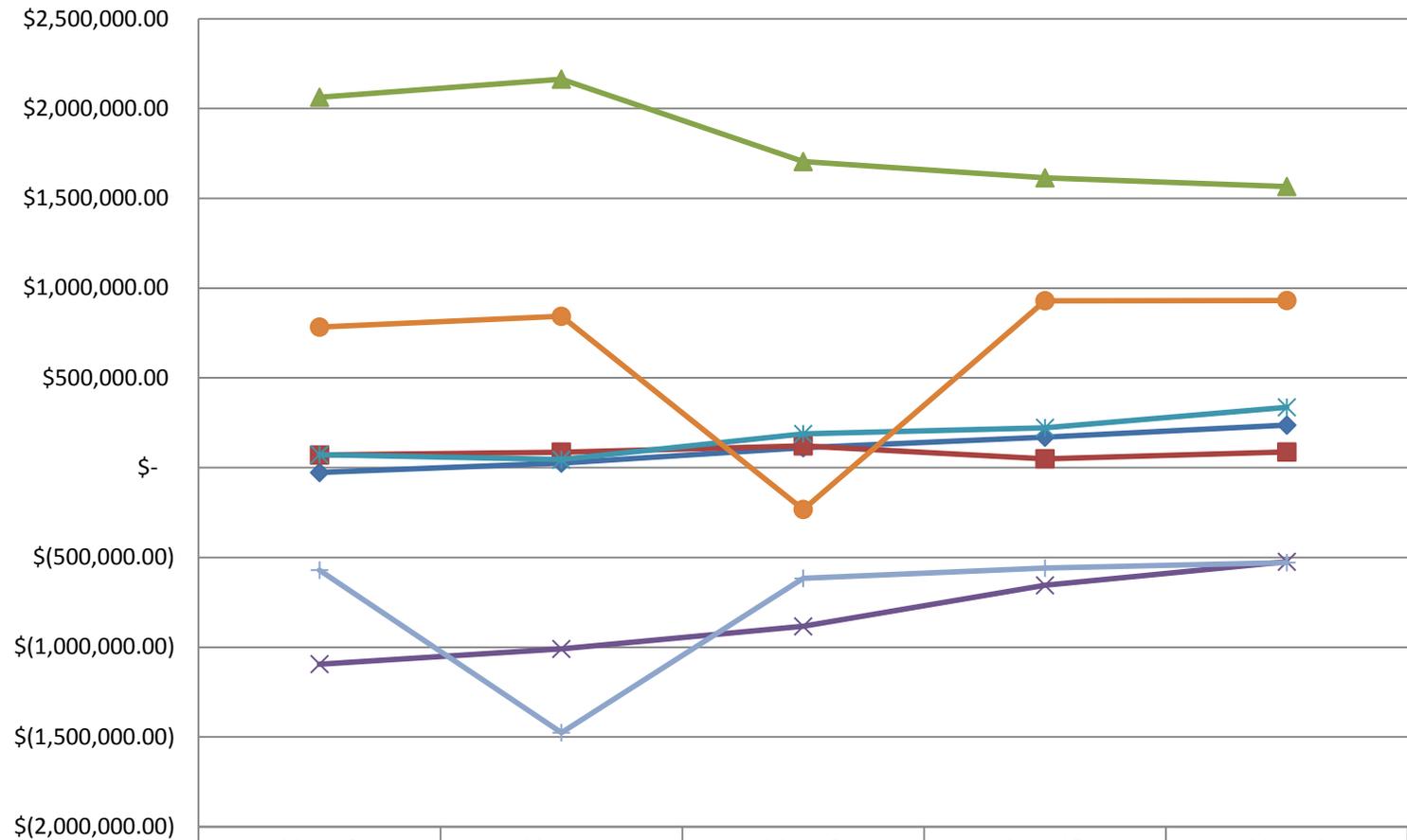


- Water/Sewer Deposit
- Redevelopment - Debt Service
- Federal Officer Grant
- Gas Tax 2106
- Gas Tax 2107.5
- Trench Cut
- U.S.F. Resource Com. Center
- Park Project
- WWTP Expansion 2008
- LLD's and BAD's
- PW CDBG Street Project
- Misc. Grants
- 94-STBG-799 Grant
- HOME Rehabilitation Fund
- Vehicle Abatement
- Redevelopment - Housing
- Public Safety Realignment
- Gas Tax 2107
- General Fund
- Senior Community Center
- Self-Insurance
- Sewer O & M
- Local Transportation
- Water O & M
- Water Reserve-USDA GRANT
- 98-EDBG-605 Small Bus. Loans
- HOME Program Grant (FTHB)
- Developer Impact Fees ***
- Traffic Congestion Fund
- Redevelopment - Capital Projects
- Asset Forfeiture
- Gas Tax 2105
- General Fund Contingency Reserve
- IT Reserve
- SLESF (Supplemental Law Enforcement Services Fund)
- Sewer Fixed Asset Replacement
- Transportation
- Water Fixed Asset Replacement
- Garbage/Refuse
- 96-EDBG-438 Grant
- 96-STBG-1013 Grant

May 2014 Breakdown of Developer Impact Fees



5 Year Trend for Developer Impact Fees in the Month of May



	May-10	May-11	May-12	May-13	May-14
◆ Storm Drain	\$(27,384.38)	\$25,087.87	\$110,860.91	\$169,403.18	\$236,891.45
■ Community Enhancement	\$70,403.97	\$86,686.94	\$121,471.78	\$49,639.77	\$87,220.07
▲ Public Facilities Development	\$2,063,147.04	\$2,163,806.27	\$1,704,881.76	\$1,614,301.98	\$1,566,026.55
× Public Facilities Development-Street	\$(1,094,223.43)	\$(1,009,891.43)	\$(883,949.33)	\$(655,477.33)	\$(524,208.05)
* Parks DIF	\$73,172.10	\$44,850.79	\$187,683.97	\$222,216.16	\$336,123.78
● Sewer Development Impact Fees	\$782,776.03	\$842,971.83	\$(232,631.35)	\$929,632.36	\$930,921.63
+ Water Development Impact Fees	\$(570,711.28)	\$(1,476,158.50)	\$(616,641.91)	\$(559,830.40)	\$(528,788.23)



CITY OF HUGHSON AGENDA ITEM NO. 3.4

SECTION 3: CONSENT CALENDAR

Meeting Date: July 14, 2014
Subject: Designation of Voting Delegate for the League of California Cities Annual Conference
Presented By: Dominique Spinale, Assistant to the CM/City Clerk

Approved: _____

Staff Recommendation:

Approve designating Mayor Pro Tem Jeramy Young as the Voting Delegate for the League of California Cities Annual Conference on September 3-5, 2014 in Los Angeles, California.

Background and Overview:

The League membership considers and takes action on resolutions that establish policy at the Annual Business Meeting that takes place during the Conference.

Mayor Pro Tem Young is registered to attend the League of California Cities Annual Conference. In order to vote on behalf of the City of Hughson the City Council must designate a voting delegate. Each Member City has the right to cast one vote on matters pertaining to league policy.

Upon approval, the City Clerk will register with the League confirming Mayor Pro Tem Jeramy Young as the voting delegate in representing the City of Hughson.



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

Meeting Date: July 14, 2014
Subject: Approval to Adopt Resolution No. 2014-23, A Resolution of the City Council of the City of Hughson Waiving Fees for Hughson's Concerts in the Park scheduled for July 26, 2014
Presented By: John Padilla, City Treasurer
Approved By: _____

Staff Recommendation:

Adopt Resolution No. 2014-23, a Resolution of the City Council of the City of Hughson waiving fees for Hughson's Concerts in the Park scheduled for July 26, 2014.

Summary:

On July 26th the City of Hughson and its local partners will host a Concerts in the Park event: Hughson's Concerts in the Park-SUN Fest Round II. This event is designed to strengthen community spirit, boost community interaction, and amplify overall City recognition. To attain such a goal, community participation is vital. As a way to encourage attendance and public participation, City staff recommends waiving the fees for all contributing vendors (food, music, art).

Background and Overview:

With nearly 200 people in attendance at the Debut Concerts in the Park event on June 21, 2014, the City and its local partners were able to gather a great deal of information through experience and feedback. While feedback was overwhelmingly positive, the addition of vendors was the item most requested for future events.

The theme of this event, SUN Fest Round II, focuses on an appreciation for arts and music. Recognizing the potential for such an event to connect a variety of community interests (local business, residents, artists, musicians, etc.), and maintaining the artistic theme of the event, the addition of both food and art vendors would greatly enhance the overall quality of the Concerts in the Park event, and will establish a meaningful precedence for the success of future events. Based on the experience and reception of both the SUN Fest Debut Concert and Round II, City staff and partners will evaluate the events and develop a recommended plan for the 2015 season.

Attached is the flyer for the upcoming event, including the location, date, time, and scheduled bands. With a combination of an ambient and alternative genre, the City hopes to recreate the highly appreciated atmosphere of its last event; making Concerts in the Park a place where friends and families can unite and celebrate their local neighbor. Future events will look to expand slowly into other genres and with new elements to offer something for every resident and visitor.

Fiscal Impact:

The City of Hughson temporary Business/Vendors Fee is \$10. While the number of vendors attending has not yet been confirmed, it is projected that eight to ten art vendors will be in attendance in addition to local restaurants (whom already maintain a business license). While the City may incur some nominal costs involved with this event, the potential benefits of a successful event are likely to be lasting as its existence will create an overall presence of community contentment and appreciation.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2014-23

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON WAIVING
THE ESTABLISHED TEMPORARY BUSINESS/VENDOR FEES FOR THE
HUGHSON'S CONCERTS IN THE PARK EVENT SCHEDULED FOR JULY 26, 2014**

WHEREAS, the Hughson City Council and the City of Hughson supports local businesses and actively pursues ways to provide that support; and

WHEREAS, Concerts in the Park events are successful in attracting people from other areas into cities and towns, as demonstrated by other cities within California; and

WHEREAS, these types of events provide opportunities for citizens to come together socially as well as visit the commercial establishments Hughson has to offer; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby waive the established Business/Vendor Fees for the Hughson's Concerts in the Park Event scheduled for Saturday July 26, 2014.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting held on this 14th day of July 2014, by the following roll call votes:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE-ROMO, City Clerk

S.U.N. FEST

HUGHSON'S
CONCERTS IN THE PARK
EVENT

(ROUND TWO)

JULY 26TH

6-9:30pm

Featuring
SOAP BOX & MYOSIN with NIK JACKSON
& INDIAN RUNNER

LEBRIGHT PARK, HUGHSON CA



CITY OF HUGHSON AGENDA ITEM NO. 4:1

SECTION 4: UNFINISHED BUSINESS

Meeting Date: July 14, 2014
Subject: Discussion and Approval of the Revised City of Hughson Goals and Objectives
Enclosure: City of Hughson Goals and Objectives Matrix
Presented By: Raul L. Mendez, City Manager

Approved By: _____

Staff Recommendation:

Discuss and approve the Revised City of Hughson Goals and Objectives.

Background:

On July 27, 2013, a City of Hughson Goals and Objectives Workshop was held involving the City Council, Planning Commission, Parks and Recreation Commission, City staff (including the Hughson Police Chief) and other local leaders to revisit current priorities and make modifications based on progress, accomplishments and new areas of focus.

City staff took the most recent version of the Goals and Objectives matrix at that time and facilitated a discussion to revisit and refocus the goals and objectives listed. By narrowing the focus, City staff could be more effective in pursuing City directives and initiatives. This strategic effort originated from a session held back in November 2010, where the City Council requested that a model be developed to help guide the City's efforts in various key public policy areas. Shortly thereafter, on December 11, 2010, City leaders and staff developed a list of the City's strengths, weaknesses, opportunities, and threats (a SWOT analysis). Notes from this meeting were compiled and the list that was created was shared with all City employees. On January 29, 2011, a second meeting was held and City staff presented a draft Goals and Objectives Matrix that incorporated the items and discussion from past meetings.

Through a very interactive process, the group fine tuned the list and created a Goals and Objectives program that was divided up into eight core areas: 1) Land Use, 2) Economic Development, 3) Transportation, 4) Public Safety, 5) Public Services, 6) Public Facilities, 7) Connectivity and Integration, and 8) Revenue Generation.

This matrix document serves as a dashboard for staff and the Council to help the City focus and track its progress on the listed goals. This is a fluid document that is updated over time as needed. This document was reviewed by the City Council on April 11, 2011, August 22, 2011, February 27, 2012, September 24, 2012, and most recently, during the City of Hughson Goals and Objectives Workshop held on July 27, 2013 and a subsequent review on September 9, 2013.

Revisiting and Refocusing the City's Goals and Objectives

During the recent City's Goals and Objectives review in the past fiscal year, the group spent considerable time reviewing the existing matrix, consolidating priorities, removing items that were complete or no longer applicable, and creating new areas of focus. Discussions ensued within each of the eight core areas, City staff reported on progress, and City leaders highlighted elements that were still critical moving forward.

Generally speaking, City leaders and staff recognized that this was an opportune time to refocus given that the fiscal condition of the organization was in better shape than prior years which provided opportunity to make significant progress in key areas in a measured approach. Signs of economic recovery also supported the notion that City forces could be more effective than in the past in moving forward on local initiatives and efforts. The group discussed continuing to utilize existing and new partnerships to make advance in certain areas.

The complete City of Hughson Goals and Objectives Matrix is provided as an enclosure for reference and has been updated accordingly since that last review in September 2013. In summary, some of the main discussion points continue to be as follows:

- This City should develop Mission and Vision statements to guide the organization.
- Public safety efforts should continue to be strengthened through partnerships with the Stanislaus County Sheriff's Department and the Hughson Fire Protection District.
- Economic Development is still a priority and efforts should continue to attract and retain businesses and strengthen the local economy.
- Creating a business friendly local environment will be an emphasis.
- The City should revisit fee structures regularly to ensure that they are properly covering the cost of providing public services.
- Development of recreational facilities and program opportunities should continue to be supported through partnerships and external funding.
- Operational efficiencies should continue to be explored to ensure that the City resources are being effectively leveraged.
- The City will continue to meet its regulatory requirements as a municipality.
- Efforts should continue to adequately support and maintain City infrastructure (water system, waste water treatment facilities, roads, etc.).
- Civic participation and open government access should be promoted and efforts should be further developed.

- City will be fiscally responsible and provide adequate financial reporting to ensure that residents are well informed.

Fiscal Impact:

There are no significant fiscal impacts associated with this item. Costs associated with initiatives and efforts consistent with the revised City of Hughson's Goals and Objectives will be considered on a case by case basis and as brought forward to the City Council for consideration.

GOALS & OBJECTIVES UPDATE
June 30, 2014

Goals and Objectives

Goal #1 - Land Use

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-going	Community Development Director	Update zoning with downtown focus/emphasis and revitalization.		X		Staff has taken a fresh look at downtown. Reviewing neighboring cities form based codes and districts.
2	On-going	Community Development Director	The General Plan will be the primary public policy guiding land use decisions.		X		This is an annual report that is sent to H&CD and OPR prior to April. The General Plan is updated per State requirements (Government Code 65300).
3	On-going	Community Development Director	The City will actively work with the development community and each project proponent to address issues of community; place and identity through the thoughtful placement of neighborhoods, open spaces, streets and land use in accordance with the adopted Design Expectations of the City.		X		City is actively reaching out to development community. Staff is also working with each individual entity in process to make sure expectations are met.

Goals and Objectives

Goal #1 - Land Use

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
4	On-going	Community Development Director	Look at Development Impact Fees for Ag Mitigation		X		The City Council adopted the Farmland Preservation Program on January 28, 2013. The program requires preservation, through easements, of prime farmland at a 2:1 ratio for every acre converted to urban use. City staff to research associated measurement tools to gauge effectiveness. City of Hughson being recognized by the California Partnership for the San Joaquin Valley for their work in this area ("2014 Kudos Award").
5	On-going	Community Development Director	Implement the City's Non-Motorized Plan. Ensure that our parks are connected by walking and bike paths.		X		Pine Street, South 4th Street, 5th Street and Fox Road curb, gutter, sidewalk and pavement improvement projects are complete. Next phase of 5th Street improvements in progress and to be complete by end of August 2014. The City Council adopted the City of Hughson Design Manual for Living Streets on May 13, 2013. City is taking a new focus on Non-Motorized Plan. City has recently submitted grant applications for Fox Road and Hatch Road for non-motorized projects.
6	On-going	City Manager and Community Development Director	Seek Funding for Parkland and Pool		X		The City Council authorized selling the 1/2 acre Fontana North passive park back to the developer in exchange for approximately \$112,000 which can now be used for other park needs. Strong interest in developing a park in the south part of town. Undeveloped school property seems to be an opportunity to site a future joint use parks facility. City of Hughson successfully applied for Land Water and Conservation Fund grant assistance from the State of California for the purchase of the 19.65 acres from the Hughson Unified School District. Property valued at \$685,000 and the LWCF would provide 50% funding with the remainder coming from the City's park in lieu and development funds. City staff preparing several options for development of project site and associated ongoing costs for discussion and consideration. City and District have executed Memorandum of Understanding for the sale/purchase of the property. District has initiated process to declare property surplus for disposition and City has expressed interest in purchase consistent with the MOU.

Goals and Objectives
Goal #2 - Economic Development
Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-going	City Manager	The City will continue its partnership with the Stanislaus Alliance to expand the Enterprise Zone Program and provide employment opportunities and enhance the tax base by encouraging compatible industrial, commercial, office and retail facilities to locate or expand to Hughson.		X		The City has entered into an MOU with the Alliance to assist with the promoting the Hughson Business Incubator Center housed at in the City Hall Annex Building (current tenants: Hughson Chamber of Commerce and Hughson Chronicle). The City is approved expanding the partnership with the Alliance to bring a Small Business Development Center consultant to the Business Incubator Center a few hours each month to market Hughson business assistance programs and provide other resources/trainings to existing/prospective businesses. SBDC consultant has been assisting the City with marketing the business assistance programs, meeting with existing/prospective businesses to evaluate and develop business expansion/creation concepts and supporting local business ventures as needed. For upcoming year, will focus on informational presentations (marketing, recordkeeping, business plan, accounting, etc.) for current business by accessing other Alliance resources.
2	On-going	City Manager and Community Development Director	Review Fee Structure for Residential, Commercial, and Industrial growth in order to keep Hughson competitive with other jurisdictions.		X		A Developer Impact Fee Comparison was presented to the City Council on March 12, 2012. As economic recovery continues may need to revisit fee structure.
3	On-going	Community Development Director and Finance Manager	Review how Hughson fees, licenses, utilities and other charges compare with other cities.		X		In August 2013, the City Council authorized a professional services agreement with Bartle Wells and Associates for an updated water rate study. Bartle Wells provided a presentation on the water rate study to the Hughson City Council in early 2014 based on the Well #7 Replacement Project/State Revolving Loan Fund application that was ultimately funded by the California Department of Public Health. Bartle Wells will assist with proceeding with a Proposition 218 rate increase once income survey is complete to determine if the City of Hughson is a disadvantaged community and the consolidation project for extending water service through an out of boundary connection to Cobles Corner and Country Villa is vetted. Proposition 218 rate increase should occur in the fall and will include an extensive public outreach component to provide opportunity for residents/business owners to learn about the City's strategy and approach for coming into compliance with State drinking water MCL requirements.

Goals and Objectives
Goal #2 - Economic Development
Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
4		City Manager and Community Development Director	Create an Economic Development Strategic Plan (EDSP) that focuses on Industrial, Commercial, and Agribusiness development.				The Economic Development Strategic Plan will be the critical document used to carry out items # 6, 7, 8, and 9 listed below. The Economic Development Strategic Plan was developed and approved by the City Council on September 26, 2011. It is intended to be a living document that will be modified over time. The City's Economic Development Committee reviewed this EDSP plan in the fall of 2013.
5			The City will promote expansion of other economic sectors which are compatible with agriculture.		Part of EDBart 0		
6			The City of Hughson supports the preservation of farming, food processing, agricultural business services and the ongoing research and analysis of the agriculture industry in order				The City Council adopted the Farmland Preservation Program on January 28, 2013. The program requires preservation, through easements, of prime farmland at a 2:1 ratio for every acre converted to urban use. City of Hughson being recognized by the California Partnership for the San Joaquin Valley for their work in this area ("2014 Kudos Award").
7			The City will work to establish a method for business attraction and business retention.				City staff developed zoning, set-back, and parking amendments that provide more options for downtown development. These amendments were approved by the City Council. City created a Shop Local utility bill insert listing Hughson businesses that is updated annually and sent out at the beginning of each fiscal year. The City has also been working with the Alliance to developed a brochure for the Hughson Business Assistance Programs that is used by both when having discussions with existing and prospective businesses. City of Hughson also provides information to the Alliance for incorporation to their marketing material at retail trade shows. The City of Hughson is also an active participant in the meetings of the Alliance Economic Development Practitioners monthly meetings to learn more about creative and effective business attraction and retention strategies.

Goals and Objectives
Goal #2 - Economic Development
Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
8			The City will consider business incentives for businesses which promote community goals.		f EDSP		Through the work of the Hughson Economic Development Committee, an expanded business assistance program was developed and approved by the Hughson City Council in the fall of 2013. The program allows for grant/loan funding for business development/expansion. A total of \$30,000 was approved for the inaugural year. Several business assistance applications were reviewed by the EDC and one (Branding Iron Catering) was forwarded to the Hughson City Council in the spring of 2014 for approval that would bring back the Santa Fe Coffee component. A loan of \$12,000 was approved for the purchase of necessary equipment and a grant of up to \$3,000 for necessary facility improvements.
9			Develop a Branding Program for the City.				Consider "Small Community with a Big Heart". Promote the city.
10			Develop plan to attract more people to visit and shop in Hughson				The City Manager continues to work with the Chamber of Commerce to assist with the Hughson Harvest Festival. This event helps bring hundreds of people into our community.
11			Create a business newsletter to generate interest in Hughson.				The Hughson Chamber of Commerce is considering developing this informational flyer that shares positive information on the City and community. The inaugural Hughson Chamber of Commerce newsletter was disseminated to the membership in June 2014.
12	On-going	City Manager	Market positive aspects of City and community on the City's website.		X		City website is functional and being used as an outreach tool for the community. City staff will continue to make information available that is of value to residents and local businesses.
13	On-going	City Manager	Meet with the property owners of land surrounding City to discuss growth.		X		During the course of attending various community meetings the City Manager has had the opportunity to meet some property owners. The goal is to be more proactive moving forward.

Goals and Objectives
Goal #2 - Economic Development
Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
14	On-going	City Manager	Reach out to and work with businesses in the City's Sphere of Influence		X		The City is very involved in the Hughson Chamber of Commerce. City will meet with local businesses as able to better understand their local needs. Have had opportunity to meet with representatives from Wilbur Ellis and the Dairy Farmers of America to discuss current operations and plans for expansion. Will schedule tours of both businesses in the upcoming months.
15	On-going	City Manager and Community Development Director	Make proactive efforts to attract a full-service grocery store to our community		X		The City will continue to support local small grocery stores already in place. City staff met with representatives from Sav More to discuss the City's business assistance programs. It will support interests to bring a full-service grocery store to the area. City staff has had discussions with Dollar General who has expressed interest in opening a store in Hughson. City staff has inquired as to the neighborhood market model and the specifications required. In order to be prepared for these opportunities, the City has proactively moved to modify the zoning requirements of the downtown area that help continue with the current look and feel of the existing buildings while also being flexible to allow infill development. This goal will be emphasize in conversations with the development community. The City Economic Development Committee discussed the "Grocery Store Attraction Strategies" prepared by PolicyLink and Local Initiatives Support Corporation in 2007 for community activists and local governments.
16	On-going	Community Development Director	Review sign ordinances and code enforcement activities.		X		City staff continues to evaluate existing ordinances and segments of the municipal code to support sustainability of local businesses.

Goals and Objectives
Goal #2 - Economic Development
Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
17	On-going	City Manager	Develop Business Incubator with Agribusiness emphasis.		X		The City entered into an MOU with the Alliance to assist in this effort. Tenant lease agreements and other logistics are in place. The Hughson Chamber of Commerce and Hughson Chronicle have located to the Business Incubator. City staff working with the Alliance has developed marketing materials to promote opportunities to business sector. Interest has been expressed by several prospective businesses (tax preparation, bail bonds office, loan officer, insurance agency, export business) in the Business Incubator but none has materialized at this point. City efforts will continue to occupy the remaining offices with new businesses in the upcoming fiscal year.
18	On-going	City Manager and Community Development Director	Support efforts to revive Hughson Harvest		X		City staff and members of the Council participating in the planning and coordination of the annual Hughson Harvest Festival. City has responsibility over waste management and police services during the two-day event. City will staff a table at this years event to interact with attendees regarding current City initiatives and opportunities. City Council will be invited to be available as well during the festivities.
19	On-going	City Manager and Community Development Director	Develop materials and proactively market the Arboretum and other local attractions to the public.		X		City staff will need to work with the Arboretum Board of Directors and other organizations to gather the necessary information for this effort. Further development of Arboretum contingent upon funding. City staff will work with Arboretum Board of Directors to jointly pursuing grant funding for development of specific elements of the property.
20	On-going	Community, Chamber, and Local Businesses	Create a Farmer's Market.		X		City staff has initiative research regarding creating a Farmer's Market. Discussions have been held with both the Hughson Economic Development Committee and the Hughson Chamber of Commerce and been well received. A Farmers Market is held at the Hughson Harvest Festival. A possible venue for a Farmers Market would be at the Marketplace Shopping Center. The City will continue to facilitate the discussion with the Chamber, local tenants at the Marketplace Shopping Center, and Farmer's Market vendors to determine if feasible.
21	On-going	City Manager and Community Development Director	Encourage Industrial growth in incorporated cities and not in the County		X		City has established an urban growth boundary. In addition, have passed resolution opposing any new development in unincorporated area surrounding City limits. City will initiate discussion with the County to revisit this item and discuss any potential projects in the queue.

Goals and Objectives

Goal #3 - Transportation

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-going	Community Development Director	Recognize the need to address and incorporate a design for all modes of transportation.		X		Through StanCOG, the City participates in the allocation of resources for Hughson transit services. The City Council adopted the City of Hughson Design Manual for Living Streets on May 13, 2013. Emphasis needs to be placed on non-motorized modes of transportation. For Fiscal Years 2016-2017 and 2017-2018, the City of Hughson is submitting a bike/pedestrian project along Hatch Road for Congestion Mitigation Air Quality (CMAQ) funding consideration (now a competitive process). This is a top priority per the City of Hughson Non-Motorized Transportation Plan (August 2008) and would provide a transportation option to residents and an amenity to the community and could catalyze the effort to improve the aesthetics of Hatch Road—one of the first impressions of the City.
2	On-going	Community Development Director	Encourage enhancement of an intra and inter city transit system.		X		Through StanCOG, the City participates in the allocation of resources for transit services. Staff will continue to work with Stanislaus Regional Transit (START) and StanCOG to improve transit opportunities in Hughson. In the past year, City staff participated in a StanCOG subcommittee to prepare the Request for Proposal (RFP) for the 2014 StanCOG Transit Systems Study and to look at the cost sharing model currently in place.
3	On-going	City Manager and Community Development Director	Access all available funds for the purpose of maintaining and improving existing streets.		X		Partner with StanCOG and other jurisdictions to acquire funds for street projects. Recent CMAQ funds have gone towards road infill projects (Pine Street, 4th Street, 5th Street, Fox Road, etc). The City also is pursuing Active Transportation Program funding for a safe routes to school project along Fox Road. Staff has been very involved with the disbursement of Local Transportation Funds through StanCOG. The City Council adopted a utility trench cut fee and established a special street fund (effective April 25) for the monies collected. City actively participated in the discussion regarding a 1/2 cent sales tax measure for transportation and expenditure plan in 2014 (later deferred to 2016 by the StanCOG Policy Board).

Goals and Objectives

Goal #3 - Transportation

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
4	On-going	Community Development Director	Plan for future public parking in the downtown area to encourage business activity.		X		An ordinance was adopted amending the parking requirements in the Downtown Commercial Zone to allow parcels to develop without on-site parking. Through the Economic Development Committee, have discussed different strategies to strengthen the downtown core (vacancy, pocket parks, outdoor dinner, etc.). Economic Development Committee conducted a walking tour of the downtown.
5	On-going	City Manager and Community Development Director	Work with the County, StanCOG and other appropriate agencies to address, on a regional basis, the development of solutions to local traffic issues.		X		Hughson participated in the Regional Transportation Impact Fee meetings with the cities and county to discuss an equitable transportation impact fee. Based on StanCOG Policy Board direction measure for 2014 was deferred to 2016. City historically looks to use of LTF, CMAQ, CDBG and outside funding to address local traffic issues through improvement projects. Stanislaus County signalization and intersection improvements at Hatch Road and Santa Fe are programmed for Fiscal Year 2014-2015.

Goals and Objectives

Goal #4 - Public Safety

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-going	City Manager and Police Chief	The City of Hughson will continue to provide a high level of police service to the community. The City will review annually the fiscal constraints facing the City in order to establish appropriate service levels.		X		The City Council renewed its contract with Stanislaus County for Law Enforcement Services for three year period from Fiscal Year 2013-2014 to Fiscal Year 2015-2016. The Police Chief provides activity reports to show how law enforcement activities are benefitting the community on periodic basis along with annual report to the community. For the upcoming year, will work with Police Chief on the anticipated use of Supplemental Law Enforcement Services Funds to augment existing efforts-- including Code Enforcement Officer through new model.
2	On-going	City Manager and Police Chief	Further develop partnership with the school district regarding the school resource officer and cost sharing.		X		City and School District executed a Memorandum of Understanding for the School Resource Officer that including a cost sharing component for Fiscal Year 2013-2014 that resulted in \$18,500 in revenue to offset costs. MOU had option for renewal on an annual basis but School District indicated they were not interested in the resource for the upcoming fiscal year. With the termination of the School Resource Officer allocation to Hughson Unified School District will also work with the Police Chief to reallocate personnel to enhance law enforcement presence in the community.
3	On-going	City Manager and Police Chief	Continue Community Activities (i.e. Neighborhood Watch, Kids Safety Places)		X		The City Manager and Police Chief designee have been engaged in the Hughson Family Resource Center Community Capacity Building effort (Citizens for a Healthy Community). Through CCB, the City's Neighborhood Watch Program has remained in tact and culminates with the annual National Night Out celebration. The City and Police Services is working with the CCB in coordinating the event for this year on August 5, 2014. Along with Hughson Fire Protection District, will participate in a caravan that visits all registered block parties promoting the NNO mission to "promote involvement in crime prevention activities, police-community partnerships, neighborhood camaraderie and a united front against criminal activity."

