CITY OF RIVERBANK

REGULAR CITY COUNCIL AND THE

LOCAL REDEVELOPMENT AUTHORITY MEETINGS

(The City Council also serves as the LRA Board)

City Hall North • Council Chambers

6707 Third Street • Suite B• Riverbank • CA • 95367

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AGENDA

TUESDAY, JUNE 28, 2016 – 6:00 P.M.

(THE AGENDA PACKET IS POSTED AT THE CITY CLERK'S OFFICE AND AT WWW.RIVERBANK.ORG)

CALL TO ORDER: Mayor/Chair Richard D. O'Brien

FLAG SALUTE: Mayor/Chair Richard D. O'Brien

INVOCATION: Riverbank Ministerial Association

ROLL CALL: Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Jeanine Tucker
Council/Authority Member Darlene Barber-Martinez
Council/Authority Member Cal Campbell
Council/Authority Member Leanne Jones Cruz

CONFLICT OF INTEREST
Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered this evening is to declare their conflict at this time.

1. PRESENTATIONS

Item 1.1: Update on the 2016 Slurry Seal Project.

Item 1.2: Report on the Status of the Repair of the Block Wall at the Southeast corner of Prouty Way and Oakdale Road.

2. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum of 5-minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, please state your name and city of residence. Please make your comments directly to the City Council/LRA Board.

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council/LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at North City Hall, 6707 Third Street, Riverbank, CA, during normal business hours.

3. CONSENT CALENDAR

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

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: Approve the Minutes of the June 14, 2016, City Council / Local Redevelopment Authority Meeting.

Recommendation: It is recommended that City Council/LRA Board approve the Consent Calendar items by roll call vote.

4. UNFINISHED BUSINESS

There are no Unfinished Business Items for this meeting.

5. PUBLIC HEARINGS

Item 5.1: **Resolutions – Consolidated Landscaping & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017; and**
2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2016/2017** – It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2016/2017.

Item 5.2: **Resolutions – Crossroads Landscaping & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017; and**
2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2016/2017** – It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2016/2017.

Item 5.3: **Resolution of the City Council of the City of Riverbank, County of Stanislaus, California, Ordering the Levy and Collections of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2016/2017** – It is recommended that the City Council adopt a Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2016/2017**.**

Item 5.4: **Resolutions – Ridgewood Place Landscape & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017; and**
2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District for Fiscal Year 2016/2017** – It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Ridgewood Place Landscaping and Lighting District for Fiscal Year 2016/2017.

Item 5.5: **Resolutions – River Cove Landscape & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the River Cove Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017; and**
2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the River Cove Landscaping and Lighting District for Fiscal Year 2016/2017** – It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the River Cove Landscaping and Lighting District for Fiscal Year 2016/2017.

Item 5.6: **Resolutions – Sierra Vista Estates Landscape & Lighting District**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017; and**
2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal**

Year 2016/2017 – It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2016/2017.

Item 5.7: **Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2016/2017** – It is recommended that the City Council adopt a Resolution amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2016/2017.

Item 5.8: **Resolution of the City Council of the City of Riverbank, California, Approving and Adopting a 5-Year Capital Improvement Plan (CIP) for Fiscal Years 2016-2021** – It is recommended that the City Council review and adopt the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2016-2021.

LRA Item 5.9: **Resolution Of The Local Redevelopment Authority Board of the City of Riverbank, California, Approving the Budget for Fiscal Year 2016-2017** – It is recommended that the Local Redevelopment Authority (LRA) Board of Directors (Board) review and approve the Fiscal Year 2016-2017 LRA Budget.

Item 5.10: **Resolution of the City Council of the City of Riverbank, California, Adopting the Fiscal Year 2016-2017 Annual Operating Budget** – It is recommended that the City Council consider adopting a Resolution approving the Fiscal Year 2016-2017 Annual Operating Budget.

6. NEW BUSINESS

There are no New Business Items for this meeting.

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

Item 7.2: Council/Authority Member Comments

Item 7.3: Mayor/Chair Comments

8. CLOSED SESSION

Item 8.1: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Pursuant to Government Code § 54956.9(a)
Name of Case: Barham Construction, Inc. v. City of Riverbank
Court of Appeals of California, Fifth District
Case No. 350298 Consolidated With Case No. 370694

Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant exposute to litigation pursuant to subdivision (b) of Section of Government Code § 54956.9: 1 potential case

9. REPORT FROM CLOSED SESSION

Item 9.1: Report on Closed Session Item 8.1: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Item 9.2: Report on Closed Session Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

10. INFORMATIONAL ITEMS (There are no Informational Items included in this Meeting)

ADJOURNMENT (The next regular City Council meeting – Tuesday, June 28, 2016 @ 6:p.m.)

AFFIDAVIT OF POSTING

I, Luanne Bain, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72-hours prior to the meeting in accordance to the Brown Act.

