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Staff Report for a Resolution Accepting the Engineer's Report for Fiscal Year 2015-16 for the Heron Bay Maintenance Assessment District, Assessment District No. 96-3 and Ordering the Levy and Collection of Assessments within the Heron Bay Maintenance Assessment District; Assessment District No. 96-3 for Fiscal Year 2015-16

SUMMARY AND RECOMMENDATIONS

The Heron Bay Maintenance Assessment District (District) provides funding for the on-going maintenance of public facilities at the Heron Bay development and shoreline. The Annual Engineer's Report summarizes the expenses for the previous fiscal year and recommends assessment amounts for the upcoming fiscal year to continue funding the District. The proposed assessment for Fiscal Year (FY) 2015-16 is 92.84% of the maximum allowed by the District and represents an increase of 0.96% above last year's assessment.

Staff recommends adopting the resolutions accepting the Annual Engineer's Report for FY 2015-16 and levying the assessments for the Heron Bay Maintenance Assessment District, Assessment District No. 96-3.

BACKGROUND

At its regular meeting on June 17, 1996, the City Council adopted Resolution No. 96-118 establishing the Heron Bay Maintenance Assessment District and subsequently approving a yearly assessment and levy. The District provides funding for the on-going maintenance of certain public facilities constructed as part of the Heron Bay development, including landscaping, storm water facilities, marshlands, and trail areas at the westerly end of Lewelling Boulevard.

Willdan Financial Services was retained as the Engineer of Work, and has prepared the Annual Engineer's Report for FY 2015-16. A copy of the Engineer's Report is attached to the resolution accepting the Engineer's Report.

Analysis

Services to the District are provided by the following: the City of San Leandro Public Works Department; the County of Alameda Public Works Agency; outside consultants; and outside contractors. In addition to the maintenance of the facilities, the marshland will be monitored to confirm its health and feral animals will be removed from the area. The cost of these services for FY 2015-16 is estimated at \$372,249.98.

The District reserve fund balance is estimated to be \$300,006.13 at the end of FY 2015-16. In accordance with District rules, \$300,000 of the funds must be held in reserve for capital improvements and unexpected or emergency repairs.

Reserve Fund Balance FY 2014-15 estimate	\$324,000.00
Maintenance costs FY 2015-16 estimate	(\$372,260.62)
FY 2015-16 Assessments	\$343,539.62
<u>Interest Income FY 2015-16 estimate</u>	<u>\$4,721.00</u>
Reserve Fund Balance FY 2015-16 estimate	\$300,000.00

The Annual Engineer's Report includes the following:

- Description of improvements maintained by funds provided by the District
- Budget based upon estimated costs for FY 2015-16
- Table of maximum annual assessments, method of apportionment, and calculation of proposed assessment
- Reference to location of Assessment Diagram for District
- Assessment Roll showing each property to be assessed and the amount of assessment

The maximum recommended assessments and annual adjustments for FY 2015-16 are as follows:

<u>Housing Type and Number of Units</u>	FY 2014-15 Assessment	FY 2015-16 Estimated Annual Levy at Maximum (excludes reserve fund)	FY 2015-16 Proposed Assessment
451 Single-Family Units	\$269,400.34	\$292,951.56	\$271,980.06
<u>178 Motor Court Units</u>	<u>\$70,883.16</u>	<u>\$77,077.56</u>	<u>\$71,559.56</u>
Total Assessments	\$340,283.50	\$370,029.12	\$343,539.62

The proposed assessment represents a minimal increase above last year's assessment. Maintenance items that are not critical have been deferred to allocate attendant costs over several fiscal years. However, maintenance items at the end of their life span, such as the tidal gates, will be

repaired in FY 2015-16.

Previous Actions

- On July 17, 1996, by Resolution No. 96-118, the City Council established the Heron Bay Maintenance Assessment District.
- On July 1, 2013, by Resolution Nos. 2013-100 and 2013-101, the City Council accepted the Engineer's Report and ordered the levy and collection of the assessment for Fiscal Year 2013-14.
- On July 7, 2014 by Resolution Nos. 2014-072 and 2014-073, the City Council accepted the Engineer's Report and ordered the levy and collection of the assessment for Fiscal Year 2014-15.

Fiscal Impacts

- The activities of the Heron Bay Maintenance Assessment District have no fiscal impact on the City since they are supported by the annual assessments.
- All administrative and maintenance costs associated with the District are included in the proposed assessments.

ATTACHMENTS

Attachments to Resolutions

- Engineer's Report
- Preliminary Assessment Roll

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