Goals and Objectives

Goal #4 - Public Safety

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
4	On-going	City Manager	2+2 Fire District/City Committee.		X		The Fire District/City Committee met every other month and have had very productive session to discuss current initiatives, coordination for local events and explore partnership opportunities. Examples include (1) the work by the City on its municipal water system, (2) coordination for National Night Out, Halloween Trunk or Treat and Christmas Festival, and (3) the Fire Command Vehicle Cost Project. In the upcoming year, the City will support the Fire District in its centennial celebration.

Goals and Objectives

Goal #5 - Public Services

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-going	City Manager	The use of technology will be encouraged to provide more efficient public services.		X		Utility bill pay online is now available. SeeClickFix continues to be a useful tool and some community members have started to use it to notify the City of issues such as street lights being out, nuisance issues, graffiti, etc.
2	On-going	City Manager and Community Development Director	Support recreation activities to provide access for all residents.		X		The City will work with local partners and groups in support of providing local recreational options for youth and adults. The City continues to partner with the school district for the high school sports field project. The Mayor Pro Tem and City Manager sit on the Hughson Sports and Fitness Complex Steering Committee. Phase I (completed) includes addition of three new soccer fields and one new softball field. Well No. 6 will deliver and provide a non-potable water system at the high school sports fields (project underway). Phase II (pending upon funding availability) will include lighted parking lot, restrooms and snack bar, PAR fitness course and additional field development. City and School District executed extension to the LeBright Fields lease through April 1, 2017. Both are also exploring possible sale/purchase of 19.65 acres for development of Seventh Street Park Project.
3	On-going	Community Development Director	Review existing services & consider appropriate fees for providing these services.		X		City fee structures will be evaluated as needed to ensure sufficient to cover cost of services provided under legal authority. The City Council amended Title 16 Subdivisions in the Municipal Code to require formation of a Community Facilities District to provide funding for City services that are not being funded through other sources (use for subdivision infrastructure bonds prohibited).
4	On-going	City Manager and Community Development Director	Monitor the use of community enhancement fees.		X		The Council did approve a spending plan for these funds. The improvements would include painting the water tower, a lighting improvement project on the bridges along Hatch, and funding for a well for sports fields at the High School. The water tower paint project is complete, the anti-graffiti vines at Starn Park have been planted, some funds were used for the high school turf irrigation project, and city hall has been repainted.

Goals and Objectives

Goal #5 - Public Services

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
5	On-going	Community Development Director	Continue to provide for adequate treatment of wastewater by compliance with Federal and State regulations and adopt an allocation policy to ensure that future capacity is applied in a manner that is consistent with the General Plan.		X		The wastewater treatment plant has been operational since September 2012 but construction of site improvements has been ongoing. There adequate sewer capacity for future growth but water system improvements are necessary before that additional capacity can be utilized.
6	On-going	Community Development Director	Continue to support efforts for the planning and development of an Integrated Regional Water Management Plan (IRWMP) for the mutual benefit of Hughson, Modesto, Turlock and Ceres.		X		City by mutual cost-sharing agreement with other parties hired consultant (RMC Water and Environmental) to complete an Integrated Regional Water Management Plan (IRWMP) for the East Stanislaus IRWM region. Joint proposal being prepared, based on IRSMP Plan, for potential funding of listed projects. For the City of Hughson, submission includes next phase of the non potable water system improvements.
7	On-going	City Manager	Expand existing water conservation program and policies to incorporate education emphasis.		X		Explore model implemented in other areas (Fresno, Merced, Clovis) regarding water conservation measures including education of water needs of various trees, shrubs, gardens, etc. Gather information from CSU and UC farm advisors and make available for reference to the public. City staff has been very involved in countywide discussions regarding groundwater supply, drought conditions and water policy through the work of the Stanislaus County Water Advisory Committee, Technical Advisory Committee and Drought Taskforce gathering information on municipal practices and challenges.
8	On-going	City Manager	Continue to monitor staffing and training levels to ensure that quality public services are provided.		X		Continue to look for opportunities for staff members. The City Manager and Community Development Director continue to encourage public works staff to gain additional certifications. The additional training and certifications help City crews gain greater knowledge and improved abilities to maintain and operate the City water system. Cross training is also continue amongst the administrative staff.

Goals and Objectives

Goal #6 - Public Facilities

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-going	City Manager	Consider shared facilities, where appropriate, with other public and private entities.		X		The City is part of the JPA with the County and other cities for the provision of Animal Services. The City, through the JPA, is contributing to the debt service for the next Animal Services Facility. The City has converted the Annex Building to the Business Incubator Center. There are also possible partnership opportunities with the School District (open gym basketball program at the Ross Gymnasium, Lebright Fields , High School Sports Fields). The City has worked with the Hughson Family Resource Center establish community programs (recreation, meals, etc.) at the Senior Community Center and such efforts will continue.
2	On-going	Community Development Director	The City will develop a method to prioritize replacing existing infrastructure in accordance with the Master Plans adopted in accordance with the General Plan through the development and implementation of a Capital Improvement Plan.		X		Continue review of the capital improvement needs of the City. Planned projects include the installation of curb, gutter and sidewalks on a variety of segments in the City. The work for Tully Road that includes water, sewer, storm drain, and roadway improvements is anticipated in Fiscal Year 2014-2015 once funding is obligated. This years' budget also included funding for overlays on south 4th, south 5th, and Fox Road from Charles to 2nd. Phase I of the non-potable water system improvement project is underway and anticipated to be complete by late summer 2014 with the next phase dependent on the identification of funding. City staff has applied for Active Transportation Program funding for a safe routes to school project on another segment of Fox Road and CMAQ funding for a bicycle/pedestrian project along Hatch Road.
3	On-going	Community Development Director	Consider including in future park developments, the inclusion of features that reflect our agricultural heritage.		X		Such standards are in place and subject to negotiation. Interest in assisting in further developing a school farm component as an educational component to local youth. Support of local FFA, 4H and other agricultural activities (County Fair) should continue to be a local emphasis. Reviewing existing farm lease for property near wastewater treatment facility (due to expire) for possible opportunity.

Goals and Objectives

Goal #6 - Public Facilities

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
4	On-going	Community Development Director	Emphasize Surface Water Monitoring Procedures		X		Institute measures to monitor, protect, and enhance the water quality of city water sources in a manner pursuant and consistent with the Federal Clean Water Act. On November 26, 2012, the City Council directed City staff to send a letter to the Stanislaus Regional Water Authority that it was not interested in joining the Joint Powers Authority (JPA) at the time but requesting preference in the future if so desired based on past contributions to the effort.

Goals and Objectives

Goal #7 - Connectivity and Integration

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-going	City Manager	City of Hughson recognizes that it must work with other organizations, public and private, to ensure coordinated and cost-effective delivery of services.		X		The City continues to strengthen its relationships with the Alliance, School District and Fire District. Examples include the establishment of a business incubator, expansion of business assistance program, open-gym basketball program, development of park/recreational facilities, and Fire command vehicle purchase. The City continues to strive to build relationships with its community partners. City staff actively interacts with the Hughson Chamber of Commerce, Hughson Ministerial Association, Hughson Family Resource Center and local non profit organizations (Sierra Vista Child and Family Services, United Samaritan Found, Samaritan Village, etc). City also partners with Stanislaus County and other incorporate cities for the provision of public services (law enforcement, social, health, transit, etc).
2	On-going	City Manager	The City Council will review and establish a policy designed to monitor and possibly influence proposed State and Federal legislation.		X		Hughson Legislative Program was adopted in March 2014 and sets the parameters for the City's legislative advocacy efforts that supplement the work through the California League of Cities and California Local Agency Formation Commissions.
3	On-going	City Council/City Manager	Maintain and monitor the Complaint Log.		X		SeeClickFix is an application that is currently being used to manage this process. City Manager evaluating effectiveness of tool and process. Development of a customer services/satisfaction survey under consideration along with reporting mechanism and evaluation for Council and public.
4	On-going	City Manager	2 + 2 School District/ City Committee.		X		The City continues to meet on a quarterly basis with the School District. These meetings continue to be very productive for effective planning, coordination and communication. Recent items of work included a cost sharing model for the school resource officer, grant application for park acquisition funds (Seventh Street Park) and safe routes to school (Fox Road), Lebright Fields lease extension, Hughson community event planning and other items for coordination (municipal water system, school sports fitness complex, etc.).

Goals and Objectives

Goal #7 - Connectivity and Integration

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
5	On-going	City Manager	Maintain open communication with staff and encourage sharing of innovative ideas and process improvement suggestions.		X		Promote open door policy and culture for the organization (internal and external). Keep staff properly informed on organizational policies and procedures. Foster sharing and development of ideas amongst staff that may lead to efficiencies.
6	On-going	City Manager	Look for additional opportunities to partner with other cities.		X		The City currently partners with the City of Modesto for on-call advanced planning services. The City has also reached out on occasion to discuss water and wastewater issues with other jurisdictions in Stanislaus County. Also working with the City of Turlock on the administration/engineering work needed relative to Hughson's special assessment districts. Other examples of City partnerships are in the area of local transportation, road improvements, emergency dispatch, animals services, CNG fueling, etc.
7	On-going	City Manager	Expand plan to best utilize the volunteerism that exists in the community. Work with partner agencies, non-profits and local organizations to continue to promote a spirit of cooperation and civic participation.		X		The City works diligently to facilitate the efforts of those willing to volunteer. For example, the City has helped with the planning and coordination of LOVE Hughson events as well as volunteer efforts tied to the City Wide Clean Up Day. Other local and grassroots efforts will be supported to strengthen the sense of community pride (Concerts in the Park, Halloween Tent, Trunk or Treat, National Night Out, Harvest Festival, Cultural Events, etc.).
8	On-going	City Manager	Assessment of current IT needs and development of inventories and incremental policies that take advantage of technology.		X		The City Manager continues to work with its IT consultant EZ Networks to identify needed improvements to the City's overall network. Improvements made in the last year to improve surveillance and monitoring systems at City facilities and for critical systems (municipal water and waste water treatment). The City replaced an aging network server that will improve its ability to store information and the growing email traffic. A second phase of server upgrades will be needed in the not to distant future but that will coincide with the City's purchase of a new Finance Software system some time in the future.

Goals and Objectives
Goal #7 - Connectivity and Integration
Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
9	On-going	City Manager	The use of technology will be encouraged to engage citizens more actively in public issues and to improve inter-agency communication.		X		City will initiate measures to maximize use of email, newsletter, website, facebook, local media and other technology to expand public outreach efforts and more effectively engage residents on City Hall happenings and community events. Improvements to the Council Chambers are in the planning stages (audio/video equipment) and web stream capabilities and enhanced agenda management tools will encourage open and transparent government access.

Goals and Objectives

Goal #8 - Revenue Generation and Use Allocation

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
1	On-Going	City Council	The City Council pledges to monitor all public funds to ensure appropriate expenditures.		X		The City institutes a thorough budget review process. Preliminary Budget adopted in May/June and Final Budget presented once the Auditors have completed their preliminary work. City staff monitors revenues so that mid-year changes can be made if necessary. Financial reporting process being evaluated for improvements to increase transparency.
2	On-going	City Manager	Explore grant opportunities, develop a tracking methodology and provide regular reporting to the City Council.		X		City Manager instituted an internal grant writing program utilizing existing staff and assistance from local colleges/interns. Grant applications prepared and submitted included Seventh Street Park Acquisition Project (Land Water and Conservation Fund), Fox Road Pedestrian Improvements (Active Transportation Program), City Park Recycling/Litter Program (Cal Recycle), and Hatch Road Bicycle and Pedestrian Project (CMAQ). Non Potable Water System Improvement Phase II pending through the Intergrated Regional Water Management Plan.
3	On-Going	City Manager	The City will maximize all potential revenue sources (including funding for City, Schools and Public Safety).		X		This will be reviewed ongoing and annually during the budget process. As opportunities arise for additional generation (grants, partnerships, etc.) evaluation will be conducted and brought to the Council for consideration as appropriate.
4	On-Going	City Manager	Continue working with other agencies to try to acquire funding for City projects		X		City has partnered with other cities to better leverage CDBG, CMAQ and RSTP funds for local projects. Efforts with other cities should continue in addition to working with County, State, Federal and other agencies and organizations. Although under new model, CMAQ funding moving forward will make available more funding through a competitive process, coordination with other cities to discuss timing of projects may still be possible.
5	On-Going	City Manager	Benchmark other agencies to identify additional revenue streams for local projects and needs.		X		City will continue to exchange and solicit information from other agencies (government, private, non-profit, etc. to identify creative funding strategies).

Goals and Objectives

Goal #8 - Revenue Generation and Use Allocation

Action Items:

#	WHEN	WHO	WHAT	STATUS			COMMENTS
				DONE	ON TARGET	REV	
6	On-Going	City Manager	Strengthen fiscal condition of City's Benefit Assessment Districts and Landscaping and Lighting Districts.		X		City spent considerable time evaluating current assessment districts (BADs/LLDs). Through agreement with the City of Turlock Municipal Services Department, executed in April 2014, will ensure annual reports are accurate and then fiscal challenges with select few of the landscape and lighting districts are addressed.



CITY OF HUGHSON AGENDA ITEM NO. 4.2

SECTION 4: UNFINISHED BUSINESS

Meeting Date: July 14, 2014
Subject: Potential Seventh Street Park Maintenance
Funding/Financing Options
Presented By: Jaylen French, Community Development Director
Approved By: _____

Staff Recommendation:

Review and discuss the potential long term maintenance funding options for the potential future Seventh Street Community Park.

Background and Overview:

On June 23, 2014, City staff presented the City Council with initial estimates of the development and long term maintenance costs for the potential future community park. Staff developed two initial conceptual park designs solely for the purpose of developing these cost estimates to provide the City Council with appropriate information to make an informed decision regarding the acquisition of the park site. Staff developed and presented the conceptual park designs, which represented just the low-end and the high-end development and maintenance cost options.

This report is intended to provide more detailed information, based on the questions from Council during the June 23rd meeting, regarding the City's future ability to fund the maintenance this park.

Prior Background:

On January 27, 2014, the Hughson City Council approved submitting a grant application to the Federal Land and Water Conservation Fund (LWCF) for a park acquisition project.

The City Manager and District Superintendent discussed the desire to submit an application during the current funding cycle to present the acquisition project as envisioned by the City of Hughson back in 2010 for potential funding.

The Land and Water Conservation Fund program requires that an appraisal and independent review be conducted for any property acquisition projects. The final appraisal made minor modification to the preliminary value provided in the City's

grant application submission. The proposed property is valued at \$685,000 for Legal Parcel 2 (19.65 acres).

The grant would provide 50% of the cost for property acquisition based on the appraised value and not require the City to deplete a majority of its Parks Project In-Lieu and Park Development Impact Fee funds and instead make them available for use during future development of the park site. If successful in the property acquisition, City staff will focus future grant writing efforts on development of the park.

On April 18, 2014, the California Department of Parks and Recreation sent a letter to the City of Hughson indicating that the Seventh Street Park Acquisition Project was being recommended for funding to the National Park Service (NPS) at the requested amount of \$342,500.

Discussion:

The action to apply for grant funding for the potential acquisition of a community park site is consistent with the City of Hughson's adopted Goals and Objectives; specifically Goal #6, under the Land Use category, which states: Seek funding for parkland and pool. Further, in the comments of this document adopted September 9, 2013, "there is strong interest in developing a park in the southern part of town." In addition, Goal #2, under the Public Services category states: Support recreation activities to provide access for all residents. While the focus of this goal is on the development of the sports and fitness complex, the primary users of that facility will be school aged children. A park located in the southern portion of the City will provide recreation for all users, in an area of town that is not currently near park land.

As stated astutely by the Council, the easier part of providing parkland within a City is the acquisition and development. The often times unconsidered and more costly element is the long term operation and maintenance of these facilities. However, if the City can identify operation and maintenance funding, parks can be an asset with many beneficial qualities to a city.

This staff report is intended to provide options for park maintenance funding/financing. However, all answers cannot be provided at this time. The true details of the park development and maintenance will be determined over time and in coordination with the public, local organizations, local and regional partners, benefactors and volunteers, as well as the Parks and Recreation Commission, Planning Commission and the City Council.

Benefits

Parks provide intrinsic economic, recreational, aesthetic, health and environmental benefits. This staff report will just focus on the economic benefits as it is most directly related to the discussion topic. In short, parks can increase property values and in turn tax revenues; create a more attractive place to live and work, thus luring and retaining smart successful young people and affluent retirees; and can increase spending from residents and outside visitors who utilize the park, as

well as provide a venue for, and attract, festivals, concerts, events, farmer's markets, etc., which would otherwise not be available. Much of these benefits are expressed in other City of Hughson goals.

Increased Property Values / Tax Revenues:

The benefit of parks on property values is extensive with approximately three dozen recent studies showing the positive impacts on nearby residential values. While various factors determine the extent, it is generally shown that well-maintained, aesthetic parks can lead to an approximately 15% property value increase within 500 feet of the park and a lesser increase up to 2,000 feet from the park. Based on rough calculations there are approximately 100 homes within 500 feet of the proposed park. If homes are valued at \$150,000 currently and we assume a 10% increase in values (lower than the expected 15%), the expected tax revenue generated would be approximately \$750,000 based on 0.5% tax revenue capture—which is probably low. Therefore, if this occurred over 10 years, one could assume an annual increase to the City's General Fund of \$75,000 just through the development of a park. This is not to mention the increased values of the homes within 2,000 feet, i.e. each home south of Locust Street.

Other Economic Benefits:

Creating a more attractive and desirable place to live. People choose to live, work and establish businesses for many reasons. Available park land is an increasingly large factor in this decision. Young, successful families and affluent retirees want communities that provide scenic beauty, leisure and recreation amenities. Young people bring talent and workforce for the City, while retirees can bring expendable income and are positive taxpayers, meaning they use fewer services than they pay for through taxes.

Parks also provide venues for uses that increase revenues like festivals, concerts, farmer's markets, etc. In addition, the parks can draw visitors that will spend money within the city, as well as increasing the money spent by locals utilizing the park facilities.

Funding/Financing Options

Based on staff research, there are five broad categories for park maintenance funding each with options and nuisances within these categories. The following is intended to provide general information regarding the various options and are not intended as recommendations at this time. If the park were to be acquired further detail would need to be explored to establish a reliable long term maintenance funding strategy.

1. User Fees

Park (or Facility) Rentals/Reservations, Classes, Concessions, etc.

In this category, park users pay for certain privileges of park or facility use as is the current practice with the City's other parks. The extent and amount of user fees would likely be increased depending on the facilities installed in the community park.

2. Private Monies

Public-Private Partnerships, Volunteers, Donations, Sponsors, Trust, etc.

In this category, private citizens, businesses or organizations could volunteer time, donate money or sponsor park facilities or portions of the park. The City could forge community partnerships to leverage the capacity of private organizations to provide maintenance services. More specifically, private monies could establish a trust that is utilized for maintenance purposes or the City could partner with private entities to ensure the long term maintenance is provided.

3. Provided by New Development

In this category, the City could establish, as part of a development agreement funds for long term maintenance of the future park. In addition, the City could provide incentives or bonuses, likely in the form of density increases in exchange for maintenance funds.

4. Assessments

Utility Fee/Levies, Special Districts, etc.

While it is clear that this option is a non-starter at this time, this is one of the five funding options available and therefore is described below. An assessment would not need to cover the full cost of annual maintenance, but any amount that offsets the General Fund expenditure would be beneficial. This category would likely be coupled with Category 3, so that a portion of the maintenance costs are shared by existing residents and new development.

In this category, the City could, through a Proposition 218 process, establish special districts to fund the park maintenance or specific facilities within the park; or go before the voters with a special purpose levy or utility fee.

5. Grants

In this category, the City would apply for grant funding to help offset or cover the cost of maintenance. Many state and federal agencies offer park related grants, some of which are for maintenance purposes.

In addition, the City could position the park (and or potential pool) as a regional facility and inquire about County funding or partner with the County Health Services Agency (HSA) for funding by providing recreational opportunities.

In summary, there are costs and benefits associated with developing a community park. The benefits, while real, can be nebulous and hard to measure. The costs on the other hand are easy to see. In theory property values and thus tax revenues would increase; and spending from locals and visitors could increase based on use, both of which would help to alleviate or offset the long term maintenance costs. If funding strategies are required, the best approach would likely be to secure revenues from multiple categories (outside of the assessments perhaps) so that the General Fund bottom line is impacted as minimally as possible.

Fiscal Impact:

Maintenance:

In large part, the fiscal impact regarding maintenance of the potential future park is to be determined. However, as estimated by staff the annual cost of maintaining a passive park could be \$35,000 and as high as \$82,500 for a built out park. As noted in this staff report, this could be offset through the benefits of developing a park.

Acquisition and Development:

The City of Hughson has two capital project funds that can be utilized as the source for the match and cash flow requirements (acquisition), including the Park Project In Lieu and Park Development Impact Fees, and for future development.

As indicated in the City's Final Adopted Budget for Fiscal Year 2013-2014, it is anticipated that the City will have a combined fund balance of nearly \$800,000 at year end. The City's Preliminary Budget for Fiscal Year 2014-2015 projects an additional \$118,000 in estimated revenue in these two capital project funds for the upcoming year. Costs associated with the preparation of the grant application including staffing and the appraisal, environmental filing and surveying are being covered within the City's existing adopted budget. Excluding staffing, the costs incurred thus far are approximately \$5,000. The Hughson Unified School District assisted with covering 50% of the "Yellow Book" appraisal required by the State grant.



CITY OF HUGHSON AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date: July 14, 2014
Subject: Approval of Resolution No. 2014-22, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2014/2015 for All Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson
Presented By: Raul L. Mendez, City Manager

Approved By: _____

Staff Recommendation:

1. Conduct a Public Hearing to consider approval of the Fiscal Year 2014-2015 assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.
2. Adopt Resolution No. 2014-22, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2014/2015 for all Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.
3. Direct the City of Turlock City Engineer to File, or Cause to be Filed, a Certified Copy of this Resolution and the Report for Each Assessment District with the Tax Collector for the County of Stanislaus.

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 (LLD) 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 Benefit Assessment Report ("Report") describes the districts, incorporates any annexations or changes to the districts, the proposed assessments and the levies for Fiscal Year 2014-2015. 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 2014-2015 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 2014-2015.

Summary of Proposed Assessments for Fiscal Year 2014-2015

The following is a summary of the Fiscal Year 2014-2015 proposed assessments as set forth in the Report and per equivalent dwelling unit (EDU). City staff has worked with City of Turlock Municipal Services Department under a new partnership, formally approved by each respective City Council on April 14 and 22, 2014 for administrative and engineering services associated with the Landscape and Lighting Districts and Benefit Assessment Districts. Part of this new collaborative effort has included a collective review of original formation documents, a validation of assessment rate history, a clear definition of program budgets based on actual costs incurred, and a discussion of effective ways to address deficiencies over time.

As previously indicated, in preparation for the annual assessment process for the upcoming fiscal year, City of Turlock staff recreated the appropriate current assessment levels for each district by retracing previous calculated amounts and incorporating technical adjustments. Although there were some minor discrepancies, none of the districts exceed their approved maximum rates. Additionally, City of Hughson staff has also spent considerable time this past year monitoring individual districts and actual costs incurred and implementing efficiencies where possible (e.g., reducing water usage, validating lighting inventory, adjusting maintenance schedules). The information collected is critical for the purposes of determining the true cost of providing services and better

understanding the condition of each respective district. A review of expenditures through the end of June (although not yet closed) has revealed that expenses are tracking lower than anticipated in most cases which should strengthen fund balance amounts in preparation for the Fiscal Year 2014-2015.

City of Hughson staff will continue work in other areas through the upcoming fiscal year including minimizing administrative costs, proposing infrastructure improvements, as permitted, in districts with no structural deficits and healthy reserves, balancing allocation of costs, where possible, in districts with both Landscape and Lighting Districts and Benefit Assessment Districts and exploring general versus special benefit methodologies for future consideration.

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:	\$7,866.00
Maximum Rate per EDU:	\$121.02
Estimated Fund Balance (06/30/14):	\$7,546

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:	\$13,372.84
Maximum Rates*:	\$33.36 - \$914.58 (low and high)
Estimated Fund Balance (06/30/14):	(\$704)

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

Benefit Assessment District

Balance to Levy:	\$29,776.56
Maximum Rates*:	\$19.54 - \$1,918.92 (low and high)

Estimated Fund Balance (06/30/14): \$29,074

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

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 (Formed But Not Developed)

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$0

Benefit Assessment District

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$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 (Formed But Not Developed)

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$0

Benefit Assessment District

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$0

Feathers Glen

Feathers Glen 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:	\$13,776.70
Maximum Rate per EDU:	\$328.02
Estimated Fund Balance (06/30/14):	\$25,594

Benefit Assessment District

Balance to Levy:	\$8,118.25
Maximum Rate per EDU:	\$193.29
Estimated Fund Balance (06/30/14):	\$4,401

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:	\$17,695.42
Maximum Rate per EDU:	\$194.46
Estimated Fund Balance (06/30/14):	\$9,107

Benefit Assessment District

Balance to Levy:	\$18,493.02
Maximum Rate per EDU:	\$203.22
Estimated Fund Balance (06/30/14):	\$39,984

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. Fontana Ranch South currently has 56 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	\$10,320.87
Maximum Rate per EDU:	\$184.30
Estimated Fund Balance (06/30/14):	(\$31,227)

Benefit Assessment District

Balance to Levy:	\$9,455.44
Maximum Rate per EDU:	\$168.85
Estimated Fund Balance (06/30/14):	\$5,770

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:	\$6,239.64
Maximum Rate per EDU:	\$78.98
Estimated Fund Balance (06/30/14):	\$7,365

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:	\$6,500.44
Maximum Rate per EDU:	\$110.18
Estimated Fund Balance (06/30/14):	\$4,727

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:	\$7,229.52
Maximum Rate per EDU:	\$131.45
Estimated Fund Balance (06/30/14):	(\$18,509)

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:	\$6,649.88
Maximum Rate per EDU:	\$130.39
Estimated Fund Balance (06/30/14):	(\$5,923)

Starn Estates

Starn Estates lies directly south of the Brittany Woods 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:	\$7,789.84
Maximum Rate per EDU:	\$99.87
Estimated Fund Balance (06/30/14):	\$16,634

Sterling Glen 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:	\$15,461.63/564.48
Maximum Rate per EDU:	\$211.80/\$332.05
Estimated Fund Balance (06/30/14):	\$13,693

Benefit Assessment District

Balance to Levy:	\$10,650.13/\$413.37
Maximum Rate per EDU:	\$145.89/\$243.16
Estimated Fund Balance (06/30/14):	\$5,457

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:	\$9,680.00
Maximum Rate per EDU:	\$106.37
Estimated Fund Balance (06/30/14):	\$19,712

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:	\$5,962.80
Maximum Rate per EDU:	\$108.41
Estimated Fund Balance (06/30/14):	\$3,864

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/San José 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 (California Environmental Quality Act).

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.

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 2014-2015, annual assessments are expected to generate a maximum total of \$206,016.83 for associated labor, administration, utilities, equipment, materials, and preparation of the annual report. The City of Turlock Municipal Services Department provides technical administrative support to the City of Hughson and its Landscape and Lighting Districts and Benefit Assessment Districts.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2014-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
CONFIRMING DIAGRAMS, ASSESSMENTS AND REPORTS AND LEVYING
ASSESSMENTS FOR FISCAL YEAR 2014/2015 FOR ALL LANDSCAPE AND
LIGHTING DISTRICTS AND BENEFIT ASSESSMENT DISTRICTS WITHIN THE CITY
OF HUGHSON**

WHEREAS, pursuant to the Landscaping and Lighting Act of 1972 and the provisions of the Benefit Assessment Act of 1982, the City Council of the City of Hughson directed Michael G. Pitcock, Engineer of Work for all assessment districts within the City of Hughson, to prepare and file annual reports for fiscal year 2014/2015, and does hereby impose these annual assessments within each assessment district listed on attached Exhibits A; and

WHEREAS, the Engineer of Work did file an annual report for each assessment district on June 9th, 2014, and the City Council of the City of Hughson adopted a resolution of intention to levy and collect assessments within these districts for fiscal year 2014/2015 and set a public hearing to be held July 14, 2014 at Hughson City Hall located at 7018 Pine Street, Hughson, California, and a notice of this hearing was given in the time and manner required by law; and

WHEREAS, at the public hearing the City Council of the City of Hughson afforded to every interested person an opportunity to make a protest to the annual reports either in writing or orally, and the City Council has considered each protest; and

WHEREAS, the City Council of the City of Hughson hereby confirms the diagrams, assessments and reports of the Engineer of Work. It is further determined and certified that these assessment district charges are either exempt from, or are in compliance with all the provisions of Proposition 218, which was passed by the voters in November 1996; and

WHEREAS, on Monday, the 14th day of July, at the hour of 7:00 p.m., the City Council of the City of Hughson will conduct a public hearing on the question of the levy of the proposed annual assessment for each district; and

WHEREAS, the charges against the real property are not levied with regard to property values but rather, are based on the landscaping, lighting and street maintenance performed within the area.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby confirm the diagrams, assessments and reports of the Engineer of Work and hereby levies the assessments set forth therein for the fiscal year 2014/2015.