Posted this 23rd day of June, 2016
/s/Luanne Bain, Administrative Assistant/Confidential

Notice Regarding Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (209) 863-7122. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

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

GENERAL INFORMATION

Meeting Schedule	The City Council Members also serve as the LRA Board Members. The Riverbank City Council/LRA Board meets in the City Hall North Council Chambers. Regular City Council meetings are held on the 2nd and 4th Tuesdays of each month at 6:00 p.m. The Local Redevelopment Authority Board meets on an "as needed" basis. Meetings are held as indicated, unless otherwise noticed.
City Council / LRA Agenda & Reports	The City Council/LRA Board agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted near the entrance of the location where the meeting is to be held and, if available, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. **The agenda packet (agenda plus supporting documents) are posted for public review at the City Clerk's Office**, **6707 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the City Council/LRA Board.** A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings	In general, a public hearing is an open consideration within a regular meeting of the City Council or a meeting of the LRA, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Televised / Video of Meetings	City Council/LRA meetings are televised on Charter Channel 2 and AT&T Uverse Channel 99. Video of the meeting and the schedule of replays may be seen on the City's website, under the "Action 2" Icon. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)
Questions?	Contact the City Clerk at (209) 863-7122 or aaguilar@riverbank.org

UPCOMING EVENTS:

July 5 – 8 9am-noon	**ADVANCED HIP HOP CAMP –** Ages: 10-14 / Fee: $55 Register at Parks & Recreation Dept.
July 5 – 8 9:30am-11:30am	**PAINT-PLASTER-PLAY MINI CAMP –** Ages: 6-10 / Fee: $25 Register at Parks & Recreation Dept.
July 11 – 15 8am-5pm	**SUMMER FUN & SCIENCE CAMP –** Ages: 6-12 / Fee: $90 Register at Parks & Recreation Dept.
July 11 – 15 9am-noon	**BEGINNING BASKETBALL CAMP –** Ages: 6-10 / Fee: $75 Register at Parks & Recreation Dept.
July 25 – 29 9am-noon	**BEGINNING/INTERMEDIATE BASKETBALL CAMP –** Ages: 11-16 Fee: $75 / Register at Parks & Recreation Dept.
Cancelled 2016 Regular City Council Meetings	**July 12, 2016, and August 9, 2016, City Council / Local Redevelopment Authority Meetings are cancelled.**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.1

SECTION 1: PRESENTATIONS

Meeting Date:	June 28, 2016
Subject:	Update on the 2016 Slurry Seal Project
From:	Jill Anderson, City Manager
Submitted by:	Marisela Hernandez, Director of Finance/City Treasurer Kathleen Cleek, Development Services Administration Manager Bill Kull, Contract City Engineer

RECOMMENDATION

Receive update on the 2016 Slurry Seal Project.

SUMMARY

The purpose of a slurry seal is to extend the service life and prevent further deterioration of the identified roadways. The Stanislaus Council of Governments (StanCOG) selected Nichols Consulting Engineers to perform a regional update of the Pavement Management Program for all member agencies. Through this analysis a maintenance and rehabilitation decision tree was established, which identifies preventive maintenance treatments based on the Pavement Condition Index (PCI). The PCI is a measurement of pavement grade or condition that ranges from 0-100. An example would be a newly constructed road will have a PCI of 100, while a failed road will have a PCI of 25 or less.

The 2016 Slurry Seal Project consisted of a fiberized micro surface slurry seal on 79 road sections totaling 2,093,013 square feet of local roads. Through the bidding process VSS International, Inc. was contracted to construct the preventive maintenance treatments on the roads identified by the City's Pavement Management Plan and physical observations.

FINANCIAL IMPACT

None

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.2

SECTION 1: PRESENTATIONS

Meeting Date:	June 28, 2016
Subject:	Report on the Status of the Repair of the Block Wall at the Southeast corner of Prouty Way and Oakdale Road
From:	Jill Anderson, City Manager
Submitted by:	Michael Riddell, Public Works Superintendent

RECOMMENDATION

It is recommended that the City Council receive a report on the status of the efforts to obtain funds to repair the block wall at the southeast corner of Prouty Way and Oakdale Boulevard that was damaged by a hit and run driver.

SUMMARY

On Jan. 29, 2016 the block wall was struck by a hit and run driver per the police report # R16001022. A 15 foot section of the wall was heavily damaged when struck. The cost to repair the wall is estimated to be $10,100. At the April 26, 2016 City Council meeting, direction was given to staff to work with the property owner to collect the costs of the repairs as a claim under the homeowner's insurance policy.

The homeowner is willing to file a claim; however, they do not have the funds to pay the deductible. Since the face of the wall is the responsibility of the City; the plan is for the City to pay the deductible of $1,400 so that the fence can be corrected. At this time, we are working with property owner to facilitate the repair through the insurance carrier, State Farm, and will report additional details regarding the scheduling of the repairs as they become available.

FINANCIAL IMPACT

Budgeted funds for street operations will be used to pay the deductible, so no appropriation is needed at this time.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.A

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 28, 2016
Subject:	Waive Readings
From:	Jill Anderson, City Manager
Submitted by:	Luanne Bain, Administrative Assistant/Confidential

RECOMMENDATION

It is recommended that the City Council approve the waiver of readings of all Ordinances and Resolutions, except by title only.

SUMMARY

The approval of the waiver of readings will allow Ordinances and Resolutions to be introduced by title only and acted upon without the need to read the entire text of the item into the public record. The documents related to proposed Ordinances and Resolutions are available for review by the public on the City's website and in the City Clerk's office at City Hall North.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.B

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 28, 2016
Subject:	Approve Minutes of the June 14, 2016, City Council / Local Redevelopment Authority Meeting.
From:	Jill Anderson, City Manager
Submitted by:	Luanne Bain, Administrative Assistant/Confidential

RECOMMENDATION

It is recommended that the City Council / Local Redevelopment Authority Board approve the City Council / LRA Minutes, as presented.

SUMMARY

The Draft Minutes of the June 14, 2016, regular City Council / Local Redevelopment Authority Meeting is attached for your review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT

1) June 14, 2016, City Council / LRA Minutes

CITY OF RIVERBANK

REGULAR CITY COUNCIL AND THE
LOCAL REDEVELOPMENT AUTHORITY MEETINGS

(The City Council also serves as the LRA Board)

MINUTES

TUESDAY, JUNE 14, 2016

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CALL TO ORDER:

The City Council and Local Redevelopment Authority Board of the City of Riverbank met at 6:00 p.m. on this date at the Riverbank City Council Chamber, located at 6707 Third Street, Suite B, Riverbank, California, with Mayor/Chair Richard D. O'Brien presiding.

FLAG SALUTE: Mayor/Chair Richard D. O'Brien

INVOCATION: Reverend Charles Neal

ROLL CALL:

Present:
Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Jeanine Tucker
Council/Authority Member Darlene Barber-Martinez
Council/Authority Member Cal Campbell
Council/Authority Member Leanne Jones Cruz

CONFLICT OF INTEREST
Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered this evening is to declare their conflict at this time.

Conflict of Interest declared by Council/Authority Members Barber-Martinez and Jones Cruz with Items 3.C and 5.1; Vice Mayor/Chair Tucker and Mayor/Chair Richard D. O'Brien with Item 3.C.

1. PRESENTATIONS

There were no presentations for this meeting.

2. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum of 5-minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, please state your name and city of residence. Please make your comments directly to the City Council/LRA Board.

There were no public comments.

Numbers 1 through 4 (with numbers 1 and 2 to vote) were drawn by Councilmembers Barber-Martinez, Jones Cruz, Vice Mayor Tucker, and Mayor O'Brien to determine who would be the two allowed to vote on the Items 3.C and 5.1; Mayor O'Brien and Vice Mayor Tucker won the draw.

3. CONSENT CALENDAR

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

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: **Resolutions** – Consolidated Landscape & Lighting District:

1) **Resolution [No. 2016-31]** of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2016/2017.
2) **Resolution [No. 2016-032]** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2016/2017.
3) **Resolution [No. 2016-033]** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2016/2017.

Item 3.C: **Resolutions** – Crossroads Landscape & Lighting District:

1) **Resolution [No. 2016-034]** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2016/2017.
2) **Resolution [No. 2016-035]** of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2016/2017.
3) **Resolution [No. 2016-036]** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2016/2017.

Item 3.D: **Resolution [No. 2016-037]** – Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2016/2017.

Item 3.E: **Resolutions** – Ridgewood Place Landscape & Lighting District:

1) **Resolution [No. 2016-038]** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2016/2017.

2) **Resolution [No. 2016-039]** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2016/2017.

3) **Resolution [No. 2016-040]** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2016/2017.

<u>Item 3.F:</u> **Resolutions** – River Cove Landscape & Lighting District:

1) **Resolution [No. 2016-041]** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2016/2017.
2) **Resolution [No. 2016-042]** of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2016/2017.
3) **Resolution [No. 2016-043]** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2016/2017.

<u>Item 3.G:</u> **Resolutions** – Sierra Vista Estates Landscaping & Lighting District:

1) **Resolution [No. 2016-044]** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2016/2017.
2) **Resolution [No. 2016-045]** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2016/2017.
3) **Resolution [No. 2016-046]** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2016/2017.

<u>Item 3.H:</u> **Resolution [No. 2016-047]** – Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2016/2017.

<u>Item 3.I:</u> **Resolution [No. 2016-048]** – Calling and Giving Notice for the Holding of a General Municipal Election on Tuesday, November 8, 2016, for the Election of Certain Officers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities, Requesting the County Board of Supervisors of Stanislaus to permit the County Elections Official to Render Election Services, and Requesting the Consolidation of Said Election with the Statewide General Election Held on the Same Date.

Recommendation: It is recommended that City Council/LRA Board approve the Consent Calendar items by roll call vote.