BE IT FURTHER RESOLVED that the City Council of the City of Hughson also directs the City of Turlock City Engineer to file, or cause to be filed, a certified copy of this resolution and the report for each assessment district with the tax collector for the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of July, 2014 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

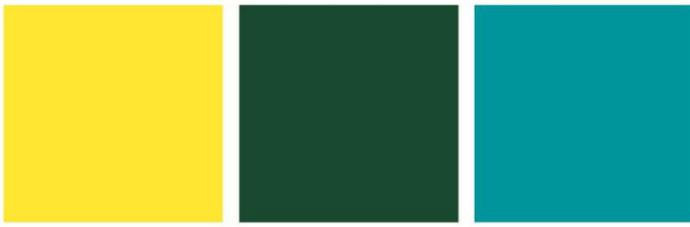
MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE
Assistant to the City Manager/City Clerk

EXHIBIT "A"

1972 Landscaping and Lighting Act Assessment Districts 1982 Benefit Assessment Act of 1982 Assessment Districts		
Brittany Woods LLD	Central Hughson LLD	Euclid North LLD
Euclid South LLD	Feathers Glenn LLD	Fontana Ranch North LLD
Fontana Ranch South LLD	Rhapsody Unit No. 1 LLD	Rhapsody Unit No. 2 LLD
Santa Fe Estates Ph 1 LLD	Santa Fe Estates Ph 2 LLD	Starn Estates LLD
Sterling Glenn III LLD	Sterling Glenn III Annex LLD	Sun Glow Estates LLD
Walnut Haven III LLD	Central Hughson BAD	Euclid North BAD
Euclid South BAD	Feathers Glenn BAD	Fontana Ranch North BAD
Fontana Ranch South BAD	Sterling Glenn III BAD	Sterling Glenn III Annex BAD

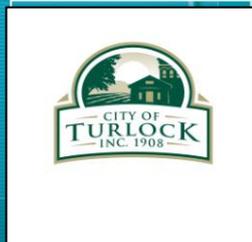


CITY OF HUGHSON

ENGINEER'S BENEFIT ASSESSMENT REPORT

Landscaping and Lighting Districts
Benefit Assessment Districts

Fiscal Year 2014-2015



2014/2015 Assessment District Summary

2014/15 Assessment District Summary

District Name	Current EDUs	2014/15 Actual Rate Per EDU	2014/15 Maximum Rate Per EDU	2014/15 Actual Estimated Budget Costs	2014/15 Maximum Estimated Budget Costs
Brittany Woods LLD	65	\$ 121.00	\$ 121.02	\$ 7,865.00	\$ 7,866.00
Central Hughson LLD*	N/A	N/A	N/A	\$ 13,372.84	\$ 13,372.84
Euclid North LLD	50	\$ -		\$ -	\$ -
Euclid South LLD	69	\$ -		\$ -	\$ -
Feathers Glenn LLD	42	\$ 328.00	\$ 328.02	\$ 13,776.00	\$ 13,776.70
Fontana Ranch North LLD	91	\$ 194.44	\$ 194.46	\$ 17,694.04	\$ 17,695.42
Fontana Ranch South LLD	56	\$ 184.30	\$ 184.30	\$ 10,320.80	\$ 10,320.87
Rhapsody Unit No. 1 LLD	79	\$ 78.98	\$ 78.98	\$ 6,239.42	\$ 6,239.64
Rhapsody Unit No. 2 LLD	59	\$ 110.16	\$ 110.18	\$ 6,499.44	\$ 6,500.44
Santa Fe Estates Phase 1 LLD	55	\$ 131.44	\$ 131.45	\$ 7,229.20	\$ 7,229.52
Santa Fe Estates Phase 2 LLD	51	\$ 130.38	\$ 130.39	\$ 6,649.38	\$ 6,649.88
Starn Estates LLD	78	\$ 99.86	\$ 99.87	\$ 7,789.08	\$ 7,789.84
Sterling Glenn III LLD	73	\$ 211.80	\$ 211.80	\$ 15,461.40	\$ 15,461.63
Sterling Glenn III Annex LLD	1.7	\$ 332.05	\$ 332.05	\$ 564.48	\$ 564.48
Sun Glow Estates LLD	91	\$ 106.36	\$ 106.37	\$ 9,678.76	\$ 9,680.00
Walnut Haven III LLD	55	\$ 108.40	\$ 108.41	\$ 5,962.00	\$ 5,962.80
Central Hughson BAD*	N/A	N/A	N/A	\$ 29,776.56	\$ 29,776.56
Euclid North BAD	50	\$ -		\$ -	\$ -
Euclid South BAD	69	\$ -		\$ -	\$ -
Feathers Glenn BAD	42	\$ 193.28	\$ 193.29	\$ 8,117.76	\$ 8,118.25
Fontana Ranch North BAD	91	\$ 203.22	\$ 203.22	\$ 18,493.02	\$ 18,493.02
Fontana Ranch South BAD	56	\$ 168.84	\$ 168.85	\$ 9,455.04	\$ 9,455.44
Sterling Glenn III BAD	73	\$ 145.88	\$ 145.89	\$ 10,649.24	\$ 10,650.13
Sterling Glenn III Annex BAD	1.7	\$ 243.16	\$ 243.16	\$ 413.37	\$ 413.37
Total LLD's				\$ 129,101.84	\$ 129,110.06
Total BAD's				\$ 76,904.99	\$ 76,906.77
Total of All Assessment Districts				\$ 206,006.83	\$ 206,016.83

* Too many individual factors to provide a uniform rate

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 2014/15. 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 2014/15 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 2014/15.

Proposition 218

In November 1996, California voters approved Proposition 218. The provisions of the Proposition are now contained in the California Constitution Articles XIIC and XIID. 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 XIID.

Pursuant to California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of the Article XIID 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 XIID Section 4. However, any future assessment increases in excess of that will be subject to the new requirements identified in California Constitution Article XIID.

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.

Description of the Districts and Benefits

For Fiscal Year 2014/15 there are fifteen landscape and lighting districts (“LLDs”). 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 (including Annex), Sun Glow Estates, and Walnut Haven III. For Fiscal Year 2014/15 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 (including Annex). 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 LLD 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 LLD is identified as a district area within the City with specific costs and benefits to the parcels within each LLD. The spreading of the improvement costs is based upon the total cost of the improvements within each LLD and is proportionately spread among all benefiting properties within each LLD 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 LLDs 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.

District Boundaries

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.
Brittany Woods	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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 081-085-001 through 018-085-066 inclusive and Lot “A” as recorded in Book 40 of Maps, Page 73, of Stanislaus County Records.

Euclid North	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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 South	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Starn 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.
Fontana Ranch North	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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 South	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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.
Feathers Glenn	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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.
Rhapsody Unit No. 1	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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. 2	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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.
Santa Fe Estates Phase 1	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, streets, improvements and appurtenances adjacent to or within the public right of way in the streets 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, of Stanislaus County Records.

Santa Fe Estates Phase 2	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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.
Starn Estates	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets south of the Brittany Woods 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.
Sterling Glen III	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting systems, improvements, and appurtenances adjacent to or within the public right of way in the streets west of Tully Road, east of Santa Fe Estates Phase II Subdivision, north of an industrial zone, and south of the Walnut Haven Subdivision.
Sun Glow Estates	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, improvements, and appurtenances adjacent to or within the public right of way in the streets 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.
Walnut Haven III	The maintenance and replacement of street trees, plants, vegetation, sprinkler systems, rear yard wall adjacent to or within the public right of way, street lighting, streets, improvements and appurtenances adjacent to or within the public right of way in the streets 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 018-088-055 inclusive as recorded in Book 40 of Maps, Page 76, of Stanislaus County Records.

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.

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 XIID Section 5a. Status determinations for existing districts were established by prior assessment reports, and are not within the scope of this report.

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

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

Budget/Assessment Roll/Parcel Map for Fiscal Year 2014/15

The Fiscal Year 2014/15 budgets for each District can be found on the following pages.

Brittany Woods Landscape and Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Lighting Costs

Electrolier Repairs	\$ 305.00
Electricity Rate	\$ 900.00
Labor	\$ 2,160.00
	\$ 3,365.00

Landscaping

Labor	\$ 1,296.00
Maintenance	\$ 325.00
Machinery Rate	\$ 756.00
Water	\$ 109.00
Street Tree Chipping	\$ 260.00
	\$ 2,746.00

Streets

Maintenance	\$ 255.00
-------------	-----------

Subtotal Direct Costs \$ 6,366.00

Administration Costs

Administration and Operations	\$ 1,500.00
-------------------------------	-------------

District Total \$ 7,866.00

Number of Lots 65

Total Yearly Charges Per Lot* \$ 121.02

* Due to rounding the maximum assessment allowed per parcel will be lowered \$0.02 as not to exceed the district total cost

Engineer's Benefit Assessment Report
Brittany Woods
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	085	001	000	\$121.00
2	018	085	002	000	\$121.00
3	018	085	003	000	\$121.00
4	018	085	004	000	\$121.00
5	018	085	005	000	\$121.00
6	018	085	006	000	\$121.00
7	018	085	007	000	\$121.00
8	018	085	008	000	\$121.00
9	018	085	009	000	\$121.00
10	018	085	010	000	\$121.00
11	018	085	011	000	\$121.00
12	018	085	012	000	\$121.00
13	018	085	013	000	\$121.00
14	018	085	014	000	\$121.00
15	018	085	015	000	\$121.00
16	018	085	016	000	\$121.00
17	018	085	017	000	\$121.00
18	018	085	018	000	\$121.00
19	018	085	019	000	\$121.00
20	018	085	020	000	\$121.00
21	018	085	021	000	\$121.00
22	018	085	022	000	\$121.00
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42	018	085	042	000	\$121.00
43	018	085	043	000	\$121.00
44	018	085	044	000	\$121.00
45	018	085	045	000	\$121.00
46	018	085	046	000	\$121.00
47	018	085	047	000	\$121.00
48	018	085	048	000	\$121.00

Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	085	049	000	\$121.00
50	018	085	050	000	\$121.00
51	018	085	051	000	\$121.00
52	018	085	052	000	\$121.00
53	018	085	053	000	\$121.00
54	018	085	054	000	\$121.00
55	018	085	055	000	\$121.00
56	018	085	056	000	\$121.00
57	018	085	057	000	\$121.00
58	018	085	058	000	\$121.00
59	018	085	059	000	\$121.00
60	018	085	060	000	\$121.00
61	018	085	061	000	\$121.00
62	018	085	062	000	\$121.00
63	018	085	063	000	\$121.00
64	018	085	064	000	\$121.00
65	018	085	066	000	\$121.00
TOTAL:					\$7,865.00

POR. N 1/2 SEC. 10 T.4S. R.10E. M.D.B.& M.
BRITANNY WOODS (40M73)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

009 009 018 - 085

004

66' HATCH ROAD

90' T.I.D. CERES MAIN CANAL

1" = 100'

087

60' 7TH STREET

RHAPSODY
LANE

60' TRISTAN COURT

60' COLBERT COURT

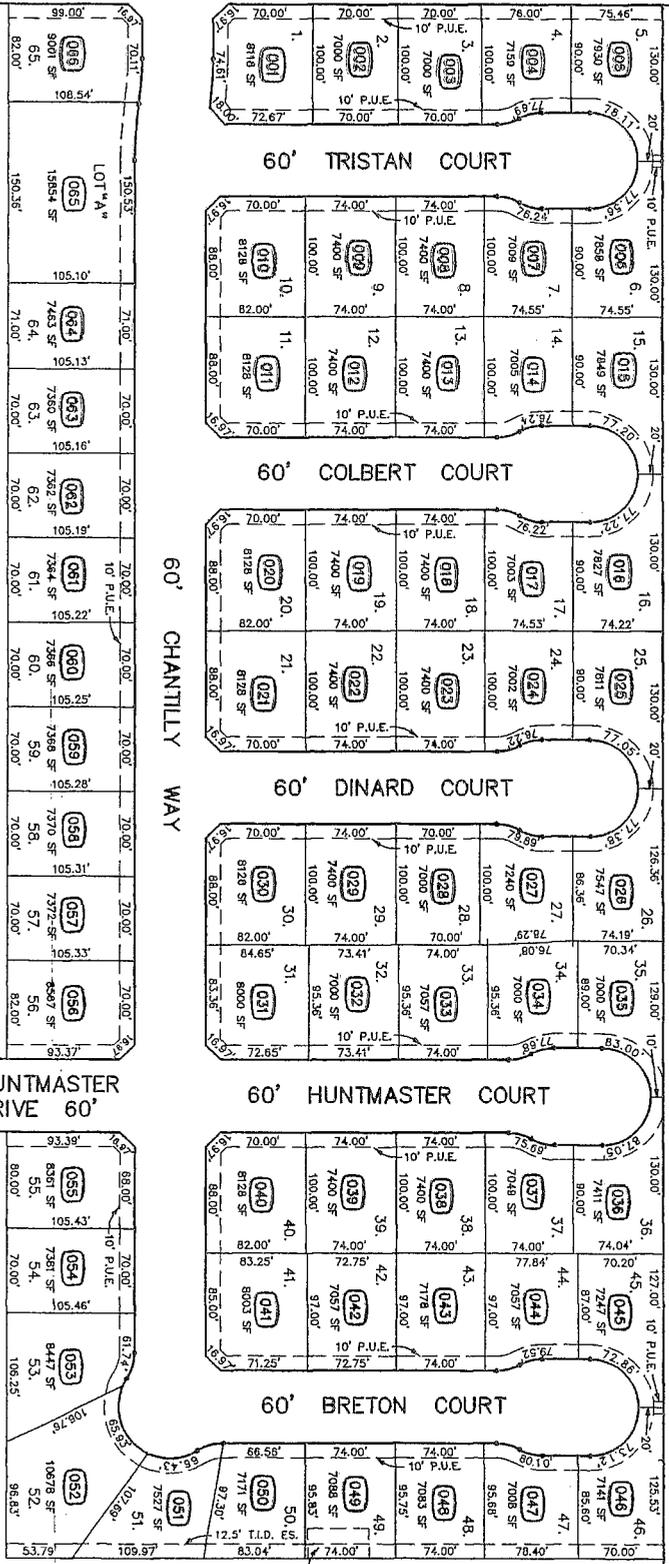
60' DINARD COURT

60' HUNTMASER COURT

60' BRETON COURT

60' CHANTILLY WAY

HUNTMASER
DRIVE 60'

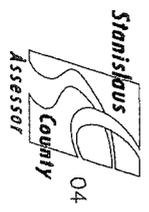


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081

FROM 018-21
DRAWN 3-14-03 DH
REVISED 9-27-06 OH

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018 - 085

Central Hughson Zone 2 LLD District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015		
Direct Costs		
Total Landscape	\$	10,061.36
Total Lighting	\$	1,340.47
Other Incidental Costs	\$	-
		\$ 11,401.83
District Indirect Costs		
Program Administration	\$	1,400.46
Stanislaus County Assessor's Fee	\$	-
Contingency	\$	570.09
Regulatory Programs	\$	-
		\$ 1,970.55
CPI*		105.7%
District Total	\$	13,372.84
Number of Lots		42

* Annual CPI plus 3.0%

Engineer's Benefit Assessment Report
Central Hughson Zone 2
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	030	010	000	\$354.56
2	018	030	011	000	\$354.56
3	018	030	015	000	\$354.56
4	018	030	016	000	\$344.10
5	018	042	004	000	\$354.56
6	018	042	039	000	\$354.56
7	018	042	069	000	\$354.56
8	018	042	070	000	\$354.56
9	018	042	071	000	\$354.56
10	018	042	072	000	\$354.56
11	018	048	009	000	\$33.36
12	018	048	038	000	\$33.36
13	018	048	039	000	\$120.56
14	018	048	040	000	\$33.36
15	018	049	004	000	\$123.44
16	018	049	016	000	\$33.36
17	018	049	025	000	\$33.36
18	018	049	026	000	\$33.36
19	018	049	028	000	\$33.36
20	018	049	029	000	\$33.36
21	018	049	032	000	\$297.84
22	018	049	035	000	\$300.72
23	018	049	039	000	\$36.24
24	018	049	041	000	\$123.44
25	018	049	042	000	\$914.58
26	018	049	043	000	\$875.08
27	018	049	044	000	\$875.08
28	018	049	048	000	\$875.08
29	018	049	049	000	\$875.08
30	018	049	050	000	\$875.08
31	018	049	051	000	\$875.08
32	018	049	052	000	\$914.58
33	018	049	057	000	\$33.36
34	018	049	059	000	\$33.36
35	018	049	060	000	\$33.36
36	018	049	061	000	\$344.10
37	018	049	062	000	\$33.36
38	018	049	064	000	\$33.36
39	018	049	065	000	\$33.36
40	018	049	066	000	\$36.24
41	018	049	067	000	\$875.08
42	018	049	069	000	\$33.36

TOTAL: **\$13,372.84**

PORTION S 1/2 SECTION 9 T.4 S. R.10 E. M. D. B. & M.

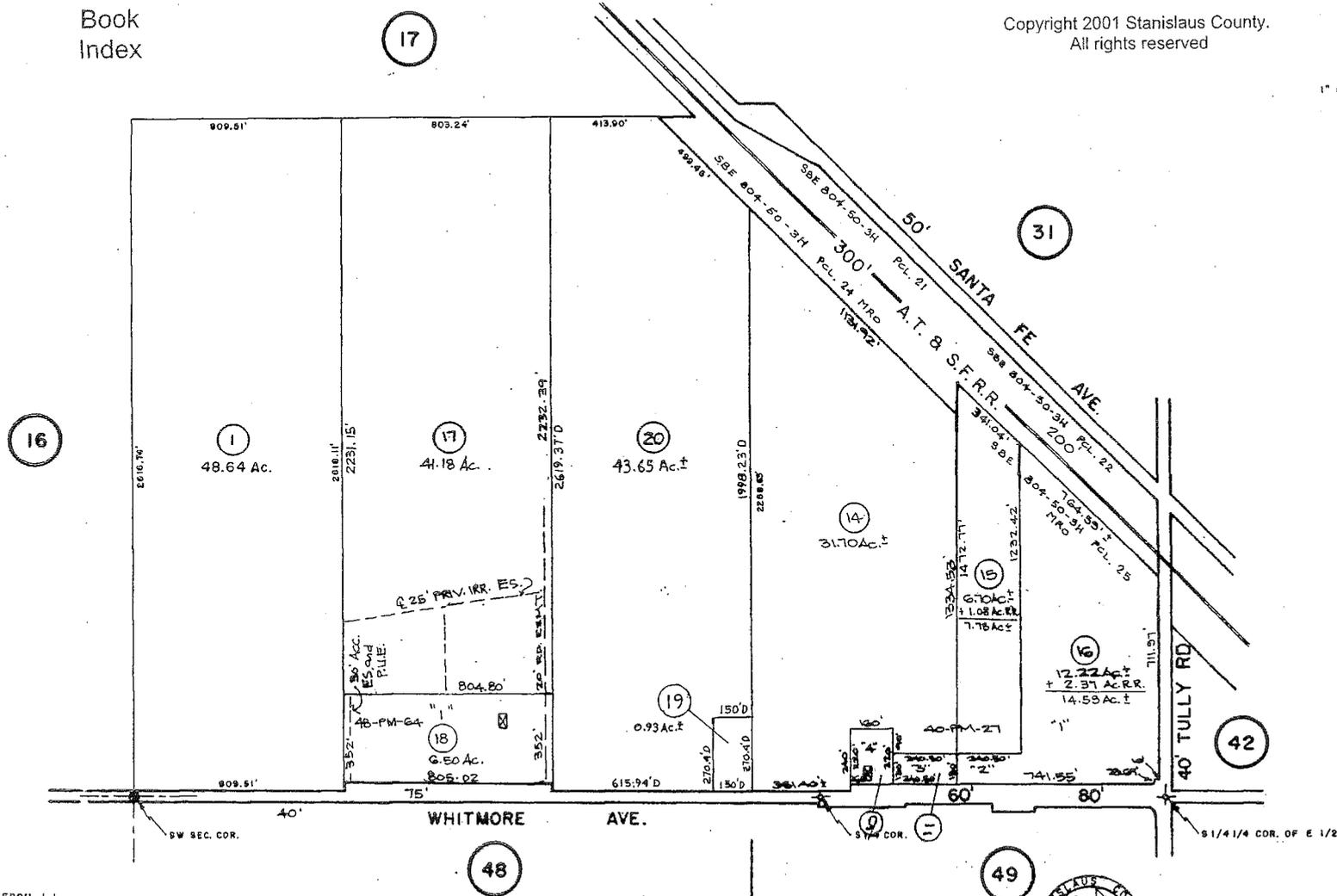
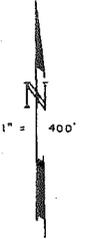
67 002
9 001
0005

18 - 30

Back To
Book
Index

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FROM J-1
~~200-000-181~~
3-23-68
6-12-70, UPDATE 7-12-90, 2-24-98, 2-23-98, 1-16-07 DH

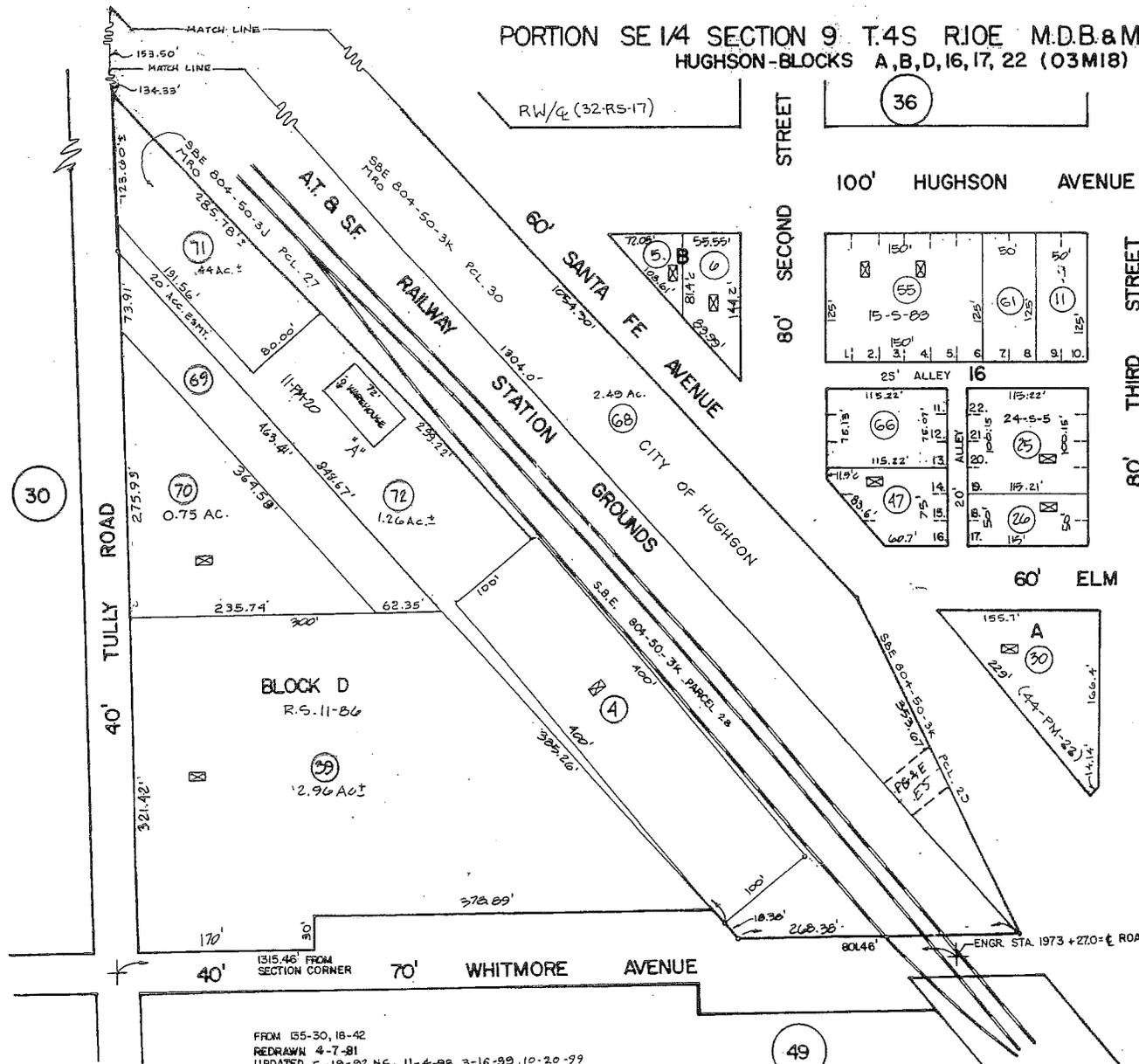


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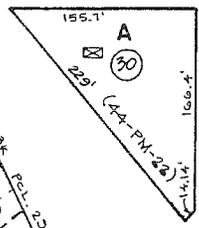
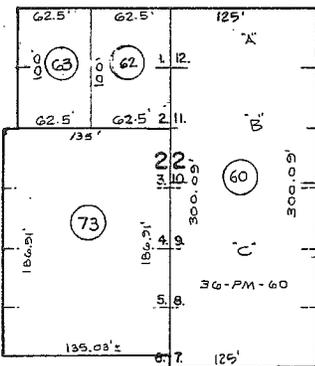
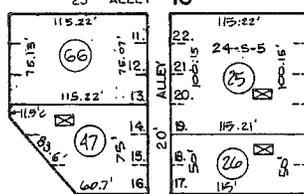
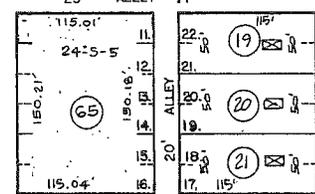
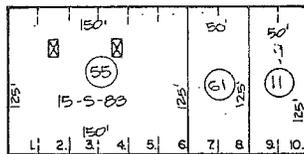
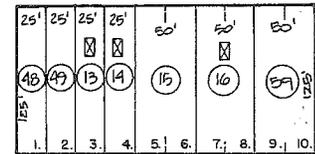
18 - 30

PORTION SE 1/4 SECTION 9 T.4S R.10E M.D.B.&M.
HUGHSON - BLOCKS A, B, D, 16, 17, 22 (03M18)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 135-30, 16-42
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 UPDATED 6-19-82 NC, 11-4-88, 3-16-89, 10-20-99
 4-26-00 MF, 10-10-00, 12-6-00 MF, 10-8-01 MF, 11-8-13 MB.



59
 66, 88, 99,
 00, 01, 02

POR. NE 1/4 SECTION 16 T.4S. R.10E. M.D.B.& M.