Action: ***By motion moved and seconded (Jones Cruz / Campbell – passed 5-0) to approve Items 3.A, 3.B, 3.D, 3.E, 3.F, 3.G, 3.H, and 3.I, as presented. Motion carried by unanimous City Council and LRA Board roll call vote.***
Ayes: Barber-Martinez, Campbell, Jones Cruz, Tucker, and Mayor O'Brien
Nays: None / Absent: None / Abstained: None

Reference 3.C: ***This Item was pulled due to a Conflict of Interest for Council/Board Members Barber-Martinez, Jones Cruz, Tucker, and Mayor O'Brien. After the drawing of numbers [1-4, with numbers 1 and 2 to vote], Vice Mayor/Chair Tucker and Mayor/Chair O'Brien won the draw.***

Action: ***By motion moved and seconded (Tucker / Campbell – passed 3-0) to approve Item 3.C as presented. Motion carried by unanimous roll call vote.***
Ayes: Campbell, Tucker, and Mayor O'Brien
Nays: None / Absent: None / Abstained: None

4. UNFINISHED BUSINESS

Item 4.1: **Second Reading by Title Only and Adoption of Proposed Ordinance No. 2016-005 of the City Council of the City of Riverbank, California, Levying Special Taxes Within the City of Riverbank Community Facilities District No. 2016-1 (Public Services)** – It is recommended that the City Council conduct the Second Reading by Title Only of Proposed Ordinance No. 2016-005, and consider its adoption by roll call vote.

City Manager Jill Anderson presented the staff report for this Item.

Action: ***By motion moved and seconded (Barber-Martinez / Tucker – passed 5-0) to approve the Second Reading and Adoption of Ordinance No. 2016-005 as presented. Motion carried by unanimous roll call vote.***
Ayes: Barber-Martinez, Campbell, Jones Cruz, Tucker, and Mayor O'Brien
Nays: None / Absent: None / Abstain: None

5. PUBLIC HEARINGS

At this time, Council/Authority Members Barber-Martinez and Jones Cruz stepped down from the Dais due to Conflict of Interest on Item 5.1. Council/Authority Member Jones Cruz stated for the record, that she did not have a conflict until recently signing a lease agreement for downtown building.

Item 5.1: **A Resolution of the City Council of the City of Riverbank, California Adopting a Parking In-Lieu Fee as Authorized by the City of Riverbank's Downtown Specific Plan** – It is recommended that the City Council approve the resolution adopting a parking in-lieu fee as authorized in the City of Riverbank's Downtown Specific Plan.

Donna Kenney, Planning & Building Manager, provided the staff report for this Item.

Councilmember Campbell asked if this Fee would affect new businesses only; Ms. Kenney responded that feel will be for new business – commercial, industrial, and retail only, no residential included. Money collected from fees will be placed in an account for a future parking lot or parking garage, at the discretion of Council.

Mayor O'Brien opened the Public Hearing, asking if there were any public comment; seeing none, he asked for a motion.

<u>Action:</u> ***By motion moved and seconded (Tucker / Campbell – passed 3-0) to adopt <u>Resolution No. 2016-049</u> of the City Council of the City of Riverbank, California, Adopting a Parking In-Lieu Fee as Authorized by the City of Riverbank's Downtown Specific Plan. Motion carried by unanimous roll call vote of 3-0.***
Ayes: Campbell, Tucker, and Mayor O'Brien
Nays: None / Absent: None / Abstain: None

Council/Authority Members Barber-Martinez and Jones Cruz returned to the Dais.

<u>6. NEW BUSINESS</u>

****Mayor O'Brien moved Items 6.1 and 6.2, to follow after Items 6.3, 6.4, and 6.5, to allow time for representatives from the County to arrive to discuss Item 6.2.***

<u>Item 6.1:</u> **Resolution Adopting the City's Expenditure Plan Project List for Local Streets and Roads, Traffic Management, and Bike and Pedestrian Improvements and Projects** – It is recommended that the City Council approve and adopt the City's Expenditure Plan Project List for local streets and roads, traffic management, and bike and pedestrian improvements and projects.

Kathleen Cleek, Development Services Administrative Manager, shared the PowerPoint Presentation with an overview of the City's Expenditure Plan Project List.

<u>Action:</u> ***By motion moved and seconded (Campbell / Tucker – passed 5-0) to adopt <u>Resolution No. 2016-050</u> of the City Council of the City of Riverbank, California, Adopting the City's Expenditure Plan Project List for Local Streets and Roads, Traffic Management, and Bike and Pedestrian Improvements and Projects. Motion carried by unanimous roll call vote of 5-0.***
Ayes: Barber-Martinez, Campbell, Jones Cruz, Tucker, and Mayor O'Brien
Nays: None / Absent: None / Abstain: None

****County Counsel sent a message stating he was on his way; Mayor O'Brien moved to Staff and Council Comments.***

<u>Item 6.2:</u> **Resolution – Approving the Transportation Expenditure Plan and Requesting Stanislaus County Board of Supervisors Place Retail Transaction and Use Tax Measure on the November 8, 2016 General Election Ballot** – It is recommended that the City Council approve and adopt the Stanislaus County Transportation Expenditure Plan resolution.

<u>Action:</u> ***By motion moved and seconded (Barber-Martinez / Campbell – passed 5-0) to adopt <u>Resolution No. 2016-051</u> of the City Council of the City of Riverbank, California, Approving the Transportation Expenditure Plan and Requesting Stanislaus County Board of Supervisors Place Retail Transaction and Use Tax Measure on the November 8, 2016 General Election Ballot. Motion carried by unanimous roll call vote.***
Ayes: Barber-Martinez, Campbell, Jones Cruz, Tucker, and Mayor O'Brien
Nays: None / Absent: None / Abstain: None

After Item 6.2 was completed, the Mayor returned to Mayor's Comments.

<u>Item 6.3:</u> **Resolution – Approving the City Manager to Execute the Memorandum of Understanding (MOU) Between the Stanislaus Business Alliance and the City Regarding the Joint Implementation of the Countywide Economic Development Plan and Marketing Strategy** – It is recommended that the City Council adopt a resolution, which allows the City Manager to execute the MOU between the Stanislaus Business Alliance and the City regarding the Joint Implementation of the Countywide Economic Development Plan and Marketing Strategy.

City Manager Jill Anderson stated that Mr. David White, Director of the Stanislaus Business Alliance, apologized that he was unable to attend due to a scheduling error, and asked to continue this item to the June 28, 2016, City Council Meeting.

Mayor O'Brien responded that they would move forward with this Item. Mayor O'Brien, Councilmember Campbell, Vice Mayor Tucker, and Councilmember Barber-Martinez agreed that they should stay with the Business Alliance giving them a chance to work through their reorganization.

<u>Action:</u> ***By motion moved and seconded (Campbell / Tucker – passed 4-1) to adopt <u>Resolution No. 2016-052</u> of the City Council of the City of Riverbank, California, Approving the City Manager to Execute the Memorandum of Understanding (MOU) Between the Stanislaus Business Alliance and the City Regarding the Joint Implementation of the Countywide Economic Development Plan and Marketing Strategy. Motion carried by roll call vote of 4-1.***
Ayes: Barber-Martinez, Campbell, Tucker, and Mayor O'Brien
Nays: Jones Cruz / Absent: None / Abstain: None

<u>Item 6:4:</u> **Resolution Approving a Vendor Agreement to Operate a Food Truck at Jacob Myers Park** – It is recommended that the City Council adopt the resolution approving the Vendor Agreement of a Food Truck Operation at Jacob Myers Park.

Sue Fitzpatrick, Director of Parks & Recreation, provided the staff report for this Item.

Councilmember Barber-Martinez asked how a Food Truck might affect staff hours, trash pick-up, visitor parking; Councilmember Campbell asked if the proposed Vendors have a history of this type of business; Councilmember Jones Cruz asked if this was something the Friends of Jacob Myers Park were requesting; and Mayor O'Brien asked what type of food the trucks would offer.

Ms. Fitzpatrick responded to their questions: the Food Truck would not affect staffing hours, as staff will already be scheduled there; the Food Truck is self-contained and would be responsible for removal of their trash; the Food Truck would park in an area away from visitor parking; both Vendors who have applied have been in business for quite some time; Friends of Jacob Myers Park had asked for Sue to research the possibility of Food Trucks at the Park; and the Vendors are Taco Trucks.

Mr. Edward Jones likes the idea of Food Trucks and suggests Food Trucks for the ball fields. Mayor O'Brien responded that a Food Truck at Jacob Myers Park will provide them with a trial run.

<u>Action:</u> ***By motion moved and seconded (Tucker / Jones Cruz – passed 5-0) to adopt <u>Resolution No. 2016-053</u> of the City Council of the City of Riverbank, California, Approving a Vendor Agreement to Operate a Food Truck at Jacob Myers Park. Motion carried by unanimous roll call vote.***
Ayes: Barber-Martinez, Campbell, Tucker, and Mayor O'Brien
Nays: Jones Cruz / Absent: None / Abstain: None

<u>LRA Item 6.5:</u> **Presentation on Proposed Fiscal Year 2016-17 Local Redevelopment Authority (LRA) Budget** – It is recommended that the Local Redevelopment Authority Board receive the presentation on the proposed fiscal year 2016-2017 LRA final budget and provide input prior to the request to adopt said budget at the June 28, 2016 meeting.

Melissa Holdaway, LRA Administrative Analyst II, provided the staff report for this Item. No action was taken and this Item will return to the LRA Board for adoption on June 28.

<u>Item 6.6:</u> **Consider, and provide direction on (1) the City's participation in a County-wide marijuana tax and tax sharing agreement, pending voter approval in the November general election; and (2) a City-initiated marijuana business tax and resolution to consolidate the tax measure with the November general election** – It is recommended that the City Council respond to the County's proposed marijuana business tax and tax sharing agreement.

Mayor O'Brien directed the discussion on this Item, sharing the information he has received at a League of CA Cities Environmental Quality Policy Committee Meeting. The Mayor stated we can't stop anyone over the age of 21, from growing 6 mature plants and 6 immature plants; can't stop people from

City Manager Anderson stated for the record, no staff report was provided in the Agenda packet due to the way this item has changed over the course of the last week; and the Mayor has provided a verbal report.

Mayor O'Brien returned to Item 6.1.

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

Marisela Garcia, Director of Finance, announced the acceptance of applications for the Utility Rate Assistance Program (URAP), which will help residents over 65 and residents who are disabled needing help with their City utility (water-sewer) bill. Applications are available on the City website, and at both City Hall North and South. The deadline has been extended to July 28.

Public Works Supervisor Michael Riddell gave an update on our water conservation and the self-certification which is due June 22. Preliminary numbers look favorable, but the State still has the City under a Drought Order.