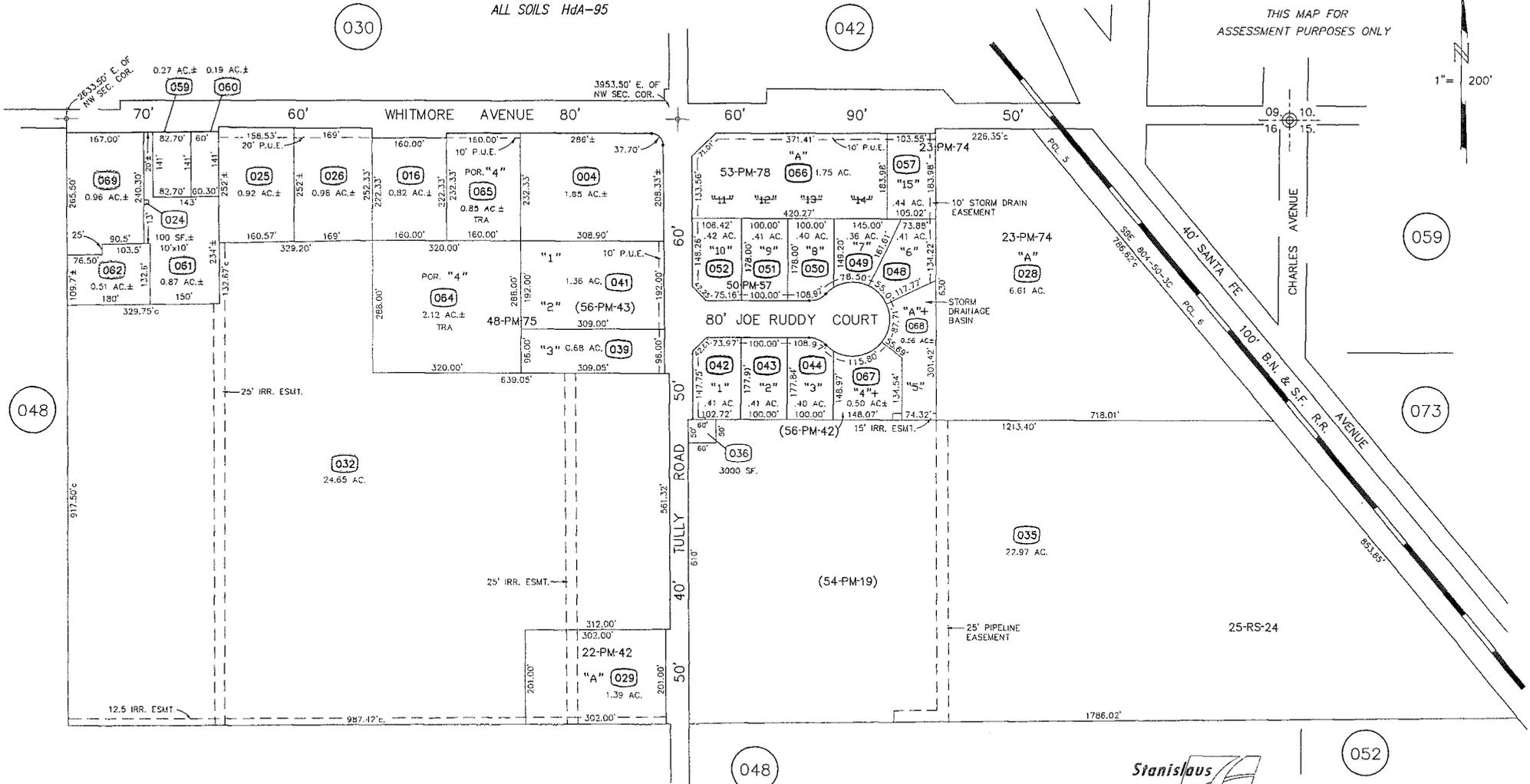
009 001
009 011
009 015
009 020

018 - 049

ALL SOILS Hda-95

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1" = 200'



FROM: J-3, J-4
DRAWN: 5-14-65
REVISED: 8-27-91, 7-8-97, 10-2-98, 8-2-00, 2-23-01, 9-24-02, 12-12-03 MF, 1-25-06 MF,
06-09-06 MB, 12-14-06 CS, 03-19-07 MB, 12-12-07 MF, 06-15-10 MB, 09-24-13 MB



66,70,98,99,01,03,04,
07,08,14

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018 - 049

Feathers Glen Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Lighting Costs:	
Electrolier Repairs	\$ 1,015.29
Bucket Truck Replacement	\$ 196.78
Electricity for 100 Watt T.I.D	\$ 915.26
	\$ 2,127.34
Landscaping Costs	
Labor for Community Park Maintenance	\$ 2,293.62
Maintenance Supplies Cost for Community Park (Fertilizer)	\$ 584.02
Maintenance Equipment Cost for Community Park	\$ 1,337.95
Water Cost for Community Park	\$ 222.49
Street Tree Chipping	\$ 439.91
Street Tree Removal	\$ 879.83
Street Tree Replacement	\$ 439.91
Graffiti Abatement	\$ 75.85
	\$ 6,273.59
Subtotal Direct Costs	\$ 8,400.93
Administration Costs	
Contingency	\$ 824.93
Consultant Fees	\$ 2,275.42
City Administrative Costs	\$ 2,275.42
	\$ 5,375.77
CPI*	105.7%
District Total	\$ 13,776.70
Number of Lots	42
Total Yearly Charges Per Lot**	\$ 328.02

* Annual CPI plus 3.0%

** Due to rounding the maximum assessment allowed per parcel will be lowered \$0.02 as not to exceed the district total

Engineer's Benefit Assessment Report

Feathers Glen

Landscaping and Lighting District

Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	090	003	000	\$328.00
2	018	090	004	000	\$328.00
3	018	090	005	000	\$328.00
4	018	090	006	000	\$328.00
5	018	090	007	000	\$328.00
6	018	090	008	000	\$328.00
7	018	090	009	000	\$328.00
8	018	090	010	000	\$328.00
9	018	090	011	000	\$328.00
10	018	090	012	000	\$328.00
11	018	090	013	000	\$328.00
12	018	090	014	000	\$328.00
13	018	090	015	000	\$328.00
14	018	090	016	000	\$328.00
15	018	090	017	000	\$328.00
16	018	090	018	000	\$328.00
17	018	090	019	000	\$328.00
18	018	090	020	000	\$328.00
19	018	090	021	000	\$328.00
20	018	090	022	000	\$328.00
21	018	090	023	000	\$328.00
22	018	090	024	000	\$328.00
23	018	090	025	000	\$328.00
24	018	090	026	000	\$328.00
25	018	090	027	000	\$328.00
26	018	090	028	000	\$328.00
27	018	090	029	000	\$328.00
28	018	090	030	000	\$328.00
29	018	090	031	000	\$328.00
30	018	090	032	000	\$328.00
31	018	090	033	000	\$328.00
32	018	090	034	000	\$328.00
33	018	090	035	000	\$328.00
34	018	090	036	000	\$328.00
35	018	090	037	000	\$328.00
36	018	090	038	000	\$328.00
37	018	090	039	000	\$328.00
38	018	090	040	000	\$328.00
39	018	090	041	000	\$328.00
40	018	090	042	000	\$328.00
41	018	090	043	000	\$328.00
42	018	090	044	000	\$328.00

TOTAL:

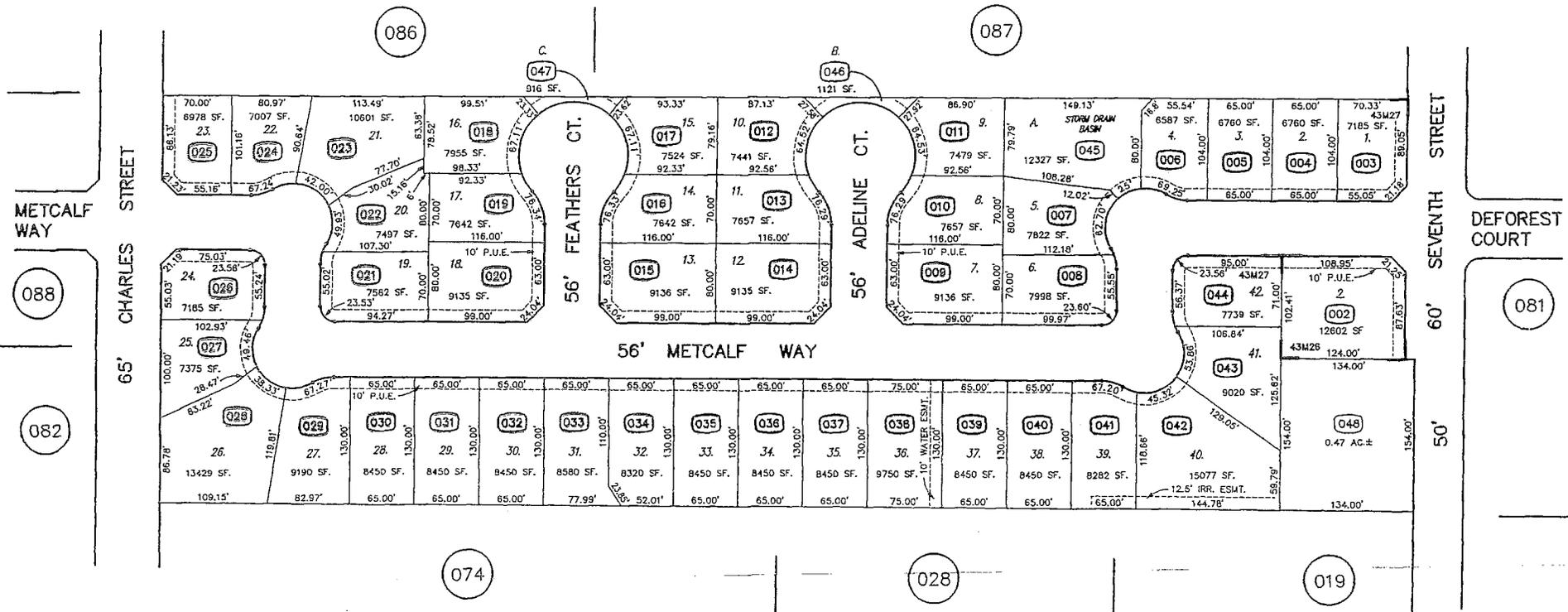
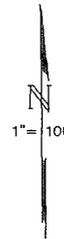
\$13,776.00

POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.

009 018 018 - 090

POR. FEATHERS GLEN PHASE 1 - LOT 2 (43M26)
 FEATHERS GLEN PHASE 2 (43M27)

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM: 018-019
 DRAWN: 8-22-06 DH
 REVISED: 8-30-06 MF

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018 - 090

Fontana Ranch North Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Total Personnel Labor & Fringe	\$ 2,157.22
Contract Services	\$ -
Other Services - City Forces	\$ 841.77
Utilities: Water, Sewer, Electricity	\$ 3,458.70
Equipment & Material Costs	\$ 5,797.61
Capital Improvements	\$ 2,525.32
Other Incidental Costs	\$ 739.03
	\$ 15,519.65
District Indirect Costs	
Program Administration	\$ 2,140.10
Stanislaus County Assessor's Fee	\$ 35.67
Regulatory Programs	\$ -
	\$ 2,175.77
CPI*	105.7%
District Total	\$ 17,695.42
Number of Lots	91
Total Yearly Charges Per Lot**	\$ 194.46

* Annual CPI plus 3.0%

** Due to rounding the maximum assessment allowed per parcel will be lowered \$0.02 as not to exceed the district total cost.

Engineer's Benefit Assessment Report
Fontana Ranch North
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

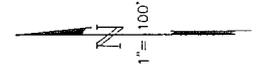
Assmt No.	Book	Page	Parcel	Subparcel	Amount
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2	018	091	002	000	\$194.44
3	018	091	003	000	\$194.44
4	018	091	004	000	\$194.44
5	018	091	005	000	\$194.44
6	018	091	006	000	\$194.44
7	018	091	007	000	\$194.44
8	018	091	008	000	\$194.44
9	018	091	009	000	\$194.44
10	018	091	010	000	\$194.44
11	018	091	013	000	\$194.44
12	018	091	014	000	\$194.44
13	018	091	015	000	\$194.44
14	018	091	016	000	\$194.44
15	018	091	017	000	\$194.44
16	018	091	018	000	\$194.44
17	018	091	019	000	\$194.44
18	018	091	020	000	\$194.44
19	018	091	021	000	\$194.44
20	018	091	022	000	\$194.44
21	018	091	023	000	\$194.44
22	018	091	024	000	\$194.44
23	018	091	025	000	\$194.44
24	018	091	026	000	\$194.44
25	018	091	027	000	\$194.44
26	018	091	028	000	\$194.44
27	018	091	029	000	\$194.44
28	018	091	030	000	\$194.44
29	018	091	031	000	\$194.44
30	018	091	032	000	\$194.44
31	018	091	033	000	\$194.44
32	018	091	034	000	\$194.44
33	018	091	035	000	\$194.44
34	018	091	036	000	\$194.44
35	018	091	037	000	\$194.44
36	018	091	038	000	\$194.44
37	018	091	039	000	\$194.44
38	018	091	040	000	\$194.44
39	018	091	042	000	\$194.44
40	018	091	043	000	\$194.44
41	018	091	044	000	\$194.44
42	018	091	045	000	\$194.44
43	018	092	001	000	\$194.44
44	018	092	002	000	\$194.44
45	018	092	003	000	\$194.44
46	018	092	004	000	\$194.44
47	018	092	005	000	\$194.44
48	018	092	006	000	\$194.44

Assmt No.	Book	Page	Parcel	Subparcel	
49	018	092	007	000	\$194.44
50	018	092	008	000	\$194.44
51	018	092	009	000	\$194.44
52	018	092	010	000	\$194.44
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54	018	092	012	000	\$194.44
55	018	092	013	000	\$194.44
56	018	092	014	000	\$194.44
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65	018	092	023	000	\$194.44
66	018	092	024	000	\$194.44
67	018	092	025	000	\$194.44
68	018	092	026	000	\$194.44
69	018	092	027	000	\$194.44
70	018	092	028	000	\$194.44
71	018	092	029	000	\$194.44
72	018	092	030	000	\$194.44
73	018	092	031	000	\$194.44
74	018	092	032	000	\$194.44
75	018	092	033	000	\$194.44
76	018	092	034	000	\$194.44
77	018	092	035	000	\$194.44
78	018	092	036	000	\$194.44
79	018	092	037	000	\$194.44
80	018	092	040	000	\$194.44
81	018	092	041	000	\$194.44
82	018	092	042	000	\$194.44
83	018	092	043	000	\$194.44
84	018	092	044	000	\$194.44
85	018	092	045	000	\$194.44
86	018	092	046	000	\$194.44
87	018	092	047	000	\$194.44
88	018	092	048	000	\$194.44
89	018	092	049	000	\$194.44
90	018	092	050	000	\$194.44
91	018	092	051	000	\$194.44
TOTAL:					\$17,694.04

POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B.& M.
 FONTANA RANCH NORTH, LOTS 36-62, 70-74, 82-89 & A (43M32)

009 013 018 - 091

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



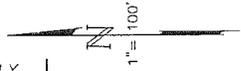
FROM: 018-022
 DRAWN: 9-29-06 MF
 REVISED: 02-26-13 MB, 11-25-13 MB, 12-05-13 MB.



POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B.& M.
 FONTANA RANCH NORTH, LOTS 1-35, 63-69 & 75-81 (43M32)

009 013 018 - 092

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



020

022

093

091

FROM: 018-022
 DRAWN: 9-27-06 MF
 REVISED: 08-12-11 MB

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018 - 092

Fontana Ranch South Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Total Personnel Labor & Fringe	\$ 2,157.22
Contract Services	\$ -
Other Services - City Forces	\$ 577.83
Utilities: Water, Sewer, Electricity	\$ 823.92
Equipment & Material Costs	\$ 2,852.65
Capital Improvements	\$ 1,733.48
Other Incidental Costs	\$ -
	\$ 8,145.10

District Indirect Costs

Program Administration	\$ 2,140.10
Stanislaus County Assessor's Fee	\$ 35.67
Regulatory Programs	\$ -
	\$ 2,175.77

CPI 105.7%

District Total \$ 10,320.87

Number of Lots 56

Total Yearly Charges Per Lot \$ 184.30**

* Annual CPI plus 3.0%

Engineer's Benefit Assessment Report
Fontana Ranch South
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

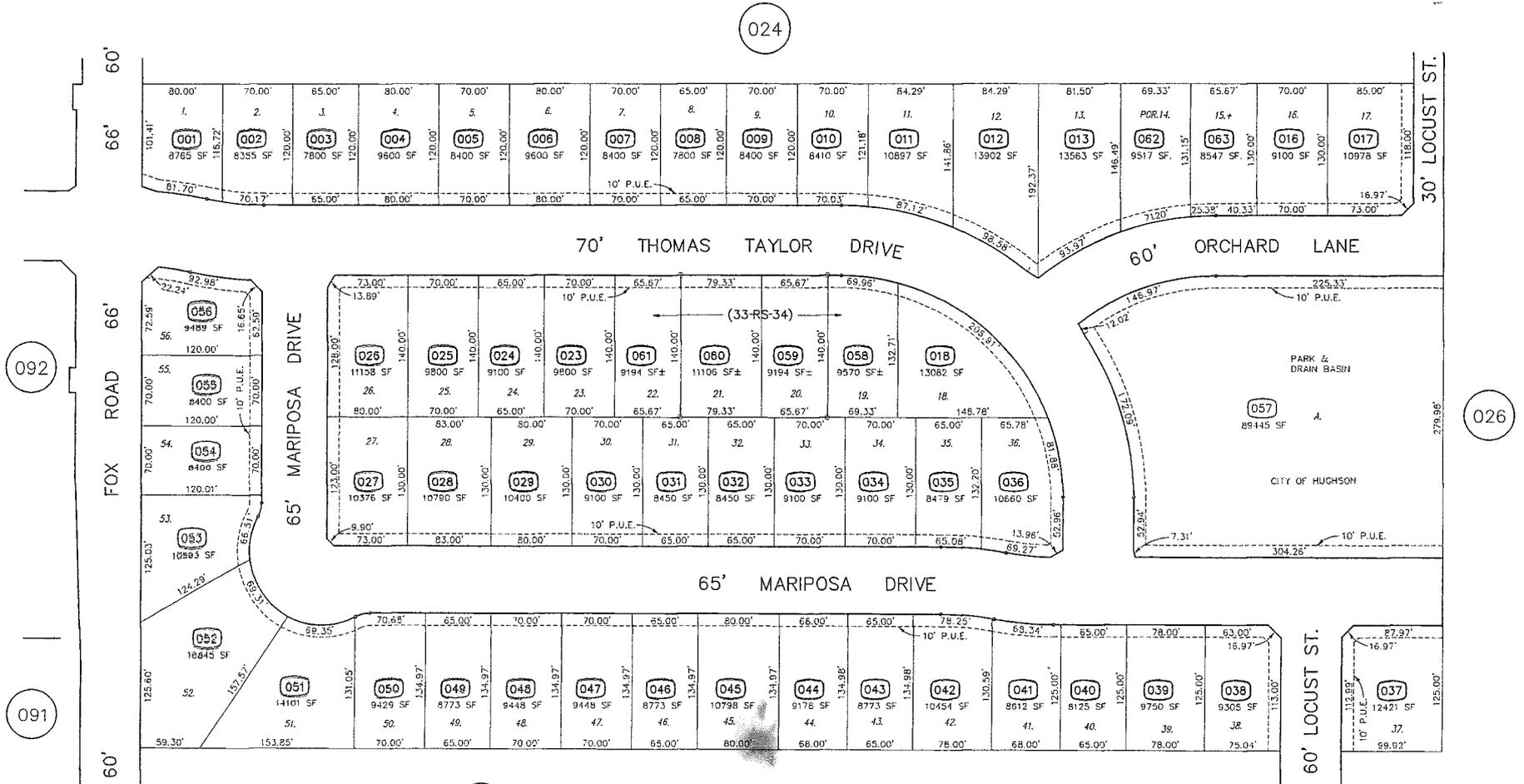
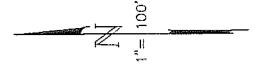
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2	018	093	002	000	\$184.30
3	018	093	003	000	\$184.30
4	018	093	004	000	\$184.30
5	018	093	005	000	\$184.30
6	018	093	006	000	\$184.30
7	018	093	007	000	\$184.30
8	018	093	008	000	\$184.30
9	018	093	009	000	\$184.30
10	018	093	010	000	\$184.30
11	018	093	011	000	\$184.30
12	018	093	012	000	\$184.30
13	018	093	013	000	\$184.30
14	018	093	016	000	\$184.30
15	018	093	017	000	\$184.30
16	018	093	018	000	\$184.30
17	018	093	023	000	\$184.30
18	018	093	024	000	\$184.30
19	018	093	025	000	\$184.30
20	018	093	026	000	\$184.30
21	018	093	027	000	\$184.30
22	018	093	028	000	\$184.30
23	018	093	029	000	\$184.30
24	018	093	030	000	\$184.30
25	018	093	031	000	\$184.30
26	018	093	032	000	\$184.30
27	018	093	033	000	\$184.30
28	018	093	034	000	\$184.30
29	018	093	035	000	\$184.30
30	018	093	036	000	\$184.30
31	018	093	037	000	\$184.30
32	018	093	038	000	\$184.30
33	018	093	039	000	\$184.30
34	018	093	040	000	\$184.30
35	018	093	041	000	\$184.30
36	018	093	042	000	\$184.30
37	018	093	043	000	\$184.30
38	018	093	044	000	\$184.30
39	018	093	045	000	\$184.30
40	018	093	046	000	\$184.30
41	018	093	047	000	\$184.30
42	018	093	048	000	\$184.30
43	018	093	049	000	\$184.30
44	018	093	050	000	\$184.30
45	018	093	051	000	\$184.30
46	018	093	052	000	\$184.30
47	018	093	053	000	\$184.30
48	018	093	054	000	\$184.30

Assmt No.	Book	Page	Parcel	Subparcel	Amount
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50	018	093	056	000	\$184.30
51	018	093	058	000	\$184.30
52	018	093	059	000	\$184.30
53	018	093	060	000	\$184.30
54	018	093	061	000	\$184.30
55	018	093	062	000	\$184.30
56	018	093	063	000	\$184.30
				TOTAL:	\$10,320.80

POR. SE 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.
FONTANA RANCH SOUTH (43M33)

009 012 018 - 093

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 018-024
DRAWN 9-29-06 DH
REVISED: 09-21-12 MB, 11-29-12 MB

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018 - 093

Rhapsody Unit No. 1 Landscape and Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Lighting Costs

Electrolier Repairs	\$ 395.00
Electricity Rate	\$ 875.00
Labor	\$ 2,304.00
	\$ 3,574.00

Landscaping

Labor	\$ 1,512.00
Maintenance	\$ 385.00
Machinery Rate	\$ 882.00
Water	\$ 130.00
	\$ 587.62

Street Trees

Street Tree Chipping	\$ 227.00
----------------------	-----------

Streets

Maintenance	\$ 351.02
-------------	-----------

Subtotal Direct Costs \$ 4,739.64

Administration Costs

Administration and Operations	\$ 1,500.00
-------------------------------	-------------

District Total \$ 6,239.64

Number of Lots 79

Total Yearly Charges Per Lot \$ 78.98

Engineer's Benefit Assessment Report
Rhapsody Unit No. 1
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

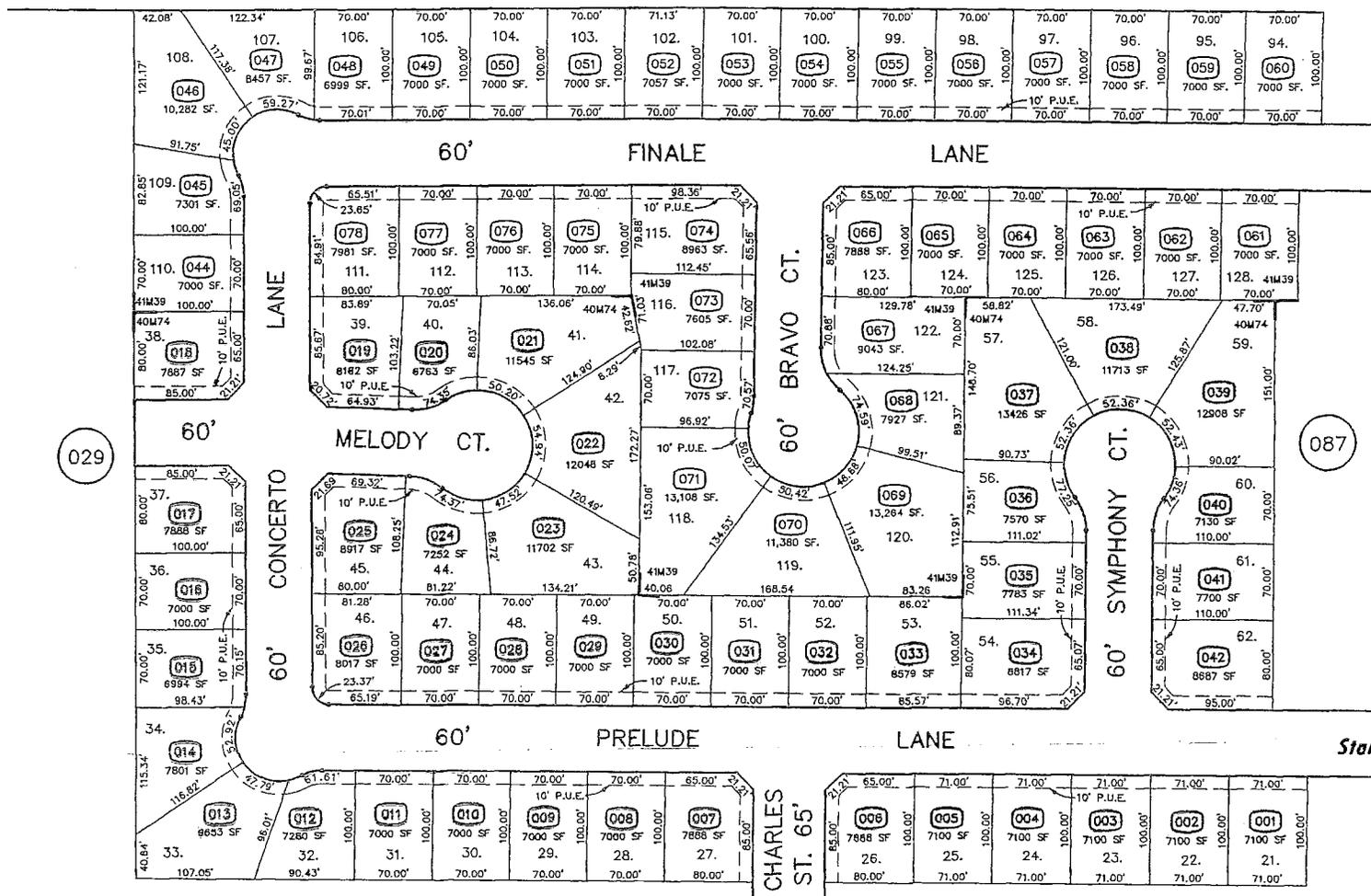
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5	018	086	005	000	\$78.98
6	018	086	006	000	\$78.98
7	018	086	007	000	\$78.98
8	018	086	008	000	\$78.98
9	018	086	009	000	\$78.98
10	018	086	010	000	\$78.98
11	018	086	011	000	\$78.98
12	018	086	012	000	\$78.98
13	018	086	013	000	\$78.98
14	018	086	014	000	\$78.98
15	018	086	015	000	\$78.98
16	018	086	016	000	\$78.98
17	018	086	017	000	\$78.98
18	018	086	018	000	\$78.98
19	018	086	019	000	\$78.98
20	018	086	020	000	\$78.98
21	018	086	021	000	\$78.98
22	018	086	022	000	\$78.98
23	018	086	023	000	\$78.98
24	018	086	024	000	\$78.98
25	018	086	025	000	\$78.98
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30	018	086	030	000	\$78.98
31	018	086	031	000	\$78.98
32	018	086	032	000	\$78.98
33	018	086	033	000	\$78.98
34	018	086	034	000	\$78.98
35	018	086	035	000	\$78.98
36	018	086	036	000	\$78.98
37	018	086	037	000	\$78.98
38	018	086	038	000	\$78.98
39	018	086	039	000	\$78.98
40	018	086	040	000	\$78.98
41	018	086	041	000	\$78.98
42	018	086	042	000	\$78.98
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44	018	087	002	000	\$78.98
45	018	087	003	000	\$78.98
46	018	087	004	000	\$78.98
47	018	087	005	000	\$78.98
48	018	087	006	000	\$78.98

Assmt No.	Book	Page	Parcel	Subparcel	
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50	018	087	008	000	\$78.98
51	018	087	009	000	\$78.98
52	018	087	010	000	\$78.98
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55	018	087	013	000	\$78.98
56	018	087	014	000	\$78.98
57	018	087	015	000	\$78.98
58	018	087	016	000	\$78.98
59	018	087	017	000	\$78.98
60	018	087	018	000	\$78.98
61	018	087	019	000	\$78.98
62	018	087	020	000	\$78.98
63	018	087	021	000	\$78.98
64	018	087	022	000	\$78.98
65	018	087	023	000	\$78.98
66	018	087	024	000	\$78.98
67	018	087	025	000	\$78.98
68	018	087	026	000	\$78.98
69	018	087	027	000	\$78.98
70	018	087	028	000	\$78.98
71	018	087	029	000	\$78.98
72	018	087	030	000	\$78.98
73	018	087	031	000	\$78.98
74	018	087	032	000	\$78.98
75	018	087	033	000	\$78.98
76	018	087	034	000	\$78.98
77	018	087	035	000	\$78.98
78	018	087	036	000	\$78.98
79	018	087	037	000	\$78.98
TOTAL:					\$6,239.42

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90' CERES MAIN CANAL

THIS MAP FOR ASSESSMENT PURPOSES ONLY



POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.

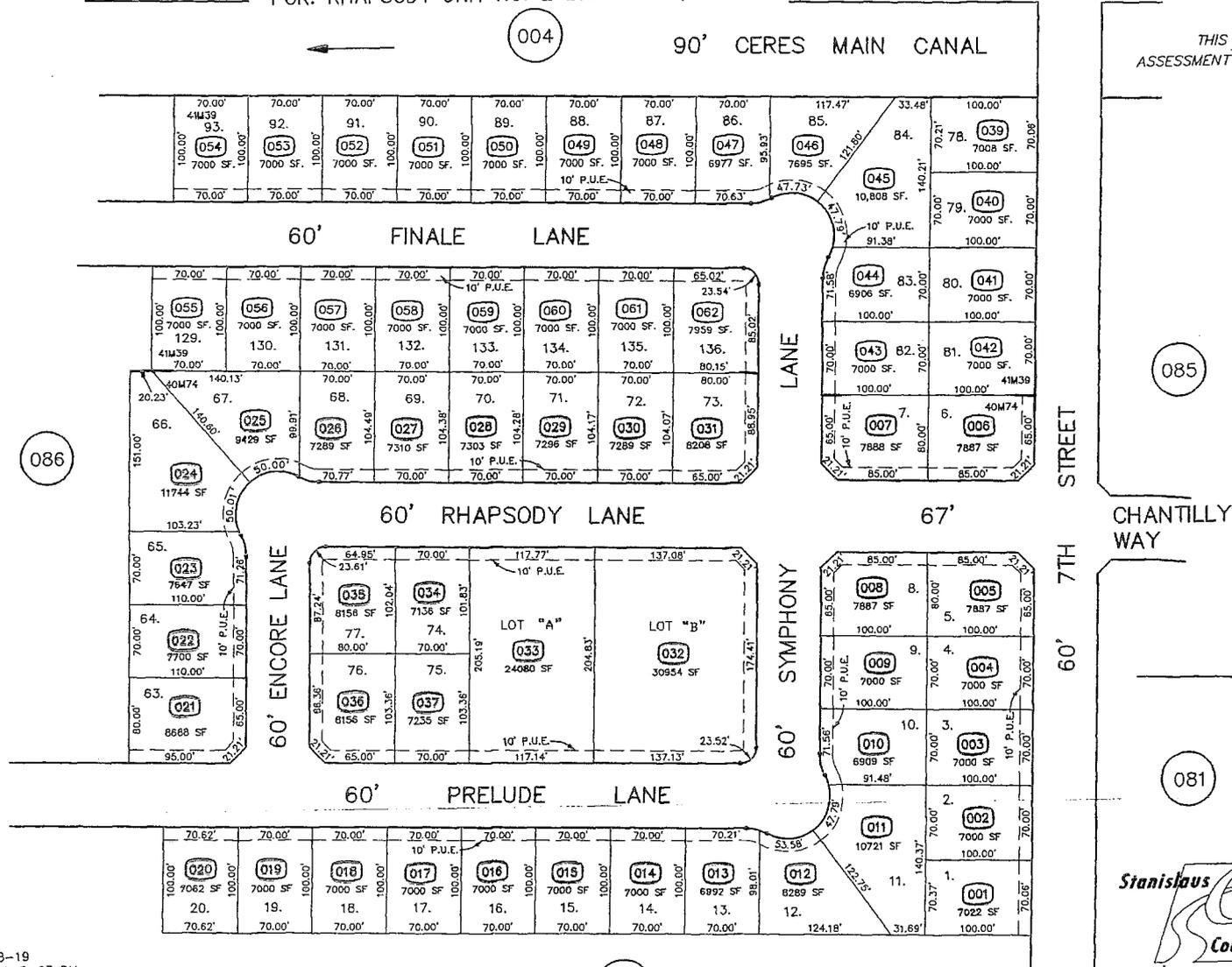
009 008

018 - 087

POR. RHAPSODY UNIT NO. 1 LTS. A, B, 1-20 & 63-77 (40M74)

66' HATCH ROAD

POR. RHAPSODY UNIT NO. 2 LTS. 78-93, 129-136 (41M39)



THIS MAP FOR ASSESSMENT PURPOSES ONLY



FROM 18-19
DRAWN 4-8-03 DH
REVISED: 01-29-04 MB, 9-27-06 DH



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018 - 087

Rhapsody Unit No. 2 Landscape and Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Lighting Costs	
Electrolier Repairs	\$ 395.00
Electricity Rate 150W	\$ 693.00
Electricity Rate 100W	\$ 562.50
Labor	<u>\$ 2,304.00</u>
	\$ 3,954.50
Landscaping	
Labor	\$ 1,512.00
Maintenance	\$ 295.00
Machinery Rate	\$ 882.00
Water	<u>\$ 119.00</u>
	\$ 440.82
Street Trees	
Street Tree Chipping	\$ 142.00
Streets	
Maintenance	\$ 159.12
Storm	
Maintenance	\$ 304.00
Subtotal Direct Costs	\$ 5,000.44
Administration Costs	
Administration and Operations	\$ 1,500.00
District Total	\$ 6,500.44
Number of Lots	59
Total Yearly Charges Per Lot*	\$ 110.18

* Due to rounding the maximum assessment allowed per parcel will be lowered \$0.02 as not to exceed the district total cost.