Kathleen Cleek provided an update on the Slurry Seal Project, stating it would be completed the following day. The Morrill Road Project (from Jackson to Oakdale Road) goes out to bid in July, will include resurfacing and ADA improvements. Thanked Council for support with the ATP Applications, we've received support from Supervisor O'Brien, the County, and the City of Modesto.

Councilmember Barber-Martinez thanked Kathleen and the other staff members who helped her get the word out and collect signatures.

Item 7.2: Council/Authority Member Comments

Council/Authority Member Jones Cruz reminded residents that the weather will be heating up next week, and to please check on elderly neighbors and be mindful of pets.

Council/Authority Member Campbell thanked staff for the work done in the City and how well they covered for each other during recent illnesses and staff absences; and shared that a Pickleball opponent commented on the "new streets in Riverbank" (slurry seal).

Council/Authority Member Barber-Martinez stated she attended the Disaster Council Meeting with Norma Torres-Manriquez, and they suggested protecting oneself against mosquitos with repellent and long-sleeves. She also attended the LCC Community Relations Policy Committee and they are supporting legislation for homelessness, housing, afterschool, and community parks programs; and reminded that the Senior Vouchers would be available at the next day's Farmers' Market. She wished the community a Happy Father's Day.

Vice Mayor/Chair Jeanine Tucker said the fourth of July is just a few weeks away and already hearing and seeing illegal fireworks going off. Reminded residents that illegal fireworks are illegal; we are still in a drought and there is a lot of dry grass that can catch fire.

With the arrival of County Counsel Rod Adderbury, Mayor O'Brien returned to Item 6.2.

Item 7.3: Mayor/Chair Comments

Mayor O'Brien asked if staff had met with Stanislaus Consolidated Fire Protection District (SCFPD), Ms. Anderson stated City was still trying to schedule time with SCFPD. Mayor stated that what happened outside of Newman with the gas leak, could happen anywhere and asked if we were up-to-date with OES; staff stated we are working with OES and should be coming to Council when complete. Mayor asked about the broken wall at the corner of Prouty/Oakdale, and stated it needs to be repaired as soon as possible, Ms. Anderson responded that the Property Owner's Insurance has been contacted but there is no resolution yet. Mayor also noted the receipt of a Grand Jury Report, and Ms. Anderson said she would provide an update at a later time.

8. CLOSED SESSION

There are no closed session items for this meeting.

9. INFORMATIONAL ITEMS (Information Only – No Action)

Item 9.1: Warrant Registers for 03/24/2016, 04/01/2016, 04/07/2016, 04/14/2016, 04/21/2016, 04/28/2016, 05/05/2016, 05/12/2016, 05/19/2016, 05/26/2016, and 06/02/2016.

ADJOURNMENT (The next regular City Council meeting – Tuesday, June 28, 2016 @ 6:p.m.)

There being no further business, Mayor/Chair O'Brien adjourned the meeting at 7:35 p.m.

Attest:	***Approved:***
__________________________	__________________________
Luanne Bain	***Richard D. O'Brien***
Administrative Assistant/Confidential	***Mayor***

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.1
SECTION 5: PUBLIC HEARING

Meeting Date: June 28, 2016

Subject/ Title: Consolidated Landscaping & Lighting District.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2016/2017.

From: Jill Anderson, City Manager

Submitted by: Marisela Garcia, Director of Finance
Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2016/2017.

STAFF SUMMARY:

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District is a consolidation of several landscape and lighting districts formed pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). Each of the original districts are identified as benefit zones within the Consolidted District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually persuant to the 1972 Act.

The Engineer's Annual Levy Report for Fiscal Year 2016/2017 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefit zones. The attached resolutions represent the final steps in the annual levy of assessments on the district for fiscal year 2016/2017.

The Engineer's Report represents 6 different Districts: Courtney Estates, South Bend Estates, Elmwood Estates, Chianti, Sterling Ridge, and Eastwood Estates. Each of these districts are showing a healthy reserve. The annual levy per Equivalent Dwelling Unit (EDU) for fiscal year 2016/2017 will remain the same.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2015/2016.

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FISCAL IMPACT:

	FY 15/16	**FY 16/17**	**Change in Assessment**
Courtney Estates	$ 25.50	$ 25.50	No Change
South Bend Estates	$ 74.52	$ 74.52	No Change
Elmwood Estates	$ 24.72	$ 24.72	No Change
Chianti	$ 57.54	$ 57.54	No Change
Sterling Ridge	$129.92	$129.92	No Change
Eastwood Estates	$ 88.00	$ 88.00	No Change

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Consolidated Landscaping and Lighting District Fiscal Year 2016/2017

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2016 and ending June 30, 2017; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Consolidated Landscaping and Lighting District, Fiscal Year 2016/2017**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.
b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2016/2017.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF _____, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ___________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2016/2017 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the Act; and

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 28, 2016, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2016 and ending June 30, 2017, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the

District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the “Riverbank Consolidated Landscaping and Lighting District”, and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF _____, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

______________________________,
Richard D. O'Brien, Mayor
City of Riverbank

______________________________,
, City Clerk
City of Riverbank

City of Riverbank

Consolidated Landscaping and Lighting District

2016/2017 Engineer's Annual Levy Report

Intent Meeting: June 14, 2016
Public Hearing: June 28, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

Consolidated Landscaping and Lighting District

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this ____________ day of ______________, 2016.

Willdan Financial Services
Assessment Engineer

By: ________________________________
Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

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PART I - OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Consolidated Landscaping and Lighting District ("District"). The District is a consolidation of several landscape and lighting districts formed pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act"). Each of the original districts is identified as benefit zones ("Zones") within the Consolidated District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually pursuant to the 1972 Act.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, all Zones and improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2016/2017. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy for each Zone include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1, beginning with Section 22640* of the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2016/2017.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District and respective Zones. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates contained in this Report as approved by the City Council.

B. Applicable Legislation

The District and the Zones therein have been formed and are annually levied pursuant to the 1972 Act, beginning with Section 22500. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIIID* (enacted by the passage of Proposition 218 in November 1996).

Pursuant to the *California Constitution Article XIIID Section 5*, certain assessments that were existing on July 1, 1997, the effective date of *Article XIIID,* are exempt from the substantive and procedural requirements of *Article XIIID Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that the improvements and the annual assessment for each of the Zones within the Consolidated District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIIID Section 5(b),* all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessments identified in this Report) are exempt from the procedural requirements *Article XIIID Section 4*.

The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Although the current maximum assessment for each Zone within the District is identified as an exempt assessment pursuant to *Article XIIID Section 5(b)*, it is recognized that these assessments may not be sufficient to cover the annual cost of providing the improvements in the future. In such cases, the revenue shortfall maybe funded by other revenue sources or an assessment increase may be proposed. Pursuant to the provisions of the California Constitution Article XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

PART II - PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping and/or street lighting, and related services within the public right-of-ways for specific developments within the City.

The District is comprised of specific developments (residential tracts) that were originally formed as separate 1972 Act districts. The districts were formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with the residential subdivisions and installed as part of the development of properties within those subdivisions. These districts were later consolidated into this single District pursuant to *Chapter 2 Article 2 Section 22605 (d)* of the 1972 Act, with each of the original districts being identified as a Zone. Each of the Zones includes parcels that are associated with specific improvements and services that provide a special benefit to the properties. The total cost of providing the improvements within each Zone are equitably spread among only the benefiting parcels.

A. Changes or Modifications to the District

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

In Fiscal Year 2000/01, Zone 1 (Avery Estates) and Zone 4 (Sierra Vista Estates Unit 2) were detached from the Consolidated District.

- Zone 1 was initially established within the District to provide landscaping and lighting improvements within a planned residential development known as Avery Estates. This development was to include a small eleven-unit residential subdivision generally located south of Townsend Avenue and east of Terminal Avenue, directly south and adjacent to Reich Lane. This residential subdivision was not developed and the proposed improvements to be installed never materialized. The tentative tract map for this subdivision has expired and therefore the Zone was detached from the District.

- Zone 4 was initially established within the District to provide landscaping and lighting improvements including street lighting, a drainage pond, and fencing within the development known as Sierra Vista Estates Unit 2. This development was to include a small ten-unit residential subdivision generally located south of Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue, and west of Claus Road. This original residential subdivision was not completed as planned and only the street lighting improvements had been installed. On February 14, 2000, the City formed Landscaping and Lighting District No. 2000-01 (Sierra Vista Estates) that incorporated the original Sierra Vista Estates Unit 2 (Zone 4) as well as other properties. Concurrently with the formation of this new 1972 Act district, Zone 4 was detached from the Consolidated District.

In Fiscal Year 2005/06, three zones were added, Zone 6 (Chianti), Zone 7 (Sterling Ridge) and Zone 8 (Eastwood Estates).

- Zone 6 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as the Chianti Subdivision.

- Zone 7 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Sterling Ridge.

- Zone 8 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Eastwood Estates.

In Fiscal Year 2011/12, 86 parcels in Elmwood Estates Unit 2 were added to Zone 5.

- Elmwood Estates Unit 2 — This residential tract encompasses an area located generally east of Roselle Avenue and north of the M.I.D. Main Canal at Rosebrook Drive and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor’s Office as Assessor’s Parcel Numbers 075-095-001-000 through 075-095-086-000. This development provides funding for the perimeter parkway landscaping and street lighting associated with the development.

B. General Description of the Improvements and Services

Each Zone within the District consists of properties, subdivisions and developments that are clearly associated with the improvements maintained by the District. The parcels assessed for special benefits are all part of a development or subdivision that originally installed the improvements or are directly associated with the improvements by proximity and receive special benefits from those improvements.

The improvements within each Zone vary, but include specific street lighting facilities and/or landscaped areas associated with the properties within each Zone. The Improvements may include but are not limited to:

- Landscape improvements within the parkways, entryways and other public right-of-ways or open space areas including street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing.

- Street lighting improvements within or adjacent to the subdivisions and developments including electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.

- Any appurtenant facilities, services or improvements directly associated with any of the foregoing improvements including incidental expenses.

All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District and each Zone are determined by City staff. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual costs of providing the improvements within each Zone are spread among all benefiting parcels in proportion to the benefits received. Only parcels that receive special benefits from the services and improvements are assessed. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements in each Zone including all labor, personnel, equipment, materials and administrative expenses.