Engineer's Benefit Assessment Report
Rhapsody Unit No. 2
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	086	044	000	\$110.16
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4	018	086	047	000	\$110.16
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7	018	086	050	000	\$110.16
8	018	086	051	000	\$110.16
9	018	086	052	000	\$110.16
10	018	086	053	000	\$110.16
11	018	086	054	000	\$110.16
12	018	086	055	000	\$110.16
13	018	086	056	000	\$110.16
14	018	086	057	000	\$110.16
15	018	086	058	000	\$110.16
16	018	086	059	000	\$110.16
17	018	086	060	000	\$110.16
18	018	086	061	000	\$110.16
19	018	086	062	000	\$110.16
20	018	086	063	000	\$110.16
21	018	086	064	000	\$110.16
22	018	086	065	000	\$110.16
23	018	086	066	000	\$110.16
24	018	086	067	000	\$110.16
25	018	086	068	000	\$110.16
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27	018	086	070	000	\$110.16
28	018	086	071	000	\$110.16
29	018	086	072	000	\$110.16
30	018	086	073	000	\$110.16
31	018	086	074	000	\$110.16
32	018	086	075	000	\$110.16
33	018	086	076	000	\$110.16
34	018	086	077	000	\$110.16
35	018	086	078	000	\$110.16
36	018	087	039	000	\$110.16
37	018	087	040	000	\$110.16
38	018	087	041	000	\$110.16
39	018	087	042	000	\$110.16
40	018	087	043	000	\$110.16
41	018	087	044	000	\$110.16
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43	018	087	046	000	\$110.16
44	018	087	047	000	\$110.16
45	018	087	048	000	\$110.16
46	018	087	049	000	\$110.16
47	018	087	050	000	\$110.16
48	018	087	051	000	\$110.16

Assmt No.	Book	Page	Parcel	Subparcel	
49	018	087	052	000	\$110.16
50	018	087	053	000	\$110.16
51	018	087	054	000	\$110.16
52	018	087	055	000	\$110.16
53	018	087	056	000	\$110.16
54	018	087	057	000	\$110.16
55	018	087	058	000	\$110.16
56	018	087	059	000	\$110.16
57	018	087	060	000	\$110.16
58	018	087	061	000	\$110.16
59	018	087	062	000	\$110.16
				TOTAL:	\$6,499.44

66' HATCH ROAD

POR. NE 1/4 SEC. 9 & POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.

009 008 018 - 086

POR. RHAPSODY UNIT NO. 1 LTS. 21-62 (40M74)

04
09

POR. RHAPSODY UNIT NO. 2 LTS. 94-128 (41M39)

03
10

002

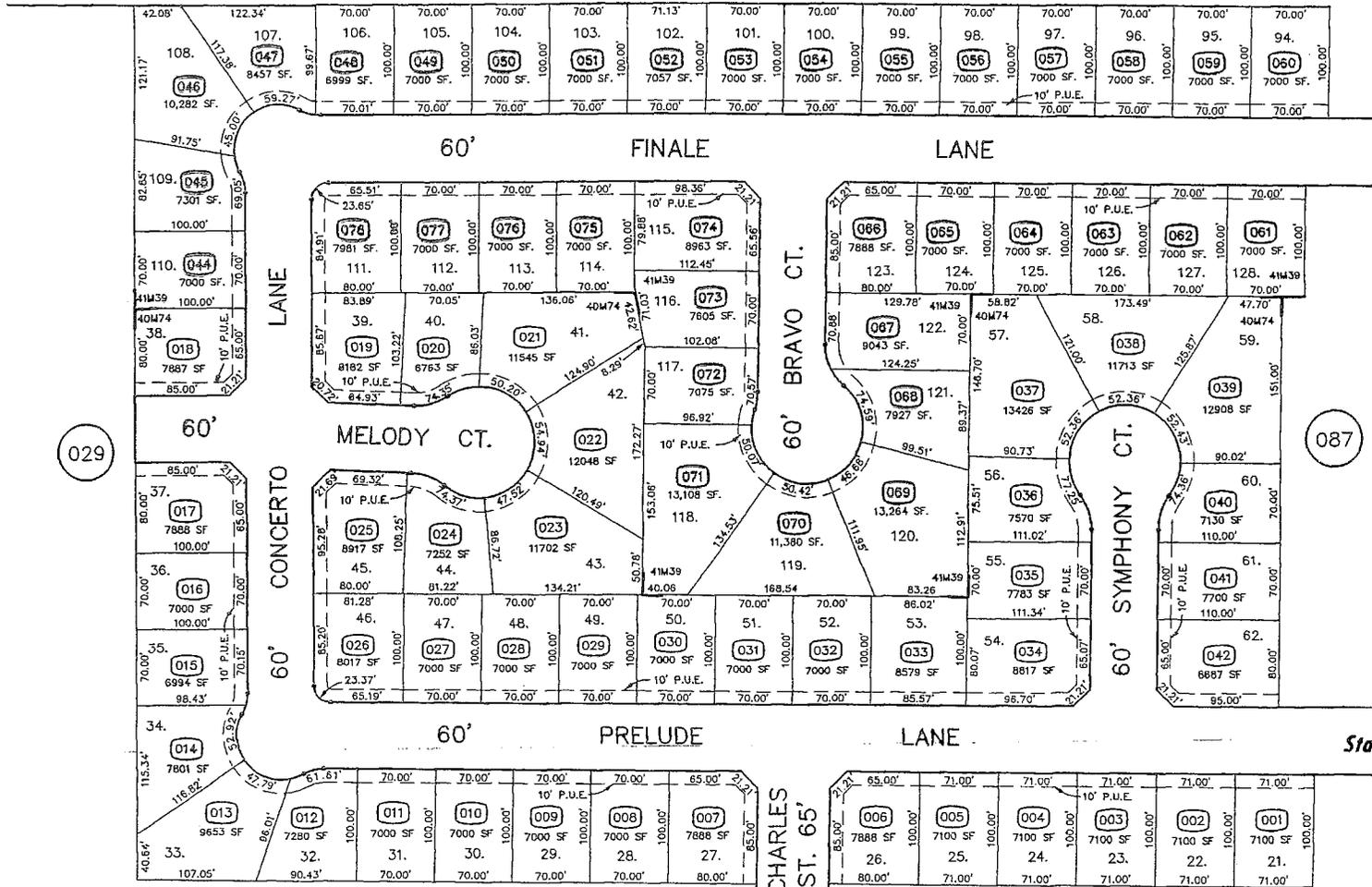
90' CERES MAIN CANAL

004

THIS MAP FOR ASSESSMENT PURPOSES ONLY



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FROM 18-19
DRAWN 3-31-03 DH
REVISED: 01-28-04 MB, 9-27-06 DH

088

090

018 - 086



Santa Fe Estates Phase 1 Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Lighting Costs

Electrolier Repairs	\$ 165.00
Electricity Rate 200W	\$ 300.00
Electricity Rate 150W	\$ 504.00
Electricity Rate 100W	\$ 46.00
Labor	\$ <u>2,160.00</u>
	\$ 3,175.00

Landscaping

Labor	\$ 900.00
Maintenance	\$ 275.00
Machinery Rate	\$ 525.00
Water	\$ 110.00
Street Tree Chipping	\$ <u>220.00</u>
	\$ 2,030.00

Streets

Maintenance	\$ 240.72
-------------	-----------

Storm

Maintenance	\$ 283.80
-------------	-----------

Subtotal Direct Costs

\$ 5,729.52

Administration Costs

Administration and Operations	\$ 1,500.00
-------------------------------	-------------

District Total

\$ 7,229.52

Number of Lots 55

Total Yearly Charges Per Lot*

\$ 131.45

*An \$0.01 adjustment will be made to create an even number cost per parcel

Engineer's Benefit Assessment Report
Santa Fe Estates Phase 1
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	083	001	000	\$131.44
2	018	083	002	000	\$131.44
3	018	083	003	000	\$131.44
4	018	083	004	000	\$131.44
5	018	083	005	000	\$131.44
6	018	083	006	000	\$131.44
7	018	083	007	000	\$131.44
8	018	083	008	000	\$131.44
9	018	083	009	000	\$131.44
10	018	083	010	000	\$131.44
11	018	083	011	000	\$131.44
12	018	083	012	000	\$131.44
13	018	083	013	000	\$131.44
14	018	083	014	000	\$131.44
15	018	083	015	000	\$131.44
16	018	083	016	000	\$131.44
17	018	083	017	000	\$131.44
18	018	083	018	000	\$131.44
19	018	083	019	000	\$131.44
20	018	083	020	000	\$131.44
21	018	083	021	000	\$131.44
22	018	083	022	000	\$131.44
23	018	083	023	000	\$131.44
24	018	083	024	000	\$131.44
25	018	083	025	000	\$131.44
26	018	083	026	000	\$131.44
27	018	083	027	000	\$131.44
28	018	083	028	000	\$131.44
29	018	083	029	000	\$131.44
30	018	083	030	000	\$131.44
31	018	083	031	000	\$131.44
32	018	083	032	000	\$131.44
33	018	083	033	000	\$131.44
34	018	083	034	000	\$131.44
35	018	083	035	000	\$131.44
36	018	083	036	000	\$131.44
37	018	083	037	000	\$131.44
38	018	083	038	000	\$131.44
39	018	083	039	000	\$131.44
40	018	083	040	000	\$131.44
41	018	083	041	000	\$131.44
42	018	083	042	000	\$131.44
43	018	083	043	000	\$131.44
44	018	083	044	000	\$131.44
45	018	083	045	000	\$131.44
46	018	083	046	000	\$131.44
47	018	083	047	000	\$131.44
48	018	083	048	000	\$131.44

49	018	083	049	000	\$131.44
50	018	083	050	000	\$131.44
51	018	083	051	000	\$131.44
52	018	083	052	000	\$131.44
53	018	083	053	000	\$131.44
54	018	083	054	000	\$131.44
55	018	083	055	000	\$131.44

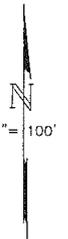
TOTAL:

\$7,229.20

POR. NW 1/4 SEC. 9 T.4S. R.10E. M.D.B.& M.
SANTA FE ESTATES PHASE 1 (40M56)

009 014 018 - 083

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



1" = 100'

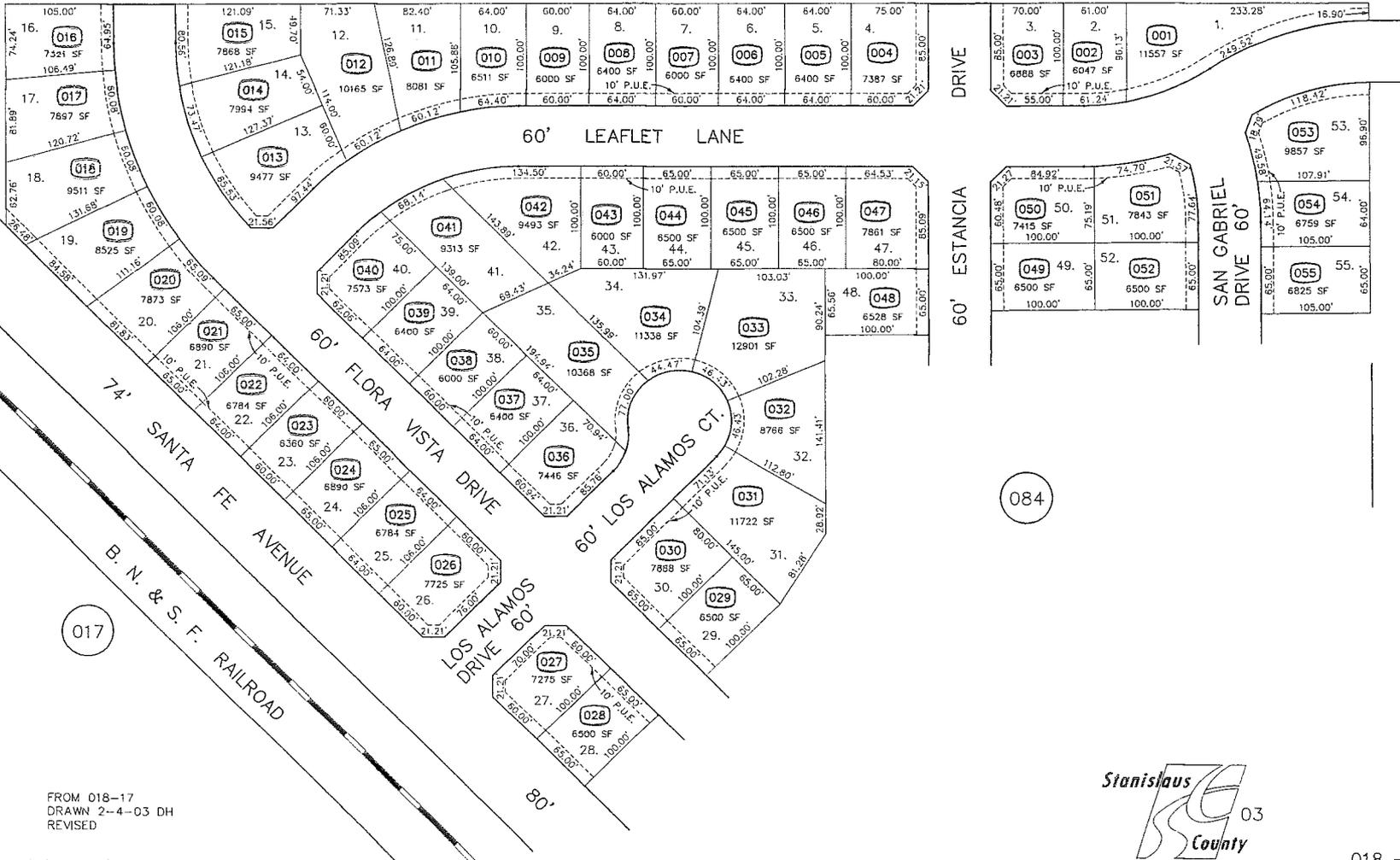
078

080

084

017

017



FROM 018-17
DRAWN 2-4-03 DH
REVISED



Santa Fe Estates Phase 2 Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Lighting Costs	
Electrolier Repairs	\$ 165.00
Electricity Rate 200W	\$ 75.00
Electricity Rate 150W	\$ 504.00
Labor	<u>\$ 2,064.00</u>
	\$ 2,808.00
Landscaping	
Labor	\$ 864.00
Maintenance	\$ 255.00
Machinery Rate	\$ 504.00
Water	\$ 102.80
Street Tree Chipping	<u>\$ 204.00</u>
	\$ 1,929.80
Streets	
Maintenance	\$ 148.92
Storm	
Maintenance	\$ 263.16
Subtotal Direct Costs	\$ 5,149.88
Administration Costs	
Administration and Operations	\$ 1,500.00
District Total	\$ 6,649.88
Number of Lots	51
Total Yearly Charges Per Lot*	\$ 130.39

*An \$0.01 adjustment will be made to create an even number cost per parcel

Engineer's Benefit Assessment Report
Santa Fe Estates Phase 2
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	084	002	000	\$130.38
2	018	084	003	000	\$130.38
3	018	084	004	000	\$130.38
4	018	084	005	000	\$130.38
5	018	084	006	000	\$130.38
6	018	084	007	000	\$130.38
7	018	084	008	000	\$130.38
8	018	084	009	000	\$130.38
9	018	084	010	000	\$130.38
10	018	084	011	000	\$130.38
11	018	084	012	000	\$130.38
12	018	084	013	000	\$130.38
13	018	084	014	000	\$130.38
14	018	084	015	000	\$130.38
15	018	084	016	000	\$130.38
16	018	084	017	000	\$130.38
17	018	084	018	000	\$130.38
18	018	084	019	000	\$130.38
19	018	084	020	000	\$130.38
20	018	084	021	000	\$130.38
21	018	084	022	000	\$130.38
22	018	084	023	000	\$130.38
23	018	084	024	000	\$130.38
24	018	084	025	000	\$130.38
25	018	084	026	000	\$130.38
26	018	084	027	000	\$130.38
27	018	084	028	000	\$130.38
28	018	084	029	000	\$130.38
29	018	084	030	000	\$130.38
30	018	084	031	000	\$130.38
31	018	084	032	000	\$130.38
32	018	084	033	000	\$130.38
33	018	084	034	000	\$130.38
34	018	084	035	000	\$130.38
35	018	084	036	000	\$130.38
36	018	084	037	000	\$130.38
37	018	084	038	000	\$130.38
38	018	084	039	000	\$130.38
39	018	084	040	000	\$130.38
40	018	084	041	000	\$130.38
41	018	084	042	000	\$130.38
42	018	084	043	000	\$130.38
43	018	084	044	000	\$130.38
44	018	084	045	000	\$130.38
45	018	084	046	000	\$130.38
46	018	084	047	000	\$130.38
47	018	084	048	000	\$130.38
48	018	084	049	000	\$130.38

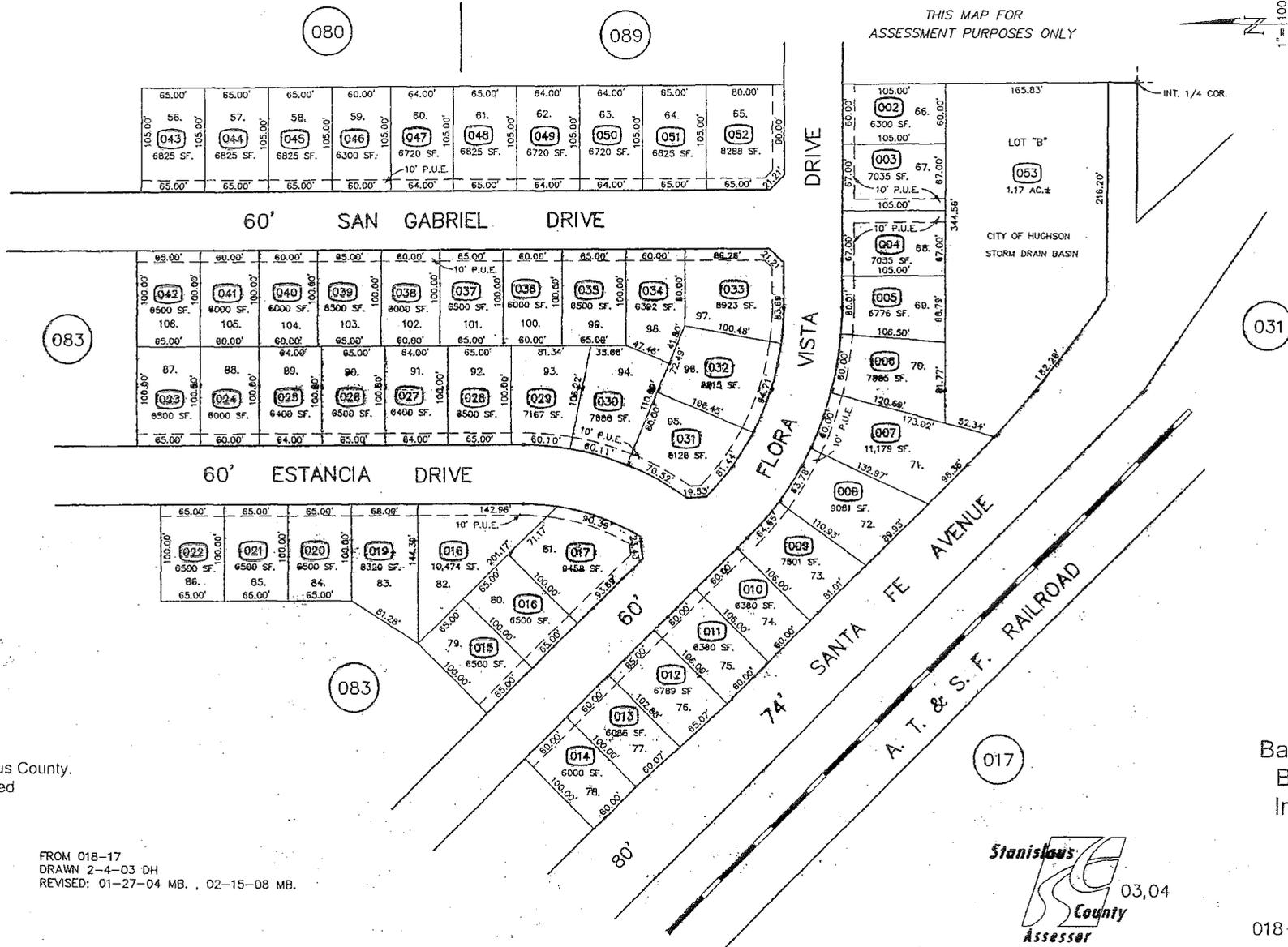
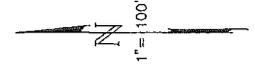
Assmt No.	Book	Page	Parcel	Subparcel	
49	018	084	050	000	\$130.38
50	018	084	051	000	\$130.38
51	018	084	052	000	\$130.38
				TOTAL:	\$6,649.38

POR. NW 1/4 SEC. 9 T.4S. R.10E. M.D.B.& M.
SANTA FE ESTATES PHASE 2 (41M38)

009 014

018 - 084

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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FROM 018-17
DRAWN 2-4-03 DH
REVISED: 01-27-04 MB. , 02-15-08 MB.



Back To
Book
Index

018 - 084

Starn Estates Landscape and Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Lighting Costs	
Electrolier Repairs	\$ 305.00
Electricity Rate	\$ 1,059.84
Labor	\$ 2,016.00
	<u>\$ 3,380.84</u>
Landscaping	
Labor	\$ 1,512.00
Maintenance	\$ 385.00
Machinery Rate	\$ 882.00
Water	\$ 130.00
	<u>\$ 2,909.00</u>
Subtotal Direct Costs	\$ 6,289.84
Administration Costs	
Administration and Operations	\$ 1,500.00
District Total	\$ 7,789.84
Number of Lots	78
Total Yearly Charges Per Lot*	\$ 99.87

*An \$0.01 adjustment will be made to create an even number cost per parcel

Engineer's Benefit Assessment Report

Starn Estates

Landscaping and Lighting District

Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	081	001	000	\$99.86
2	018	081	002	000	\$99.86
3	018	081	003	000	\$99.86
4	018	081	004	000	\$99.86
5	018	081	005	000	\$99.86
6	018	081	006	000	\$99.86
7	018	081	007	000	\$99.86
8	018	081	008	000	\$99.86
9	018	081	009	000	\$99.86
10	018	081	010	000	\$99.86
11	018	081	011	000	\$99.86
12	018	081	012	000	\$99.86
13	018	081	013	000	\$99.86
14	018	081	014	000	\$99.86
15	018	081	015	000	\$99.86
16	018	081	016	000	\$99.86
17	018	081	017	000	\$99.86
18	018	081	018	000	\$99.86
19	018	081	019	000	\$99.86
20	018	081	020	000	\$99.86
21	018	081	021	000	\$99.86
22	018	081	022	000	\$99.86
23	018	081	023	000	\$99.86
24	018	081	024	000	\$99.86
25	018	081	025	000	\$99.86
26	018	081	026	000	\$99.86
27	018	081	027	000	\$99.86
28	018	081	028	000	\$99.86
29	018	081	029	000	\$99.86
30	018	081	030	000	\$99.86
31	018	081	031	000	\$99.86
32	018	081	032	000	\$99.86
33	018	081	033	000	\$99.86
34	018	081	034	000	\$99.86
35	018	081	035	000	\$99.86
36	018	081	036	000	\$99.86
37	018	081	037	000	\$99.86
38	018	081	039	000	\$99.86
39	018	081	040	000	\$99.86
40	018	081	041	000	\$99.86
41	018	081	042	000	\$99.86
42	018	081	043	000	\$99.86
43	018	081	044	000	\$99.86
44	018	081	045	000	\$99.86
45	018	081	046	000	\$99.86
46	018	081	047	000	\$99.86

Assmt No.	Book	Page	Parcel	Subparcel	
47	018	081	048	000	\$99.86
48	018	081	049	000	\$99.86
49	018	081	050	000	\$99.86
50	018	081	051	000	\$99.86
51	018	081	052	000	\$99.86
52	018	081	053	000	\$99.86
53	018	081	054	000	\$99.86
54	018	081	055	000	\$99.86
55	018	081	056	000	\$99.86
56	018	081	057	000	\$99.86
57	018	081	058	000	\$99.86
58	018	081	059	000	\$99.86
59	018	081	060	000	\$99.86
60	018	081	061	000	\$99.86
61	018	081	062	000	\$99.86
62	018	081	063	000	\$99.86
63	018	081	064	000	\$99.86
64	018	081	065	000	\$99.86
65	018	081	066	000	\$99.86
66	018	081	067	000	\$99.86
67	018	081	068	000	\$99.86
68	018	081	069	000	\$99.86
69	018	081	070	000	\$99.86
70	018	081	071	000	\$99.86
71	018	081	072	000	\$99.86
72	018	081	073	000	\$99.86
73	018	081	074	000	\$99.86
74	018	081	075	000	\$99.86
75	018	081	076	000	\$99.86
76	018	081	077	000	\$99.86
77	018	081	078	000	\$99.86
78	018	081	079	000	\$99.86

TOTAL: \$7,789.08

POR. N. 1/2 OF SECTION 10 T.4S. R.10E. M.D.B.& M.

009 009 018 - 081

STARN ESTATES PHASE 1 (39M99)
STARN ESTATES PHASE 2 (40M21)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



COCO
FROM: 018-21
DRAWN: 3-15-02 DH
REVISED: 10-10-02 DH, 6-9-03 DH, 9-27-06 DH, 2-13-07 MF



Sterling Glen III Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Lighting Costs:

Electrolier Repairs	\$ 1,099.89
Bucket Truck Replacement	\$ 213.18
Electricity for 150 Watt T.I.D	\$ 834.44
Electricity for 100 Watt T.I.D	\$ 381.36
	\$ 2,528.87

Landscaping Costs

Labor for Community Park Maintenance	\$ 2,293.62
Maintenance Supplies Cost for Community Park (Fertilizer)	\$ 584.02
Maintenance Equipment Cost for Community Park	\$ 1,337.95
Water Cost for Community Park	\$ 398.43
Street Tree Chipping	\$ 675.04
Street Tree Removal	\$ 1,350.08
Street Tree Replacement	\$ 675.04
Graffiti Abatement	\$ 75.85
	\$ 7,390.03

Subtotal Direct Costs **\$ 9,918.90**

Administration Costs

Contingency	\$ 991.89
Consultant Fees	\$ 2,275.42
City Administrative Costs	\$ 2,275.42
	\$ 5,542.73

CPI* 105.7%

District Total **\$ 15,461.63**

Number of Lots 73

Total Yearly Charges Per Lot **\$ 211.80**

* Annual CPI plus 3.0%

Sterling Glen III Annex Landscape and Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Lighting:

Electricity	\$ 51.36
Electrolier Repairs	\$ 47.38
Bucket Truck Replacement	\$ 9.18
	\$ 107.91

Landscaping (Community Park)

Labor	\$ 97.27
Maintenance Costs	\$ 25.14
Equipment	\$ 57.12
Water	\$ 15.70
	\$ 195.24

Street Trees

Chipping	\$ 29.06
Removals	\$ 57.78
Replacements	\$ 29.06
	\$ 115.91

Subtotal Direct Costs

\$ 419.06

Administration Costs

Administration and Operations	\$ 101.06
County Administration Fee	\$ 1.64
Contingency	\$ 42.73
Rounding Adjustment	\$ -
	\$ 145.43

CPI* align="right">105.7%

District Total

\$ 564.48

Total Acres

1.7

Total Yearly Charges Per Lot**

\$ 332.05

* Annual CPI plus 3.0%

** Assessed value per parcel is based on total acreage of individual lot size

Engineer's Benefit Assessment Report
Sterling Glen III
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	089	003	000	\$149.52
2	018	089	004	000	\$119.54
3	018	089	005	000	\$199.54
4	018	089	011	000	\$211.80
5	018	089	013	000	\$211.80
6	018	089	014	000	\$211.80
7	018	089	015	000	\$211.80
8	018	089	016	000	\$211.80
9	018	089	017	000	\$211.80
10	018	089	018	000	\$211.80
11	018	089	019	000	\$211.80
12	018	089	020	000	\$211.80
13	018	089	021	000	\$211.80
14	018	089	022	000	\$211.80
15	018	089	023	000	\$211.80
16	018	089	024	000	\$211.80
17	018	089	025	000	\$211.80
18	018	089	026	000	\$211.80
19	018	089	027	000	\$211.80
20	018	089	028	000	\$211.80
21	018	089	030	000	\$211.80
22	018	089	031	000	\$211.80
23	018	089	032	000	\$211.80
24	018	089	033	000	\$211.80
25	018	089	034	000	\$211.80
26	018	089	035	000	\$211.80
27	018	089	036	000	\$211.80
28	018	089	037	000	\$211.80
29	018	089	038	000	\$211.80
30	018	089	039	000	\$211.80
31	018	089	040	000	\$211.80
32	018	089	041	000	\$211.80
33	018	089	042	000	\$211.80
34	018	089	043	000	\$211.80
35	018	089	044	000	\$211.80
36	018	089	045	000	\$211.80
37	018	089	046	000	\$211.80
38	018	089	047	000	\$211.80
39	018	089	048	000	\$211.80
40	018	089	049	000	\$211.80
41	018	089	050	000	\$211.80
42	018	089	051	000	\$211.80
43	018	089	052	000	\$211.80
44	018	089	053	000	\$211.80
45	018	089	054	000	\$211.80
46	018	089	055	000	\$211.80
47	018	089	056	000	\$211.80

Assmt No.	Book	Page	Parcel	Subparcel	Amount
48	018	089	057	000	\$211.80
49	018	089	058	000	\$211.80
50	018	089	059	000	\$211.80
51	018	089	060	000	\$211.80
52	018	089	061	000	\$211.80
53	018	089	062	000	\$211.80
54	018	089	063	000	\$211.80
55	018	089	064	000	\$211.80
56	018	089	065	000	\$211.80
57	018	089	066	000	\$211.80
58	018	089	067	000	\$211.80
59	018	089	068	000	\$211.80
60	018	089	069	000	\$211.80
61	018	089	070	000	\$211.80
62	018	089	071	000	\$211.80
63	018	089	072	000	\$211.80
64	018	089	073	000	\$211.80
65	018	089	074	000	\$211.80
66	018	089	075	000	\$211.80
67	018	089	076	000	\$211.80
68	018	089	077	000	\$211.80
69	018	089	078	000	\$211.80
70	018	089	079	000	\$211.80
71	018	089	080	000	\$211.80
72	018	089	081	000	\$211.80
73	018	089	082	000	\$211.80
74	018	089	083	000	\$211.80
75	018	089	085	000	\$76.36
76	018	089	086	000	\$99.60
77	018	089	087	000	\$211.80
78	018	089	088	000	\$211.80
				TOTAL:	\$16,105.96

POR. S. 1/2 OF SW. 1/4 OF NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B.& M.

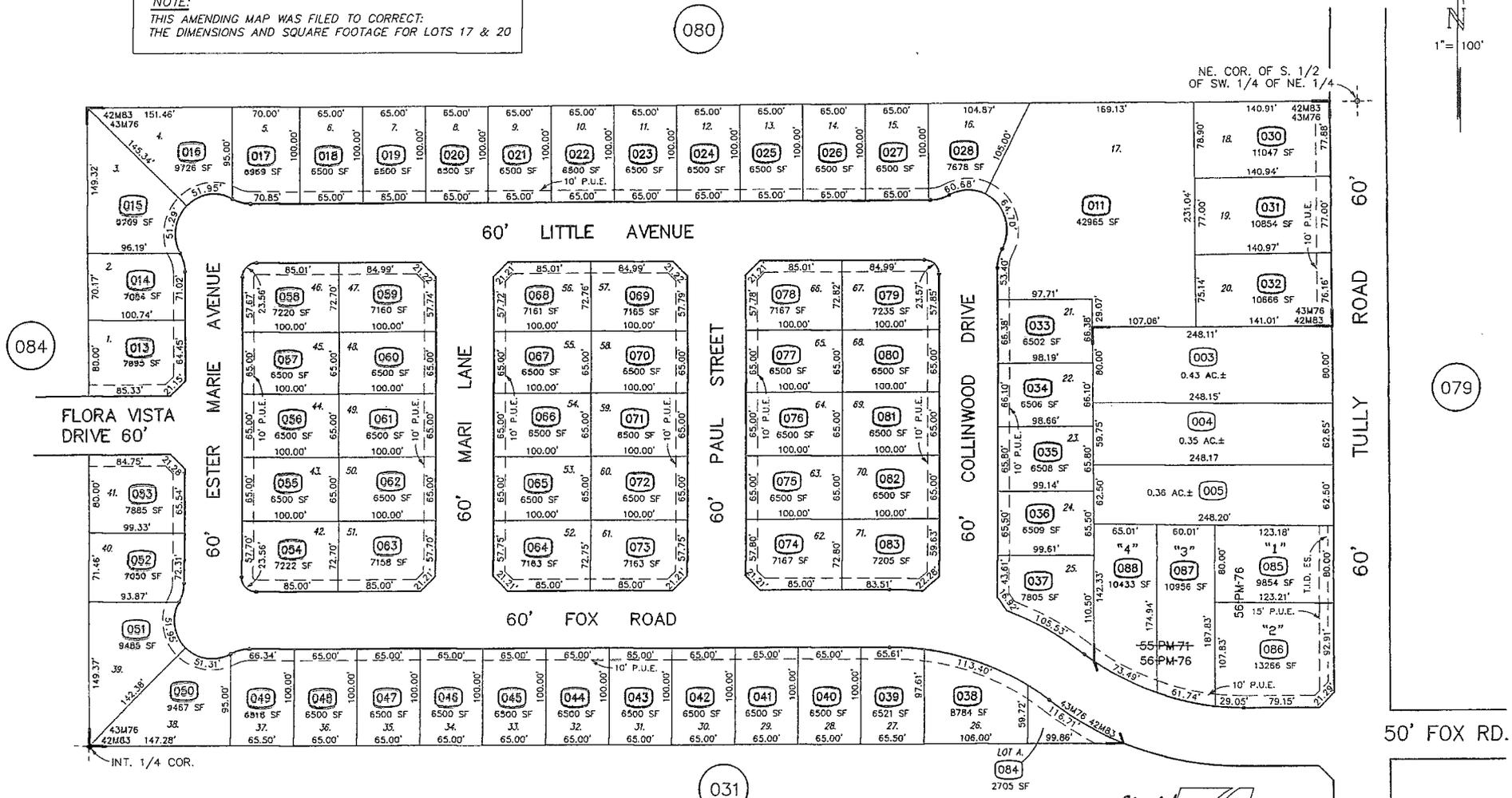
009 001 018 - 089
009 014

STERLING GLEN 3 (42M83)
AMENDING STERLING GLEN 3 (43M76)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

NOTE:
THIS AMENDING MAP WAS FILED TO CORRECT:
THE DIMENSIONS AND SQUARE FOOTAGE FOR LOTS 17 & 20

080



084

079

031

FROM: 018-018
DRAWN: 09-13-04 (V) MB.
REVISED: 09-15-05 MB, 01-25-06 MF, 2-13-06 DH, 01-18-08 MB., 02-22-08 MB, 10-21-08 MF



05,06,08

Sun Glow Estates Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Lighting Costs	
Electrolier Repairs	\$ 305.00
Electricity Rate	\$ 1,125.00
Labor	\$ 2,304.00
	\$ 3,734.00
 Landscaping	
Labor	\$ 1,728.00
Labor	\$ 450.00
Machinery Rate	\$ 1,008.00
Water	\$ 180.00
Street Tree Chipping	\$ 360.00
	\$ 3,726.00
 Streets	
Maintenance	\$ 255.00
 Storm	
Maintenance	\$ 465.00
	\$ 8,180.00
 Subtotal Direct Costs	
	\$ 8,180.00
Administration Costs	
Administration and Operations	\$ 1,500.00
	\$ 9,680.00
 District Total	
	\$ 9,680.00
Number of Lots	91
Total Yearly Charges Per Lot*	\$ 106.37

*An \$0.01 adjustment will be made to create an even number cost per parcel

Engineer's Benefit Assessment Report
Sun Glow Estates
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	082	001	000	\$106.36
2	018	082	002	000	\$106.36
3	018	082	003	000	\$106.36
4	018	082	004	000	\$106.36
5	018	082	005	000	\$106.36
6	018	082	006	000	\$106.36
7	018	082	007	000	\$106.36
8	018	082	008	000	\$106.36
9	018	082	009	000	\$106.36
10	018	082	010	000	\$106.36
11	018	082	011	000	\$106.36
12	018	082	012	000	\$106.36
13	018	082	013	000	\$106.36
14	018	082	014	000	\$106.36
15	018	082	015	000	\$106.36
16	018	082	016	000	\$106.36
17	018	082	017	000	\$106.36
18	018	082	018	000	\$106.36
19	018	082	019	000	\$106.36
20	018	082	020	000	\$106.36
21	018	082	021	000	\$106.36
22	018	082	022	000	\$106.36
23	018	082	023	000	\$106.36
24	018	082	024	000	\$106.36
25	018	082	025	000	\$106.36
26	018	082	026	000	\$106.36
27	018	082	027	000	\$106.36
28	018	082	028	000	\$106.36
29	018	082	029	000	\$106.36
30	018	082	030	000	\$106.36
31	018	082	031	000	\$106.36
32	018	082	032	000	\$106.36
33	018	082	033	000	\$106.36
34	018	082	034	000	\$106.36
35	018	082	035	000	\$106.36
36	018	082	036	000	\$106.36
37	018	082	037	000	\$106.36
38	018	082	038	000	\$106.36
39	018	082	039	000	\$106.36
40	018	082	040	000	\$106.36
41	018	082	041	000	\$106.36
42	018	082	042	000	\$106.36
43	018	082	043	000	\$106.36

Assmt No.	Book	Page	Parcel	Subparcel	
44	018	082	045	000	\$106.36
45	018	082	046	000	\$106.36
46	018	082	047	000	\$106.36
47	018	082	048	000	\$106.36
48	018	082	049	000	\$106.36
49	018	082	050	000	\$106.36
50	018	082	051	000	\$106.36
51	018	082	052	000	\$106.36
52	018	082	053	000	\$106.36
53	018	082	054	000	\$106.36
54	018	082	055	000	\$106.36
55	018	082	056	000	\$106.36
56	018	082	057	000	\$106.36
57	018	082	058	000	\$106.36
58	018	082	059	000	\$106.36
59	018	082	060	000	\$106.36
60	018	082	061	000	\$106.36
61	018	082	062	000	\$106.36
62	018	082	063	000	\$106.36
63	018	082	064	000	\$106.36
64	018	082	065	000	\$106.36
65	018	082	066	000	\$106.36
66	018	082	067	000	\$106.36
67	018	082	068	000	\$106.36
68	018	082	069	000	\$106.36
69	018	082	070	000	\$106.36
70	018	082	071	000	\$106.36
71	018	082	072	000	\$106.36
72	018	082	073	000	\$106.36
73	018	082	074	000	\$106.36
74	018	082	075	000	\$106.36
75	018	082	076	000	\$106.36
76	018	082	077	000	\$106.36
77	018	082	078	000	\$106.36
78	018	082	079	000	\$106.36
79	018	082	080	000	\$106.36
80	018	082	081	000	\$106.36
81	018	082	082	000	\$106.36
82	018	082	083	000	\$106.36
83	018	082	084	000	\$106.36
84	018	082	085	000	\$106.36
85	018	082	086	000	\$106.36
86	018	082	087	000	\$106.36
87	018	082	088	000	\$106.36
88	018	082	089	000	\$106.36
89	018	082	090	000	\$106.36
90	018	082	091	000	\$106.36
91	018	082	092	000	\$106.36
TOTAL:					\$9,678.76

PORTION NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B.& M.
SUN GLOW ESTATES (39M98)

009 017 018 - 082

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

088



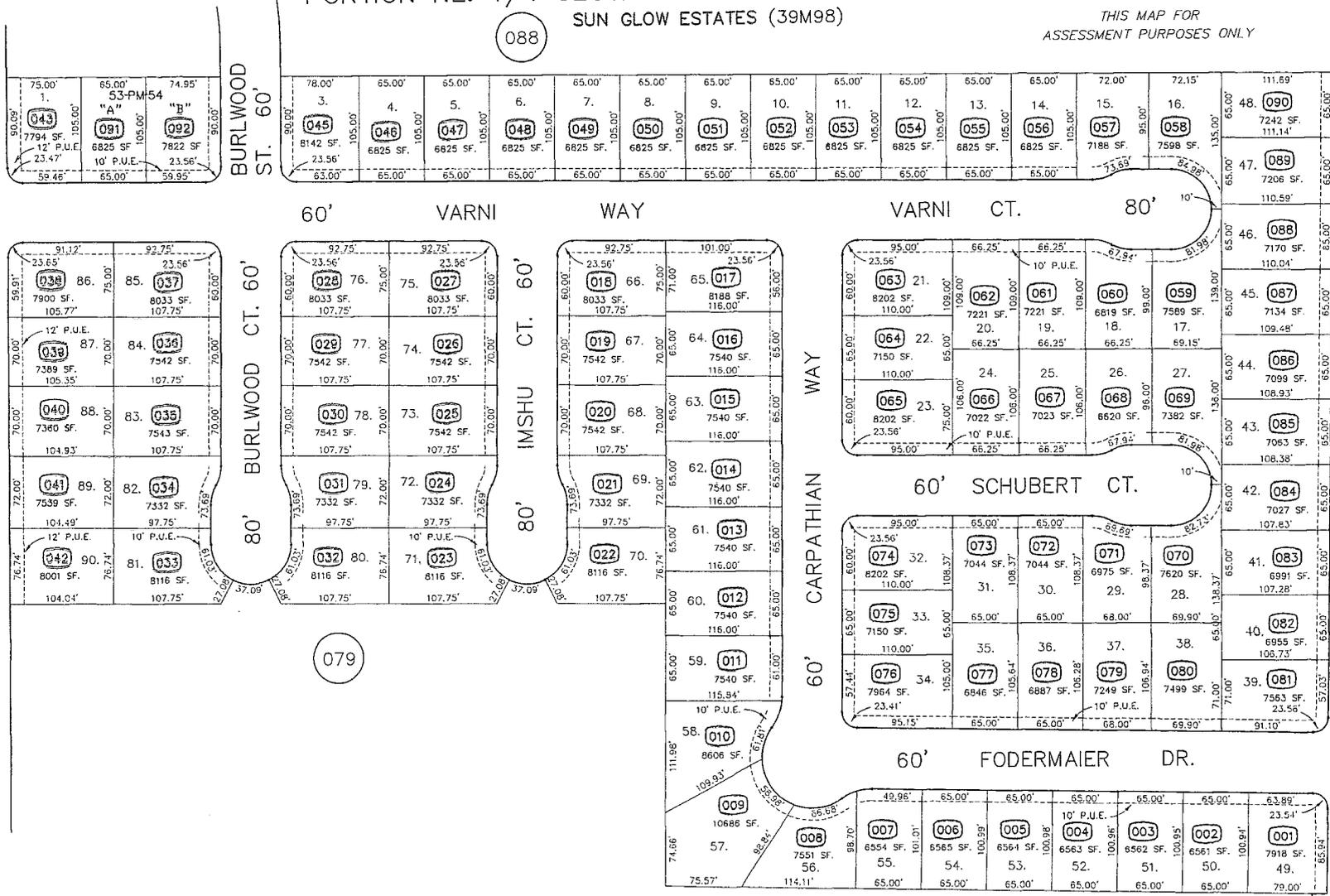
090

WHITE PINE
DR. 60'

074

CHARLES ST. 65'

018 - 082



078

080

079

029

FROM : 018-29
DRAWN: 03-28-02 BY:MB.
REVISED 4-7-05 DH, 8-24-05 DH, 9-27-06 DH



Walnut Haven III Landscape And Lighting District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Lighting Costs	
Electrolier Repairs	\$ 305.00
Electricity Rate 100W	\$ 184.00
Electricity Rate 150W	\$ 189.00
Labor	\$ 1,680.00
	\$ 2,358.00
Landscaping	
Labor	\$ 648.00
Maintenance	\$ 275.00
Machinery Rate	\$ 378.00
Water	\$ 110.00
Street Tree Chipping	\$ 220.00
	\$ 1,631.00
Streets	
Maintenance	\$ 190.00
Storm	
Maintenance	\$ 283.80
Subtotal Direct Costs	\$ 4,462.80
Administration Costs	
Administration and Operations	\$ 1,500.00
District Total	\$ 5,962.80
Number of Lots	55
Total Yearly Charges Per Lot*	\$ 108.41

*An \$0.01 adjustment will be made to create an even number cost per parcel

Engineer's Benefit Assessment Report

Walnut Haven III

Landscaping and Lighting District Assessment Roll Fiscal Year 2014/15

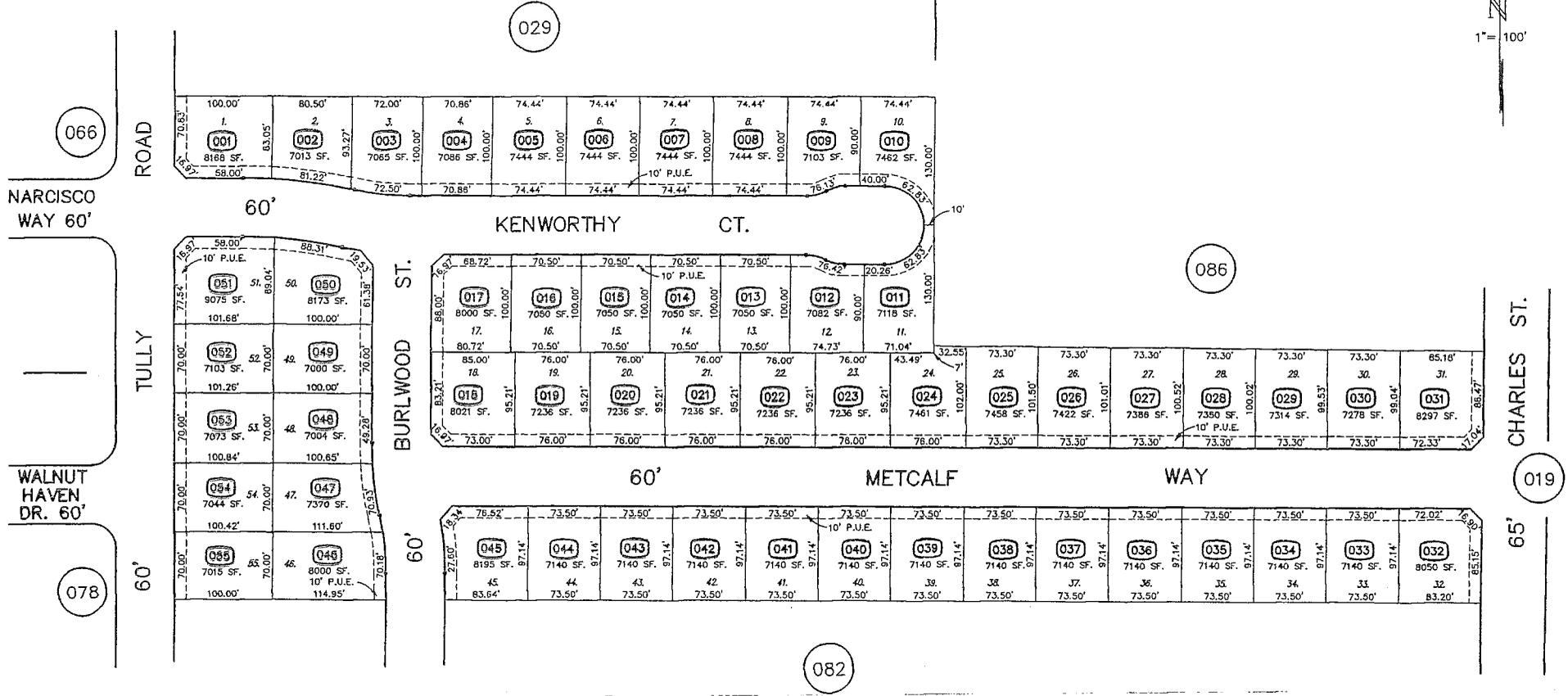
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2	018	088	002	000	\$108.40
3	018	088	003	000	\$108.40
4	018	088	004	000	\$108.40
5	018	088	005	000	\$108.40
6	018	088	006	000	\$108.40
7	018	088	007	000	\$108.40
8	018	088	008	000	\$108.40
9	018	088	009	000	\$108.40
10	018	088	010	000	\$108.40
11	018	088	011	000	\$108.40
12	018	088	012	000	\$108.40
13	018	088	013	000	\$108.40
14	018	088	014	000	\$108.40
15	018	088	015	000	\$108.40
16	018	088	016	000	\$108.40
17	018	088	017	000	\$108.40
18	018	088	018	000	\$108.40
19	018	088	019	000	\$108.40
20	018	088	020	000	\$108.40
21	018	088	021	000	\$108.40
22	018	088	022	000	\$108.40
23	018	088	023	000	\$108.40
24	018	088	024	000	\$108.40
25	018	088	025	000	\$108.40
26	018	088	026	000	\$108.40
27	018	088	027	000	\$108.40
28	018	088	028	000	\$108.40
29	018	088	029	000	\$108.40
30	018	088	030	000	\$108.40
31	018	088	031	000	\$108.40
32	018	088	032	000	\$108.40
33	018	088	033	000	\$108.40
34	018	088	034	000	\$108.40
35	018	088	035	000	\$108.40
36	018	088	036	000	\$108.40
37	018	088	037	000	\$108.40
38	018	088	038	000	\$108.40
39	018	088	039	000	\$108.40
40	018	088	040	000	\$108.40
41	018	088	041	000	\$108.40
42	018	088	042	000	\$108.40
43	018	088	043	000	\$108.40
44	018	088	044	000	\$108.40
45	018	088	045	000	\$108.40
46	018	088	046	000	\$108.40

Assmt No.	Book	Page	Parcel	Subparcel	
47	018	088	047	000	\$108.40
48	018	088	048	000	\$108.40
49	018	088	049	000	\$108.40
50	018	088	050	000	\$108.40
51	018	088	051	000	\$108.40
52	018	088	052	000	\$108.40
53	018	088	053	000	\$108.40
54	018	088	054	000	\$108.40
55	018	088	055	000	\$108.40
				TOTAL:	\$5,962.00

POR. NE. 1/4 SEC. 9 & POR. NW. 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.
 WALNUT HAVEN NO.3 (40M76)

009 007 018 - 088

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM: 018-029
 DRAWN: 05-07-03 MB.
 REVISED 9-27-06 DH



Central Hughson Benefit Assessment District Zone 2 Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Street Maintenance Costs:

Street Cleaning	\$ 1,082.17
Sidewalk Installation & Repairs	\$ 11,188.55
Road Maintenance & Repairs	\$ 13,300.44
Graffiti Abatement	\$ 1,035.00
Other Incidental Costs	\$ -
SUBTOTAL STREET COSTS	\$ 26,606.16

Storm Drain Maintenance Services:

Storm Water Management Program	\$ 112.60
SUBTOTAL STORM WATER COSTS	\$ 112.60

Subtotal Direct Costs **\$ 26,718.76**

Administration Costs

Contingency	\$ -
Program Administration Allowance	\$ 3,057.80
Stanislaus County Assessor's Fee	\$ -
Federal & State Mandated Regulatory Programs	\$ -
SUBTOTAL ADMINISTRATIVE COSTS	\$ 3,057.80

CPI* **105.7%**

District Total **\$ 29,776.56**

Number of Lots **208**

* Annual CPI plus 3.0%

Engineer's Benefit Assessment Report
Central Hughson Zone 2
 Benefit Assessment District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	030	010	000	\$182.14
2	018	030	011	000	\$263.96
3	018	030	015	000	\$19.54
4	018	030	016	000	\$1,918.92
5	018	042	004	000	\$134.48
6	018	042	039	000	\$1,598.04
7	018	042	069	000	\$46.14
8	018	042	070	000	\$118.84
9	018	042	071	000	\$64.02
10	018	042	072	000	\$26.74
11	018	048	009	000	\$338.38
12	018	048	038	000	\$114.76
13	018	048	039	000	\$74.08
14	018	048	040	000	\$168.20
15	018	049	004	000	\$650.68
16	018	049	016	000	\$81.58
17	018	049	025	000	\$124.38
18	018	049	026	000	\$131.30
19	018	049	028	000	\$116.56
20	018	049	029	000	\$116.70
21	018	049	032	000	\$290.72
22	018	049	035	000	\$314.24
23	018	049	039	000	\$76.48
24	018	049	041	000	\$133.36
25	018	049	042	000	\$503.70
26	018	049	043	000	\$148.88
27	018	049	044	000	\$113.98
28	018	049	048	000	\$97.34
29	018	049	049	000	\$130.48
30	018	049	050	000	\$91.62
31	018	049	051	000	\$78.78
32	018	049	052	000	\$404.46
33	018	049	057	000	\$100.70
35	018	049	059	000	\$74.26
36	018	049	060	000	\$59.26
37	018	049	061	000	\$32.76
38	018	049	062	000	\$19.62
40	018	049	064	000	\$19.62
41	018	049	065	000	\$125.34
42	018	049	066	000	\$762.48
43	018	049	067	000	\$183.26
	018	049	069	000	\$129.98
44	018	051	004	000	\$58.74
45	018	051	005	000	\$58.74
46	018	051	006	000	\$40.96
47	018	051	007	000	\$40.96
48	018	051	008	000	\$40.96
49	018	051	009	000	\$40.96

50	018	051	010	000	\$146.30
51	018	051	011	000	\$193.00
52	018	051	012	000	\$66.94
53	018	051	013	000	\$66.94
54	018	051	014	000	\$66.94
55	018	051	015	000	\$66.94
56	018	051	017	000	\$333.52
57	018	051	018	000	\$72.42
58	018	051	019	000	\$66.94
59	018	051	020	000	\$90.64
60	018	051	021	000	\$66.94
61	018	051	022	000	\$72.62
62	018	051	023	000	\$76.42
63	018	051	024	000	\$78.32
64	018	051	025	000	\$79.26
65	018	051	026	000	\$90.64
66	018	051	029	000	\$95.02
67	018	051	030	000	\$70.18
68	018	051	031	000	\$84.00
69	018	051	032	000	\$90.64
70	018	051	033	000	\$66.94
71	018	051	034	000	\$379.60
72	018	051	035	000	\$333.44
73	018	051	036	000	\$70.82
74	018	051	037	000	\$76.86
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87	018	051	060	000	\$357.50
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89	018	051	067	000	\$67.66
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91	018	051	070	000	\$139.92
92	018	051	071	000	\$93.48
93	018	051	072	000	\$1,305.44
94	018	051	073	000	\$66.94
95	018	051	074	000	\$98.72
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105	018	059	006	000	\$40.96
106	018	059	007	000	\$40.96
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122	018	072	002	000	\$50.94
123	018	072	003	000	\$74.04
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125	018	072	005	000	\$36.32
126	018	072	006	000	\$69.86
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135	018	072	015	000	\$65.66
136	018	072	016	000	\$65.66
137	018	072	017	000	\$65.66
138	018	072	018	000	\$265.96
139	018	072	019	000	\$131.94
140	018	072	020	000	\$120.72
141	018	072	021	000	\$120.72
142	018	072	022	000	\$120.72
143	018	072	023	000	\$120.72
144	018	072	024	000	\$120.72
145	018	072	025	000	\$120.72
146	018	072	026	000	\$120.72
147	018	072	027	000	\$120.72
148	018	072	028	000	\$120.72
149	018	072	029	000	\$120.72
150	018	072	030	000	\$70.18
151	018	072	031	000	\$70.18
152	018	072	032	000	\$70.18
153	018	072	033	000	\$70.18
154	018	072	034	000	\$70.18
155	018	072	035	000	\$70.18
156	018	072	037	000	\$68.60
157	018	072	038	000	\$162.58
158	018	072	039	000	\$80.38
159	018	072	040	000	\$70.18
160	018	072	041	000	\$70.60
161	018	072	042	000	\$70.18
162	018	072	043	000	\$70.18
163	018	072	044	000	\$70.22
164	018	072	045	000	\$70.50
165	018	072	046	000	\$70.18

166	018	072	047	000	\$71.36
167	018	072	048	000	\$70.18
168	018	072	049	000	\$70.22
169	018	073	001	000	\$70.38
170	018	073	002	000	\$70.56
171	018	073	003	000	\$71.16
172	018	073	004	000	\$71.24
173	018	073	005	000	\$70.60
174	018	073	006	000	\$70.22
175	018	073	007	000	\$70.18
176	018	073	008	000	\$626.10
177	018	073	009	000	\$162.96
178	018	073	010	000	\$83.24
179	018	073	011	000	\$79.16
180	018	073	012	000	\$69.60
181	018	073	013	000	\$68.66
182	018	073	014	000	\$68.66
183	018	073	015	000	\$329.86
184	018	073	017	000	\$64.80
185	018	073	018	000	\$66.94
186	018	073	019	000	\$68.66
187	018	073	020	000	\$68.66
188	018	073	021	000	\$68.66
189	018	073	022	000	\$68.66
190	018	073	023	000	\$68.66
191	018	073	024	000	\$68.66
192	018	073	025	000	\$120.72
193	018	073	026	000	\$120.72
194	018	073	027	000	\$120.72
195	018	073	028	000	\$120.72
196	018	073	029	000	\$120.72
197	018	073	030	000	\$120.72
198	018	073	031	000	\$120.72
199	018	073	032	000	\$120.82
200	018	073	033	000	\$120.72
201	018	073	034	000	\$121.78
202	018	073	035	000	\$124.32
203	018	073	036	000	\$136.82
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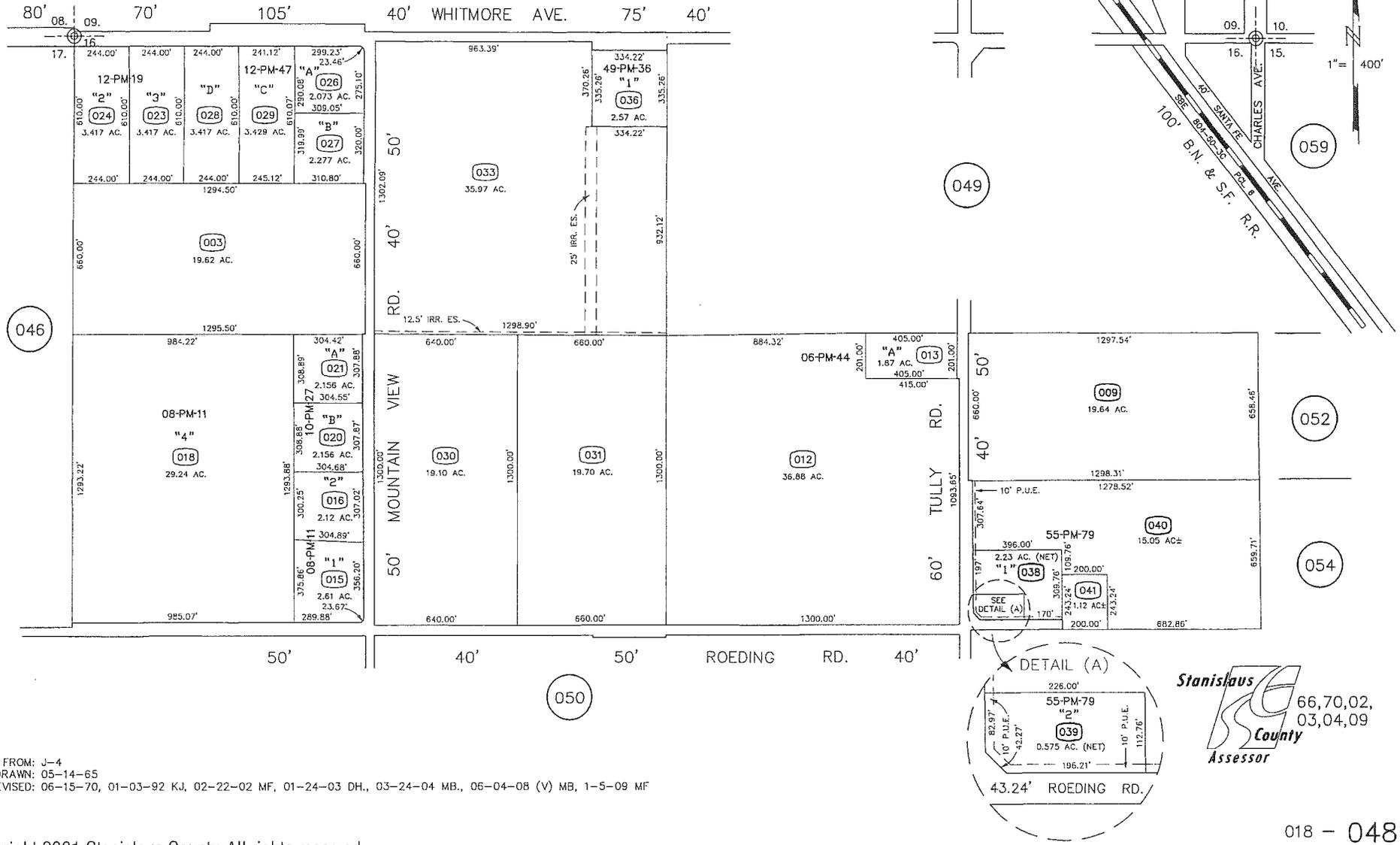
TOTAL: \$29,746.32

PORTION N. 1/2 SECTION 16 T.4S. R.10E. M.D.B.& M.

067 002

018 - 048

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: J-4
 DRAWN: 05-14-65
 REVISED: 06-15-70, 01-03-92 KJ, 02-22-02 MF, 01-24-03 DH., 03-24-04 MB., 06-04-08 (V) MB, 1-5-09 MF

Stanislaus
 County
 Assessor
 66,70,02,
 03,04,09

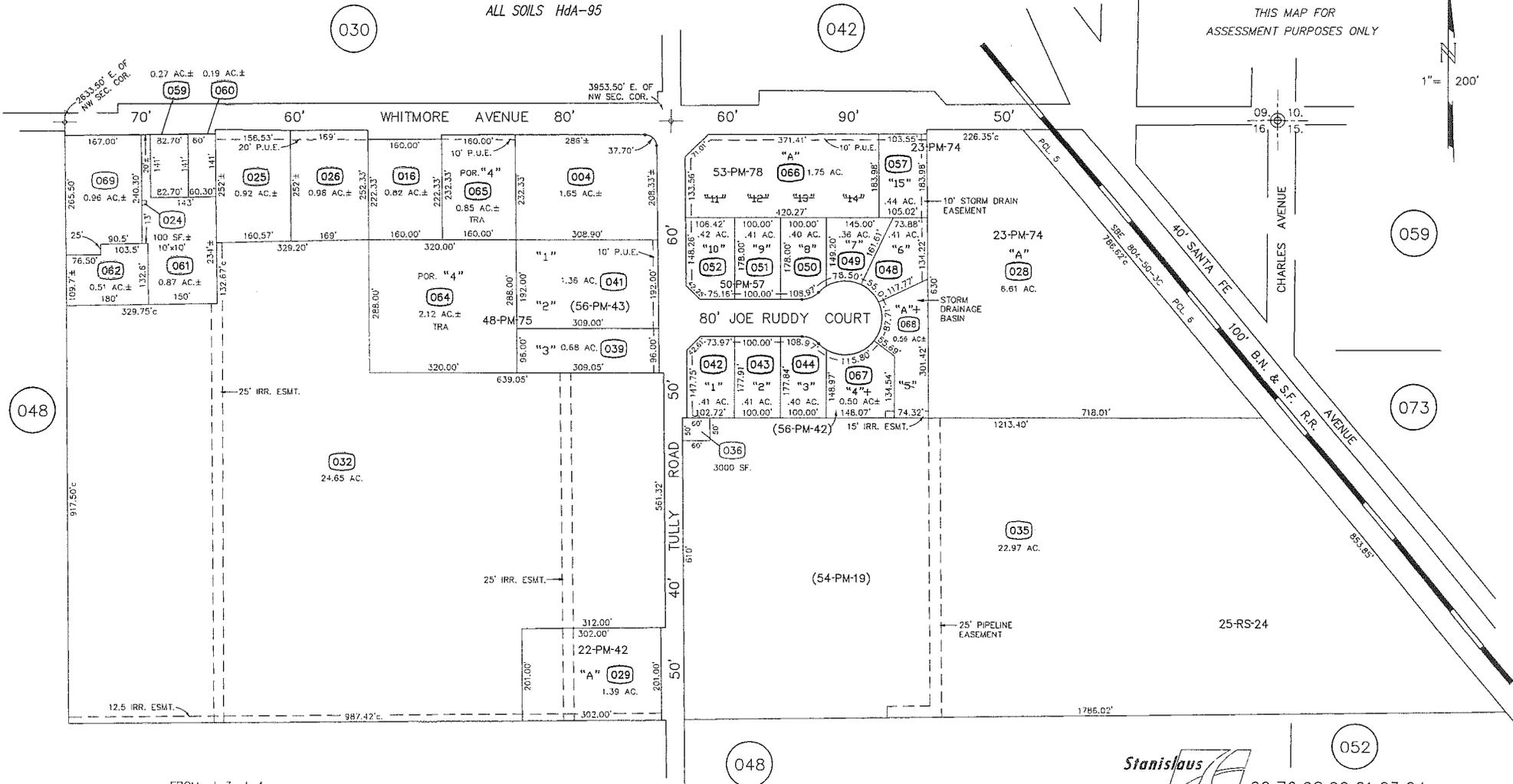
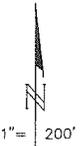
POR. NE 1/4 SECTION 16 T.4S. R.10E. M.D.B.& M.

009 001
009 011
009 015
009 020

018 - 049

ALL SOILS HdA-95

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: J-3, J-4
DRAWN: 5-14-65
REVISED: 8-27-91, 7-8-97, 10-2-98, 8-2--00, 2-23-01, 9-24-02, 12-12-03 MF, 1-25-06 MF,
06-09-06 MB., 12-14-06 CS., 03-19-07 MB, 12-12-07 MF, 06-15-10 MB, 09-24-13 MB



66,70,98,99,01,03,04,
07,08,14

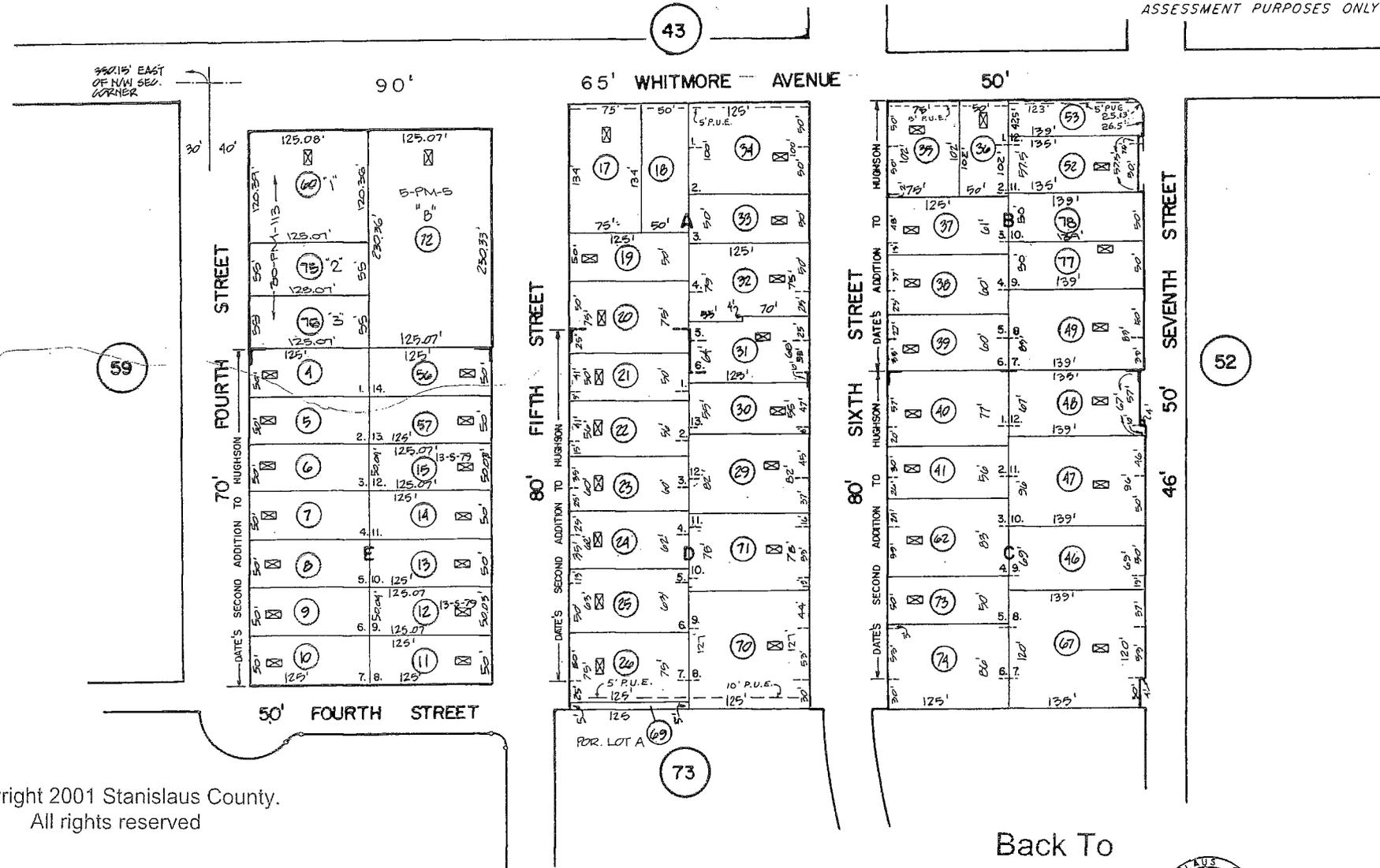
THIS MAP FOR ASSESSMENT
PURPOSES ONLY

PORTION NW1/4 SECTION 15 T.4S R.10E M.D.B.&M.
DATE'S ADDITIONS TO HUGHSON

9 01

18-51

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



43

59

52

73

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FROM 140-21, 18-51
RECORDED MAPS VOL. 8-31, 14-42
REDRAWN 4-7-81, UPDATED 7-27-90, 2-11-04 DH, 4-30-04 MF, 11-17-04 DH

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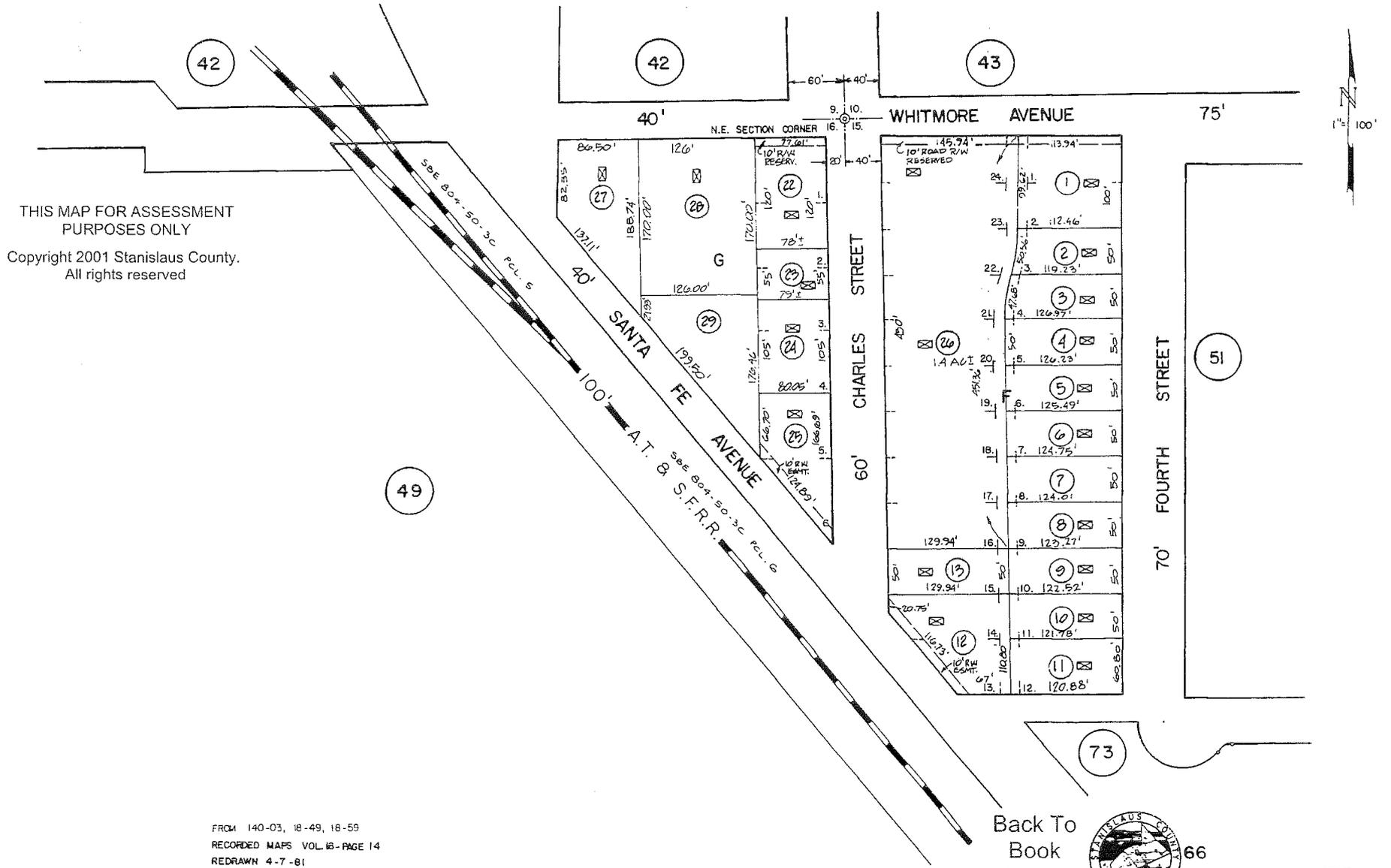


18-51

PORTION NE 1/4 SEC 16 & PORTION NW 1/4 SECTION 15 T.4S R.10E M.D.B.&M.
 ADAM'S ADDITION TO HUGHSON

9 01

18-59



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FROM 140-03, 18-49, 18-59
 RECORDED MAPS VOL.16-PAGE 14
 REDRAWN 4-7-81

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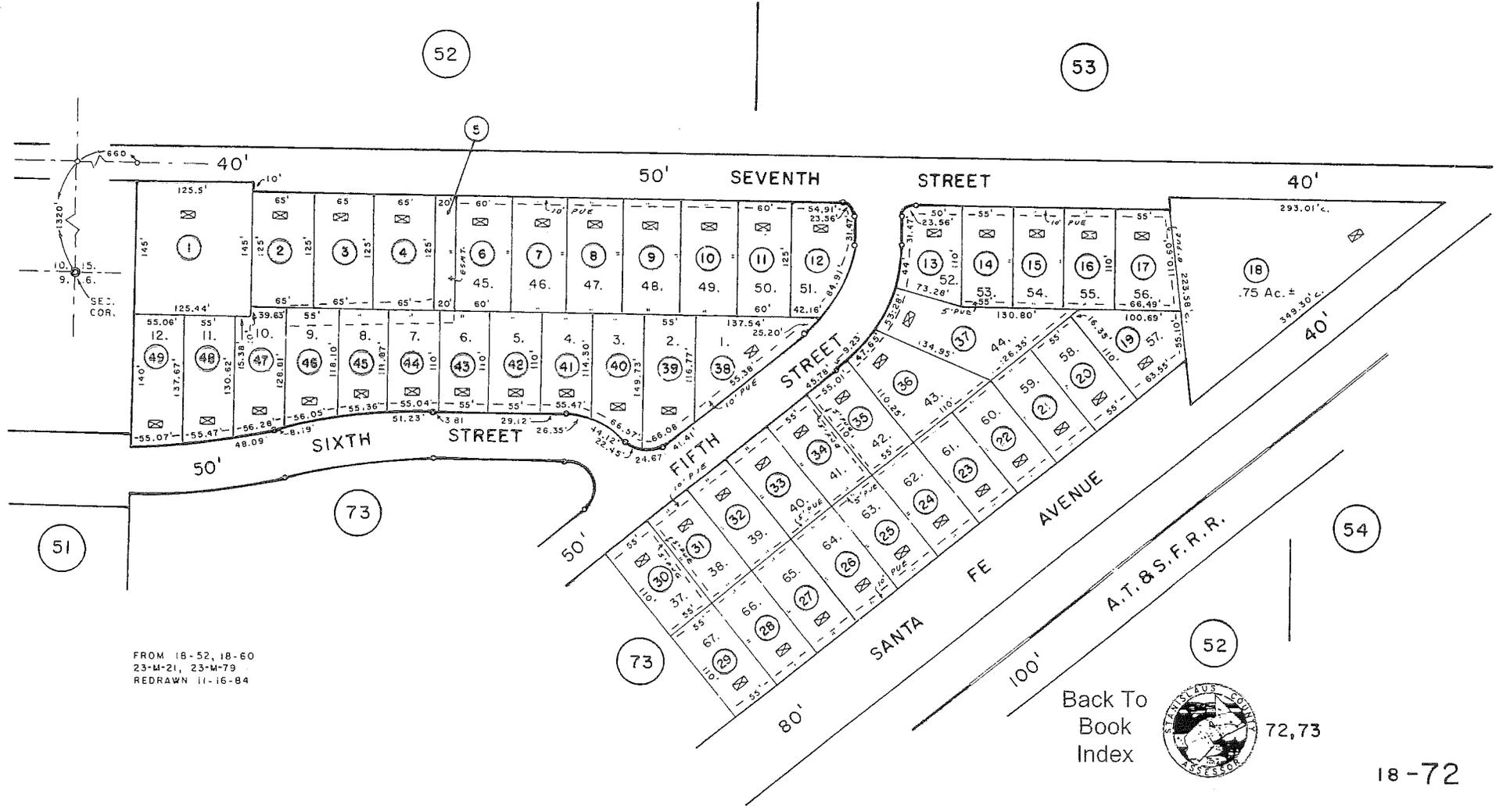
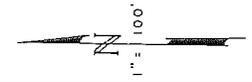
66

18-59

PORTION NW 1/4 SECTION 15 T.4S. R.10E. M.D.B.&M.
 POR. ARLINGTON SUBD. UNITS 1&2 LOTS 1-12, 37-67

009 001 18-72

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FROM 18-52, 18-60
 23-M-21, 23-M-79
 REDRAWN 11-16-84

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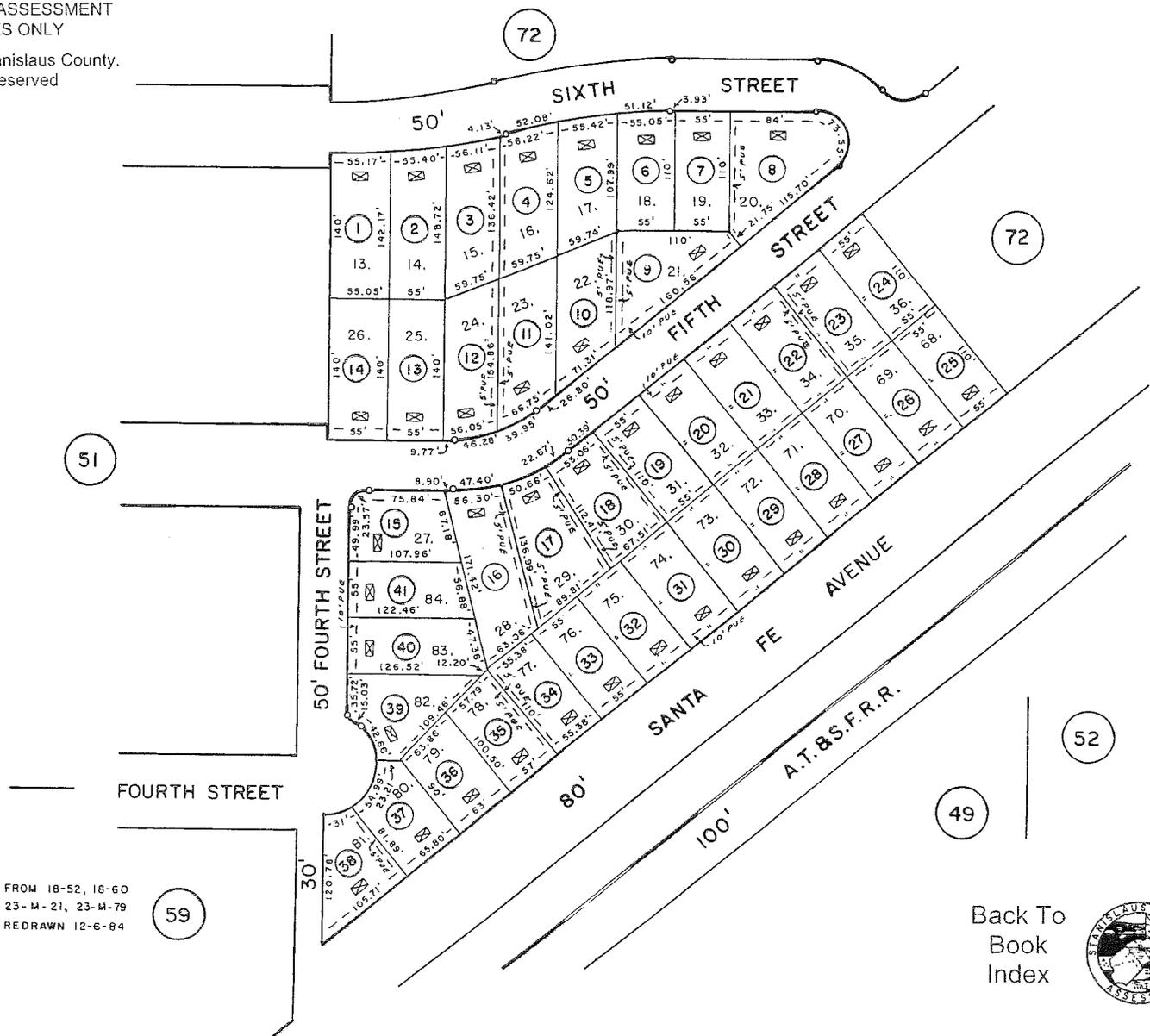
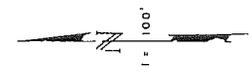


72,73

PORTION NW 1/4 SECTION 15 T.4S. R.10E. M.D.B.&M. 009 001
 POR. ARLINGTON SUBD. UNITS 1&2 LOTS 13-36, 68-84

18-73

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FROM 18-52, 18-60
 23-M-21, 23-M-79
 REDRAWN 12-6-84

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72, 73

Feathers Glen Benefit Assessment District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Street Maintenance Costs:	
Cleaning	\$ 234.61
Traffic/Pedestrian Improvements	\$ 273.79
Sidewalk Repair	\$ 1,516.57
Road Repair	\$ 2,810.59
Graffiti Abatement -General	\$ 69.42
Graffiti Abatement - Specific	\$ 267.39
SUBTOTAL STREET COSTS	\$ 5,172.36
Storm Drain Maintenance Services:	
Storm Water Management Program	\$ 69.42
Maintenance of Collection Pipes	\$ 35.36
Maintenance of Drop Inlets and Curb Basins	\$ 48.98
Maintenance of Manholes	\$ 46.26
Maintenance of Storm Water Retention and Detention Basins	\$ 542.63
SUBTOTAL STORM WATER COSTS	\$ 742.66
Subtotal Direct Costs	\$ 5,915.02
Administration Costs	
City Administration Costs	\$ 2,045.00
County Collection Charge	\$ 35.36
Contingency	\$ 122.75
SUBTOTAL ADMINISTRATIVE COSTS	\$ 2,203.11
Rounding Adjustment	\$ 0.12
CPI*	105.7%
District Total	\$ 8,118.25
Number of Lots	42
Total Yearly Charges Per Lot**	\$ 193.29

* Annual CPI plus 3.0%

**An \$0.01 adjustment will be made to create an even number cost per parcel

Engineer's Benefit Assessment Report
Feathers Glen
 Benefit Assessment District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	090	003	000	\$193.28
2	018	090	004	000	\$193.28
3	018	090	005	000	\$193.28
4	018	090	006	000	\$193.28
5	018	090	007	000	\$193.28
6	018	090	008	000	\$193.28
7	018	090	009	000	\$193.28
8	018	090	010	000	\$193.28
9	018	090	011	000	\$193.28
10	018	090	012	000	\$193.28
11	018	090	013	000	\$193.28
12	018	090	014	000	\$193.28
13	018	090	015	000	\$193.28
14	018	090	016	000	\$193.28
15	018	090	017	000	\$193.28
16	018	090	018	000	\$193.28
17	018	090	019	000	\$193.28
18	018	090	020	000	\$193.28
19	018	090	021	000	\$193.28
20	018	090	022	000	\$193.28
21	018	090	023	000	\$193.28
22	018	090	024	000	\$193.28
23	018	090	025	000	\$193.28
24	018	090	026	000	\$193.28
25	018	090	027	000	\$193.28
26	018	090	028	000	\$193.28
27	018	090	029	000	\$193.28
28	018	090	030	000	\$193.28
29	018	090	031	000	\$193.28
30	018	090	032	000	\$193.28
31	018	090	033	000	\$193.28
32	018	090	034	000	\$193.28
33	018	090	035	000	\$193.28
34	018	090	036	000	\$193.28
35	018	090	037	000	\$193.28
36	018	090	038	000	\$193.28
37	018	090	039	000	\$193.28
38	018	090	040	000	\$193.28
39	018	090	041	000	\$193.28
40	018	090	042	000	\$193.28
41	018	090	043	000	\$193.28
42	018	090	044	000	\$193.28
TOTAL:					\$8,117.76

Fontana Ranch North Benefit Assessment District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015

Direct Costs

Street Maintenance Costs:

Street Sweeping and Maintenance	\$ 281.14
Traffic/Pedestrian Improvements	\$ 285.35
Sidewalk Repair	\$ 3,779.39
Road Repair	\$ 7,597.22
Graffiti Abatement - Cleaning/Painting	\$ 71.34
Graffiti Abatement - Sound Wall	\$ 649.16
	\$ 12,663.59

Storm Drain Maintenance Services:

Storm Water Management Program	\$ 71.34
Collection System	\$ 35.67
Drop Inlets and Curb Basins	\$ 99.87
Manholes/Covers	\$ 64.20
Retention and Detention Basins	\$ 566.87
	\$ 837.95

Subtotal Direct Costs **\$ 13,501.54**

Administration Costs

Administration and Operations	\$ 2,140.10
Consulting Fees	\$ 2,140.10
Contingency	\$ 675.07
County Administration Fee	\$ 35.67
Rounding Adjustment	\$ 0.54
	\$ 4,991.48

CPI* 105.7%

District Total **\$ 18,493.02**

Number of Lots 91

Total Yearly Charges Per Lot **\$ 203.22**

* Annual CPI plus 3.0%

Engineer's Benefit Assessment Report
Fontana Ranch North
 Benefit Assessment District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	091	001	000	\$203.22
2	018	091	002	000	\$203.22
3	018	091	003	000	\$203.22
4	018	091	004	000	\$203.22
5	018	091	005	000	\$203.22
6	018	091	006	000	\$203.22
7	018	091	007	000	\$203.22
8	018	091	008	000	\$203.22
9	018	091	009	000	\$203.22
10	018	091	010	000	\$203.22
11	018	091	013	000	\$203.22
12	018	091	014	000	\$203.22
13	018	091	015	000	\$203.22
14	018	091	016	000	\$203.22
15	018	091	017	000	\$203.22
16	018	091	018	000	\$203.22
17	018	091	019	000	\$203.22
18	018	091	020	000	\$203.22
19	018	091	021	000	\$203.22
20	018	091	022	000	\$203.22
21	018	091	023	000	\$203.22
22	018	091	024	000	\$203.22
23	018	091	025	000	\$203.22
24	018	091	026	000	\$203.22
25	018	091	027	000	\$203.22
26	018	091	028	000	\$203.22
27	018	091	029	000	\$203.22
28	018	091	030	000	\$203.22
29	018	091	031	000	\$203.22
30	018	091	032	000	\$203.22
31	018	091	033	000	\$203.22
32	018	091	034	000	\$203.22
33	018	091	035	000	\$203.22
34	018	091	036	000	\$203.22
35	018	091	037	000	\$203.22
36	018	091	038	000	\$203.22
37	018	091	039	000	\$203.22
38	018	091	040	000	\$203.22
39	018	091	042	000	\$203.22
40	018	091	043	000	\$203.22
41	018	091	044	000	\$203.22
42	018	091	045	000	\$203.22
43	018	092	001	000	\$203.22
44	018	092	002	000	\$203.22
45	018	092	003	000	\$203.22
46	018	092	004	000	\$203.22
47	018	092	005	000	\$203.22
48	018	092	006	000	\$203.22

Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	092	007	000	\$203.22
50	018	092	008	000	\$203.22
51	018	092	009	000	\$203.22
52	018	092	010	000	\$203.22
53	018	092	011	000	\$203.22
54	018	092	012	000	\$203.22
55	018	092	013	000	\$203.22
56	018	092	014	000	\$203.22
57	018	092	015	000	\$203.22
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59	018	092	017	000	\$203.22
60	018	092	018	000	\$203.22
61	018	092	019	000	\$203.22
62	018	092	020	000	\$203.22
63	018	092	021	000	\$203.22
64	018	092	022	000	\$203.22
65	018	092	023	000	\$203.22
66	018	092	024	000	\$203.22
67	018	092	025	000	\$203.22
68	018	092	026	000	\$203.22
69	018	092	027	000	\$203.22
70	018	092	028	000	\$203.22
71	018	092	029	000	\$203.22
72	018	092	030	000	\$203.22
73	018	092	031	000	\$203.22
74	018	092	032	000	\$203.22
75	018	092	033	000	\$203.22
76	018	092	034	000	\$203.22
77	018	092	035	000	\$203.22
78	018	092	036	000	\$203.22
79	018	092	037	000	\$203.22
80	018	092	040	000	\$203.22
81	018	092	041	000	\$203.22
82	018	092	042	000	\$203.22
83	018	092	043	000	\$203.22
84	018	092	044	000	\$203.22
85	018	092	045	000	\$203.22
86	018	092	046	000	\$203.22
87	018	092	047	000	\$203.22
88	018	092	048	000	\$203.22
89	018	092	049	000	\$203.22
90	018	092	050	000	\$203.22
91	018	092	051	000	\$203.22

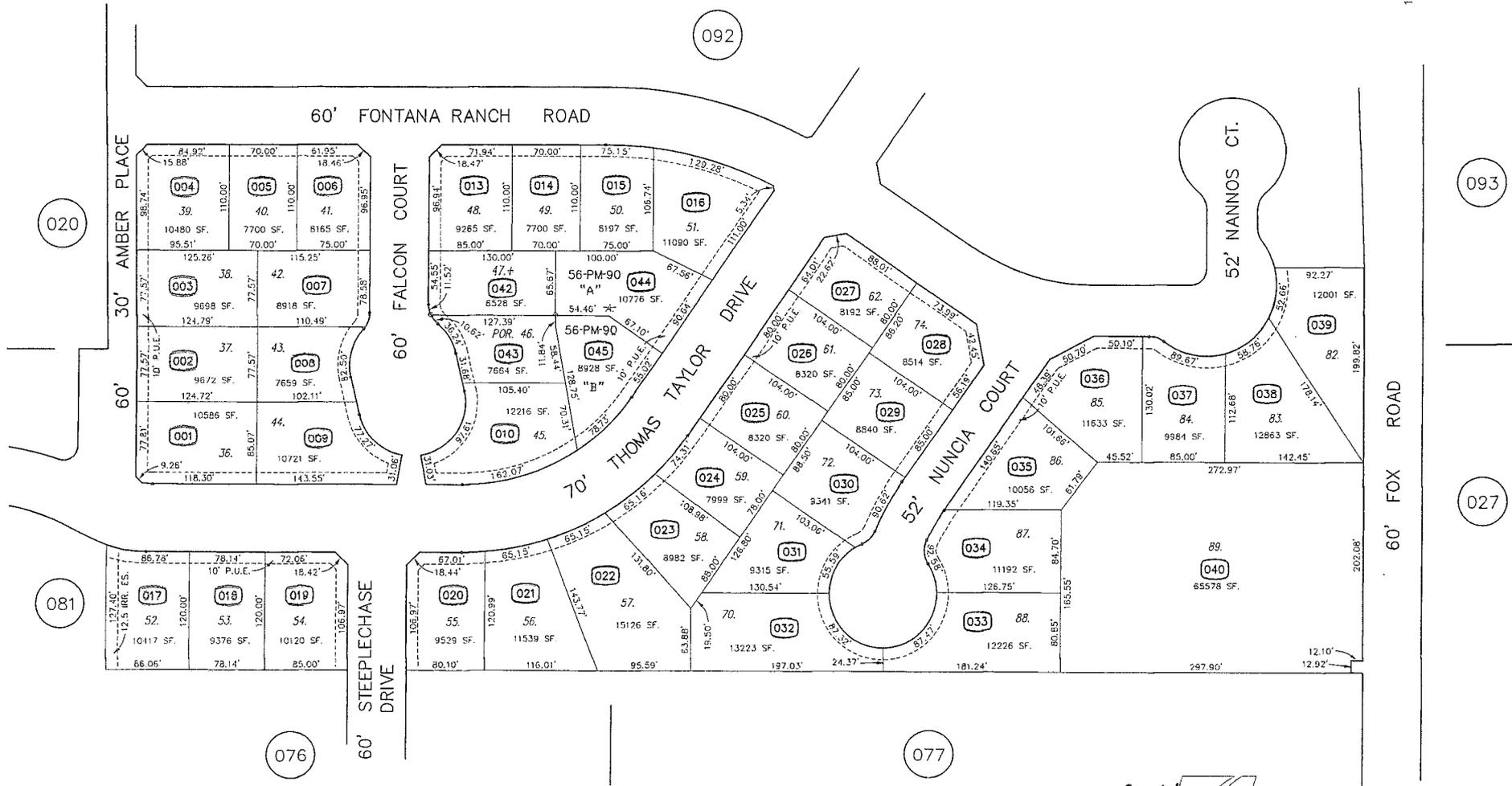
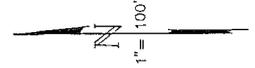
TOTAL:

\$18,493.02

POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B. & M.
 FONTANA RANCH NORTH, LOTS 36-62, 70-74, 82-89 & A (43M32)

009 013 018 - 091

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



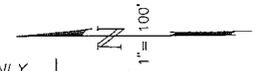
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 DRAWN: 9-29-06 MF
 REVISED: 02-26-13 MB, 11-25-13 MB, 12-05-13 MB.



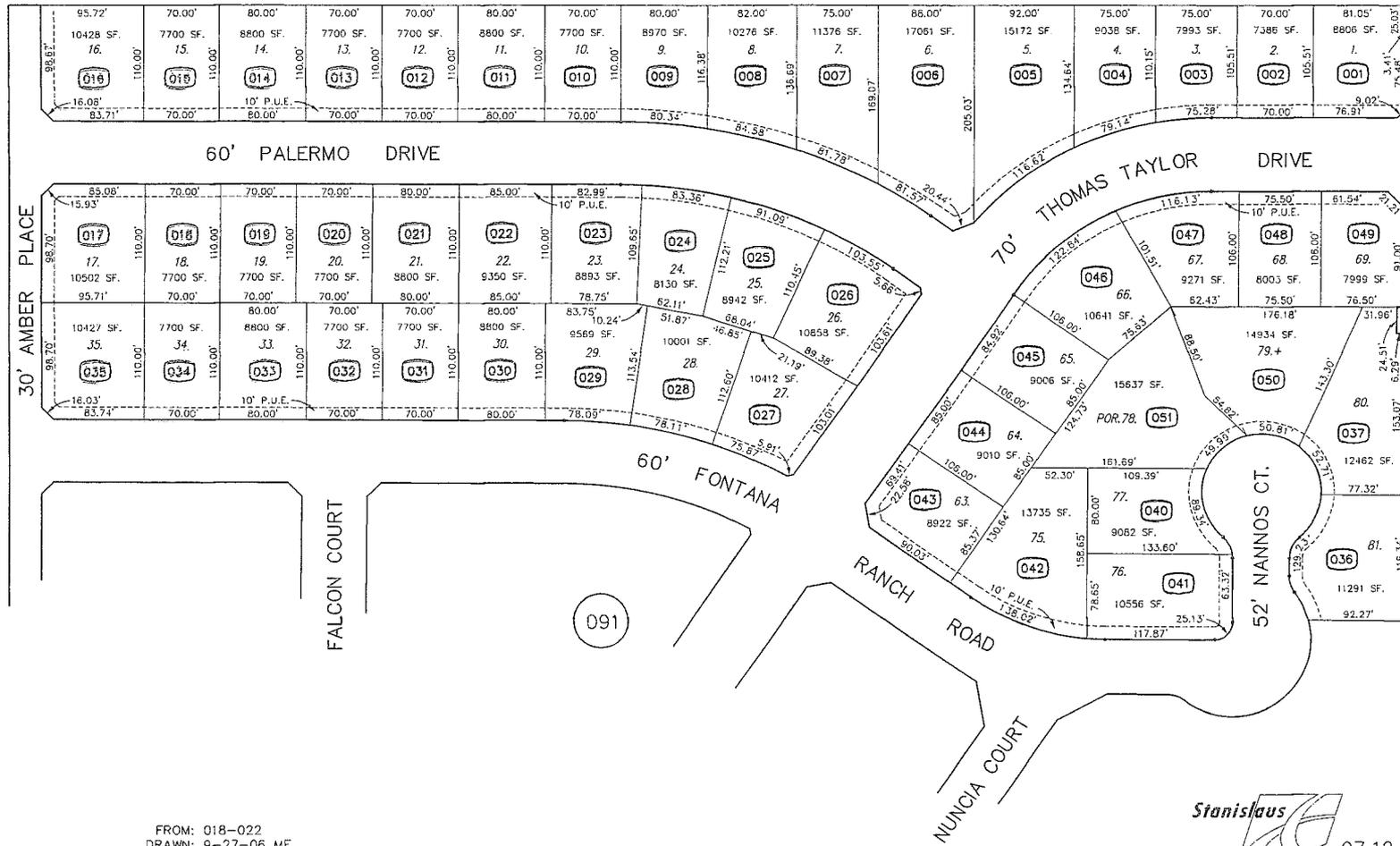
POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B.& M.
 FONTANA RANCH NORTH, LOTS 1-35, 63-69 & 75-81 (43M32)

009 013 018 - 092

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



022



020

093

091

FROM: 018-022
 DRAWN: 9-27-06 MF
 REVISED: 08-12-11 MB



07,12

Fontana Ranch South Benefit Assessment District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Street Maintenance Costs:	
Street Sweeping and Maintenance	\$ 332.17
Traffic/Pedestrian Improvements	\$ 285.35
Sidewalk Repair	\$ 2,083.04
Road Repair	\$ 3,625.34
Graffiti Abatement - Cleaning/Painting	\$ 71.34
Graffiti Abatement - Sound Wall	\$ -
	\$ 6,397.24
 Storm Drain Maintenance Services:	
Storm Water Management Program	\$ 71.34
Collection System	\$ 35.67
Drop Inlets and Curb Basins	\$ 49.94
Manholes/Covers	\$ 29.96
Retention and Detention Basins	\$ 566.87
	\$ 753.77
 Subtotal Direct Costs	 \$ 7,151.01
 Administration Costs	
Administration and Operations	\$ 2,140.10
Contingency	\$ 127.18
County Administration Fee	\$ 35.67
Rounding Adjustment	\$ 0.74
	\$ 2,303.69
 CPI*	 105.7%
 District Total	 \$ 9,455.44
 Number of Lots	 56
 Total Yearly Charges Per Lot**	 \$ 168.85

* Annual CPI plus 3.0%

** Due to rounding the maximum assessment allowed per parcel will be lowered \$0.01 as not to exceed the district total cost.

Engineer's Benefit Assessment Report
Fontana Ranch South
 Benefit Assessment District
 Assessment Roll Fiscal Year 2014/15

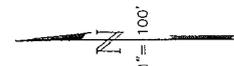
Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	093	001	000	\$168.84
2	018	093	002	000	\$168.84
3	018	093	003	000	\$168.84
4	018	093	004	000	\$168.84
5	018	093	005	000	\$168.84
6	018	093	006	000	\$168.84
7	018	093	007	000	\$168.84
8	018	093	008	000	\$168.84
9	018	093	009	000	\$168.84
10	018	093	010	000	\$168.84
11	018	093	011	000	\$168.84
12	018	093	012	000	\$168.84
13	018	093	013	000	\$168.84
14	018	093	016	000	\$168.84
15	018	093	017	000	\$168.84
16	018	093	018	000	\$168.84
17	018	093	023	000	\$168.84
18	018	093	024	000	\$168.84
19	018	093	025	000	\$168.84
20	018	093	026	000	\$168.84
21	018	093	027	000	\$168.84
22	018	093	028	000	\$168.84
23	018	093	029	000	\$168.84
24	018	093	030	000	\$168.84
25	018	093	031	000	\$168.84
26	018	093	032	000	\$168.84
27	018	093	033	000	\$168.84
28	018	093	034	000	\$168.84
29	018	093	035	000	\$168.84
30	018	093	036	000	\$168.84
31	018	093	037	000	\$168.84
32	018	093	038	000	\$168.84
33	018	093	039	000	\$168.84
34	018	093	040	000	\$168.84
35	018	093	041	000	\$168.84
36	018	093	042	000	\$168.84
37	018	093	043	000	\$168.84
38	018	093	044	000	\$168.84
39	018	093	045	000	\$168.84
40	018	093	046	000	\$168.84
41	018	093	047	000	\$168.84
42	018	093	048	000	\$168.84
43	018	093	049	000	\$168.84
44	018	093	050	000	\$168.84
45	018	093	051	000	\$168.84
46	018	093	052	000	\$168.84
47	018	093	053	000	\$168.84
48	018	093	054	000	\$168.84

Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	093	055	000	\$168.84
50	018	093	056	000	\$168.84
51	018	093	058	000	\$168.84
52	018	093	059	000	\$168.84
53	018	093	060	000	\$168.84
54	018	093	061	000	\$168.84
55	018	093	062	000	\$168.84
56	018	093	063	000	\$168.84
				TOTAL:	\$9,455.04

POR. SE 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.
 FONTANA RANCH SOUTH (43M33)

009 012 018 - 093

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM 018-024
 DRAWN 9-29-06 DH
 REVISED: 09-21-12 MB, 11-29-12 MB

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018 - 093

Sterling Glen III Benefit Assessment District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Street Maintenance Costs:	
Street Sweeping and Maintenance	\$ 384.19
Traffic/Pedestrian Improvements	\$ 570.69
Sidewalk Repair	\$ 3,156.65
Road Repair	\$ 3,265.48
Graffiti Abatement	\$ 71.34
	\$ 7,448.34
 Storm Drain Maintenance Services:	
Storm Water Management Program	\$ 71.34
Collection System	\$ 35.67
Drop Inlets and Curb Basins	\$ 128.41
Manholes/Covers	\$ 42.80
Retention and Detention Basins	\$ 566.87
	\$ 845.08
 Subtotal Direct Costs	 \$ 8,293.42
 Administration Costs	
Administration and Operations	\$ 2,140.10
Contingency	\$ 35.67
County Administration Fee	\$ 180.00
Rounding Adjustment	\$ 0.94
	\$ 2,356.70
 CPI*	 105.7%
 District Total	 \$ 10,650.13
 Number of Lots	 73
 Total Yearly Charges Per Lot**	 \$ 145.89

* Annual CPI plus 3.0%

** Due to rounding the maximum assessment allowed per parcel will be lowered \$0.01 as not to exceed the district total cost.

Sterling Glen III Annex Benefit Assessment District Budget

Fiscal Year 2014/15 Estimated through June 30, 2015	
Direct Costs	
Street Maintenance Costs:	
Street Sweeping and Maintenance	\$ 14.53
Traffic/Pedestrian Improvements	\$ 21.81
Sidewalk Repair	\$ 119.52
Road Repair	\$ 123.62
Graffiti Abatement	\$ 2.60
	\$ 282.08
Storm Drain Maintenance Services:	
Storm Water Management Program	\$ 2.70
Collection System	\$ 1.35
Drop Inlets and Curb Basins	\$ 4.85
Manholes/Covers	\$ 1.63
Retention and Detention Basins	\$ 21.47
	\$ 32.00
Subtotal Direct Costs	\$ 314.09
Administration Costs	
Administration and Operations	\$ 91.11
Contingency	\$ 6.82
County Administration Fee	\$ 1.36
Rounding Adjustment	\$ -
	\$ 99.29
CPI*	105.7%
District Total	\$ 413.37
Total Acres	1.7
Total Yearly Charges Per Lot**	\$ 243.16

* Annual CPI plus 3.0%

**Assessed value per parcel is based on total acreage of individual lot size

Engineer's Benefit Assessment Report
Sterling Glen III
 Benefit Assessment District
 Assessment Roll Fiscal Year 2014/15

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	089	003	000	\$109.42
2	018	089	004	000	\$87.54
3	018	089	005	000	\$87.54
4	018	089	011	000	\$145.88
5	018	089	013	000	\$145.88
6	018	089	014	000	\$145.88
7	018	089	015	000	\$145.88
8	018	089	016	000	\$145.88
9	018	089	017	000	\$145.88
10	018	089	018	000	\$145.88
11	018	089	019	000	\$145.88
12	018	089	020	000	\$145.88
13	018	089	021	000	\$145.88
14	018	089	022	000	\$145.88
15	018	089	023	000	\$145.88
16	018	089	024	000	\$145.88
17	018	089	025	000	\$145.88
18	018	089	026	000	\$145.88
19	018	089	027	000	\$145.88
20	018	089	028	000	\$145.88
21	018	089	030	000	\$145.88
22	018	089	031	000	\$145.88
23	018	089	032	000	\$145.88
24	018	089	033	000	\$145.88
25	018	089	034	000	\$145.88
26	018	089	035	000	\$145.88
27	018	089	036	000	\$145.88
28	018	089	037	000	\$145.88
29	018	089	038	000	\$145.88
30	018	089	039	000	\$145.88
31	018	089	040	000	\$145.88
32	018	089	041	000	\$145.88
33	018	089	042	000	\$145.88
34	018	089	043	000	\$145.88
35	018	089	044	000	\$145.88
36	018	089	045	000	\$145.88
37	018	089	046	000	\$145.88
38	018	089	047	000	\$145.88
39	018	089	048	000	\$145.88
40	018	089	049	000	\$145.88
41	018	089	050	000	\$145.88
42	018	089	051	000	\$145.88
43	018	089	052	000	\$145.88
44	018	089	053	000	\$145.88
45	018	089	054	000	\$145.88
46	018	089	055	000	\$145.88
47	018	089	056	000	\$145.88
48	018	089	057	000	\$145.88

Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	089	058	000	\$145.88
50	018	089	059	000	\$145.88
51	018	089	060	000	\$145.88
52	018	089	061	000	\$145.88
53	018	089	062	000	\$145.88
54	018	089	063	000	\$145.88
55	018	089	064	000	\$145.88
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58	018	089	067	000	\$145.88
59	018	089	068	000	\$145.88
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62	018	089	071	000	\$145.88
63	018	089	072	000	\$145.88
64	018	089	073	000	\$145.88
65	018	089	074	000	\$145.88
66	018	089	075	000	\$145.88
67	018	089	076	000	\$145.88
68	018	089	077	000	\$145.88
69	018	089	078	000	\$145.88
70	018	089	079	000	\$145.88
71	018	089	080	000	\$145.88
72	018	089	081	000	\$145.88
73	018	089	082	000	\$145.88
74	018	089	083	000	\$145.88
75	018	089	085	000	\$55.92
76	018	089	086	000	\$72.94
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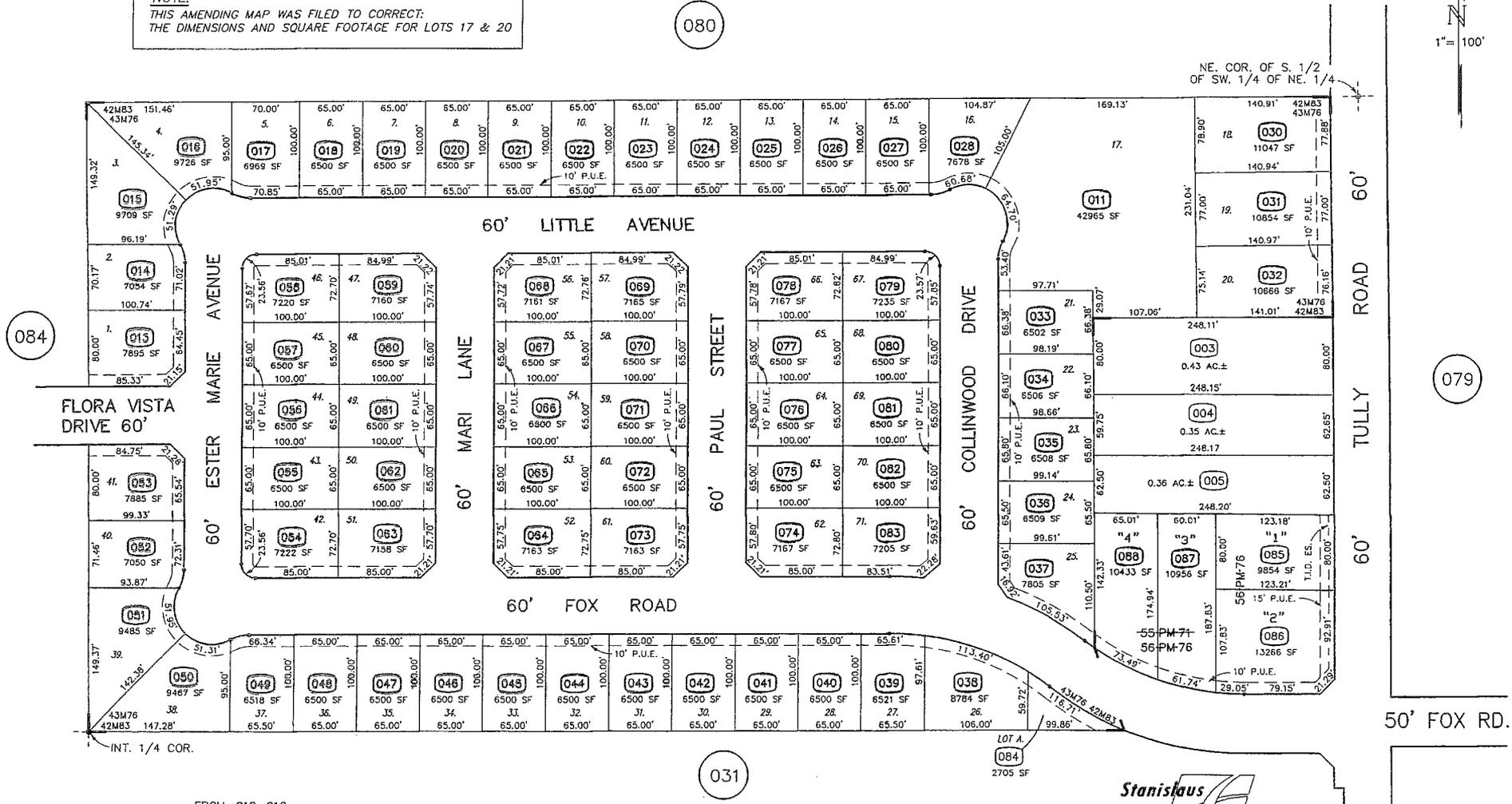
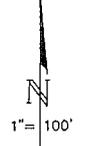
TOTAL: \$11,062.60

POR. S. 1/2 OF SW. 1/4 OF NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B. & M.
 STERLING GLEN 3 (42M83)
 AMENDING STERLING GLEN 3 (43M76)

009 001 018 - 089
 009 014

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

NOTE:
 THIS AMENDING MAP WAS FILED TO CORRECT:
 THE DIMENSIONS AND SQUARE FOOTAGE FOR LOTS 17 & 20



FROM: 018-018
 DRAWN: 09-13-04 (V) MB.
 REVISED: 09-15-05 MB, 01-25-06 MF, 2-13-06 DH, 01-18-08 MB., 02-22-08 MB, 10-21-08 MF



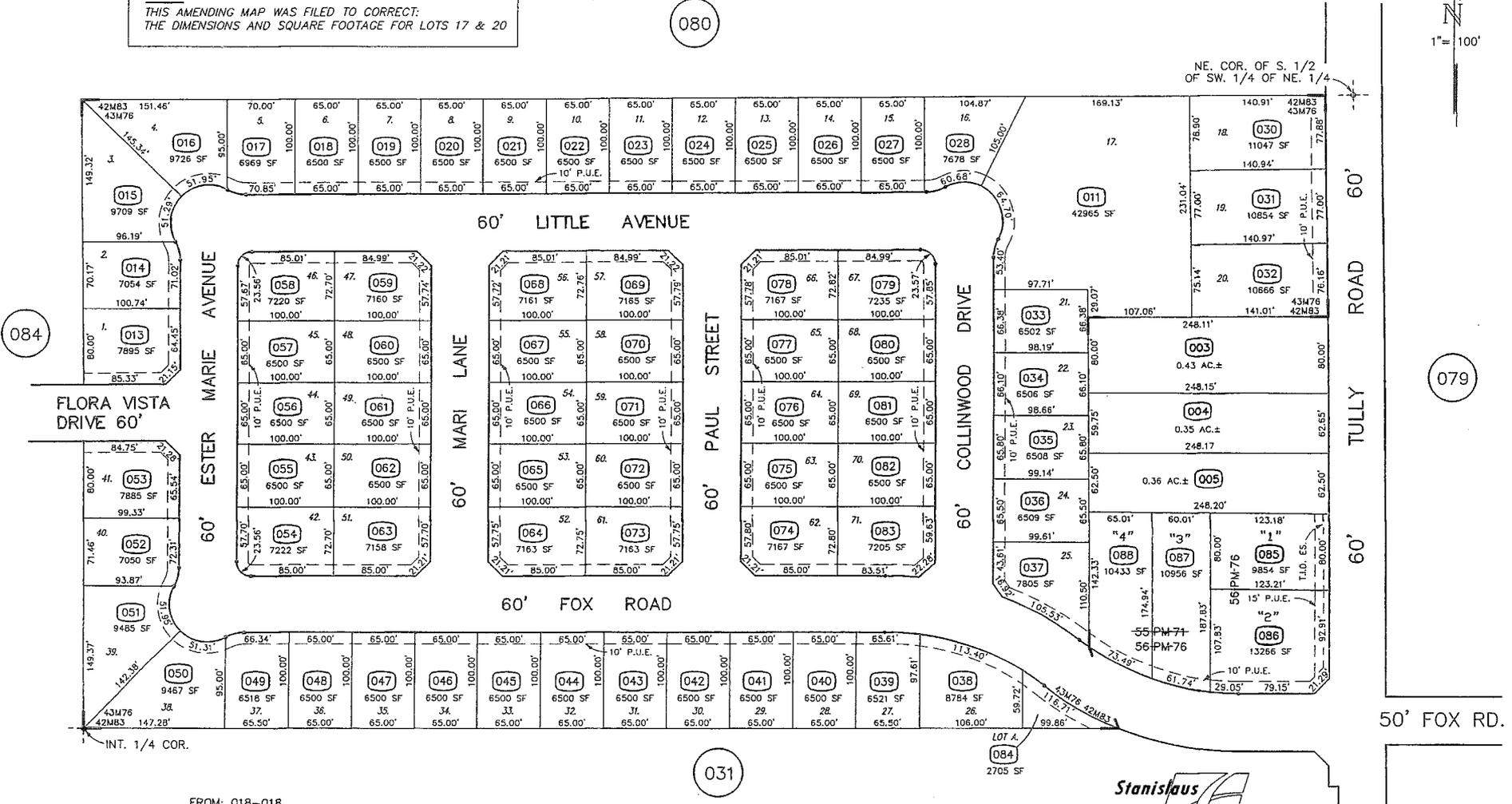
POR. S. 1/2 OF SW. 1/4 OF NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B.& M.
 STERLING GLEN 3 (42M83)
 AMENDING STERLING GLEN 3 (43M76)

009 001 018 - 089
 009 014

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

NOTE:
 THIS AMENDING MAP WAS FILED TO CORRECT
 THE DIMENSIONS AND SQUARE FOOTAGE FOR LOTS 17 & 20

080



079

031

FROM: 018-018
 DRAWN: 09-13-04 (V) MB.
 REVISED: 09-15-05 MB, 01-25-06 MF, 2-13-06 DH, 01-18-08 MB., 02-22-08 MB, 10-21-08 MF



05,06,08



CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: July 14, 2014
Subject: Approval to Authorize the Proposition 84, Drought Relief Grant Application Submittal
Presented By: Jaylen French, Community Development Director

Approved By: _____

Staff Recommendation:

Authorize the submittal of an application, and accept the potential allocation of funds, and execute a grant agreement with the State Department of Water Resources (DWR) for the Proposition 84, Drought Relief, Chapter 2 Integrated Regional Water Management Grant program.

Background and Overview:

Proposition 84 Chapter 2 Integrated Regional Water Management (IRWM) Grant Program, administered by the State Department of Water Resources (DWR), provides funding for projects that assist local public agencies in meeting long term water needs, including the delivery of safe drinking water and the protection of water quality.

This year, the California Governor and Legislature directed DWR to expedite the solicitation and award of \$200 million (of the available \$472.5 million) in IRWM funding to support projects and programs that provide immediate regional drought relief, i.e. drought preparedness, increase local water supply reliability and the delivery of safe drinking water, assist in the implementation of water conservation programs, and reduce water quality conflicts created by the drought.

Fortunately, the City of Hughson is eligible to apply for this funding because the City has completed an IRWM Plan in partnership with the cities of Modesto, Turlock and Ceres. The four cities adopted the IRWM Plan in February 2014 after a three-year planning effort. Only those agencies that have an adopted IRWM Plan are eligible for this funding.

To expedite the funding, DWR is using a streamlined grant application process.

The City of Hughson has identified a high priority project for the City, which meets many of the grant requirements and is consistent with the purpose of the grant.

Hughson’s proposed project is described below:

#	Project Name	Project Description	Cost (estimate)	Grant Request (estimate)	Matching Funds estimate)
1	Potable Water System Offset	Expand Non-Potable Water System to Remaining Park Areas	\$600,000	\$450,000	\$150,000

As illustrated above, there is a 25% match for these grant funds. The City of Hughson intends to use capital monies set aside in the Public Facilities Development Fund (41).

Discussion:

The funds from this grant would assist in the City’s water conservation efforts by addressing a priority project more expeditiously. The proposed project will reduce the use of potable water for landscape irrigation, and increase drinking water supply reliability.

DWR has set aside monies for each region for which the various agencies within each IRWM can compete. \$20,022,341 has been set aside for the San Joaquin River region of which the East Stanislaus IRWM (Modesto, Turlock, Ceres, and Hughson) is a part.

Fiscal Impact:

As stated, the grant has a 25% minimum match requirement; therefore, if successful, the City of Hughson would be required to provide \$150,000 in matching funds from the Public Facilities Development fund (41).

However, the inclusion of grant funds would reduce the overall cost of this priority project significantly. Since the expansion of the non-potable water system is a priority project, which has already been started, the Proposition 84 grant funds will have a positive benefit to the City and to rate payers.