C. District Zones and Specific Improvements

The location, boundaries and specific improvements provided within each Zone are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the budget for each Zone.

Zone 2 (Courtney Estates) — This Zone is generally located south of Patterson Road and west of Jackson Avenue at Courtney Court. This Zone includes twelve (12) residential parcels within the residential subdivision known as Courtney Estates, identified on Book 75 Page 43 of the Stanislaus County Assessor's Parcel Maps.

The improvements maintained and serviced within Zone 2 include two (2) street lights installed as part of the residential development.

- One (1) street light is located at the west end of Courtney Court (end of the cul-de-sac);
- One (1) street light is located at the entrance to the development on the northwest corner of Courtney Court and Jackson Avenue.

Zone 3 (South Bend Estates Units 1 and 2) — This Zone is generally located south of Patterson Road (State Highway 108) and generally north and east of the M.I.D. Main Canal. This Zone includes seventy-one (71) residential parcels within the subdivision known as South Bend Estates Units 1 and 2; identified on Book 74 Page 22 of the Stanislaus County Assessor's Parcel Maps.

The improvements maintained and serviced within Zone 3 were installed as part of the residential development and include sixteen (16) street lights and approximately 1,310 linear feet of parkway landscaping.

- Five (5) street lights are located on the perimeter of the development on the south side of Patterson Road;
- The remaining eleven (11) street lights are located within the residential subdivision on Hot Springs Lane, Hot Springs Court, Sandy Ridge Drive, Red Rock Lane, Rock Creek Road, Clearwater Way and Rockypoint Way;
- Approximately 1,240 linear feet of parkway landscaping adjacent to the subdivision along the south side of Patterson Road (the entire length of the South Bend Estates Units 1 and 2 subdivisions);
- Approximately 70 linear feet of parkway landscaping at the intersection of Red Rock Lane and Clearwater Way within the subdivision.

Zone 5 (Elmwood Estates Units 1 and 2) — This Zone is located generally east of Roselle Avenue and north of the M.I.D. Main Canal at Rosebrook Drive. This Zone includes one hundred and seventy eight (178) residential parcels within the subdivision known as Elmwood Estates Units 1 and 2, identified on Book 75 Page 49 of the Stanislaus County Assessor's Parcel Maps and Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

The improvements maintained and serviced within Zone 5 were installed as part of the residential development and include ten (10) street lights and approximately 830 linear feet of parkway landscaping associated with the Elmwood Estates Unit 1 development and ten (10) street lights associated with the Elmwood Estates Unit 2 development.

- One (1) street light is located on the perimeter of the development at the northeast corner of Roselle Avenue and Rosebrook Drive;

- The remaining nine (9) street lights are locate within the residential subdivision on Greenoaks Court, Aspen Court, Rosebrook Drive, Greenoaks Drive and Aspen Lane;

- Approximately 830 linear feet of parkway landscaping adjacent to the subdivision along the east side of Roselle Avenue (the entire length of the Elmwood Estates Unit 1 subdivision).

- Ten (10) street lights are located within the residential subdivision Unit 2 on South Rosebrook Drive, Pierce Lane, Walnut Lane and Sutton Road;

Zone 6 (Chianti Subdivision Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Number 075-031-035 (2.816 acres) located west of Roselle Avenue and south of Morrill Road. It is proposed to include 13 Single-Family Residential lots at full development.

- The Improvements serviced and maintained within Zone 6 consist of 2,205 square feet of landscaping along Roselle Avenue and three (3) 150W street lights on Caviani Court.

Zone 7 (Sterling Ridge Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-015-010, 075-015-017, 075-015-021, and 075-020-006 (46.1 acres) located east of Roselle Avenue, between Talbot Avenue and Pocket Avenue. It is proposed to include 182 Single-Family Residential lots at full development.

- The Improvements serviced and maintained within Zone 7 consist of 111,589 square feet of perimeter landscaping along Litt Road south of Pocket Avenue and extending to the southern border of the development. In addition, thirty-three (33) 150W street lights are located throughout the Tract;

- Installation of tables, trees and other park improvements at Harless Park.

Zone 8 (Eastwood Estates Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 074-018-052 and 074-018-055 through 074-018-060, located west of Oakdale Road Street between Candlewood Place and Karen Alane Way. The Assessor Parcel Numbers represent 7 Single Family Residential lots.

- The Improvements serviced and maintained within Zone 8 consist of 800 square feet of landscaping along the west side of Oakdale Road south of Raintree Lane and north of Cherry Tree Lane. In addition, there are two (2) 150W street lights on Leo Court.

The table below lists the various Zones within the District and summarizes the number of parcels, the Equivalent Dwelling Units (EDU) and the improvements within each Zone:

Benefit Zones

Zone	Description	Number of Parcels	EDU	Improvements Lights	Landscape
2	Courtney Estates	12	12	2	0 LF
3	South Bend Units 1 & 2	71	71	16	1,310 LF
5	Elmwood Estates Units 1 & 2	178	178	20	830 LF
6	Chianti Subdivision	13	13	3	2,205 SF
7	Sterling Ridge	183	183	33	111,589 SF
8	Eastwood Estates	7	7	2	800 SF

PART III - METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *California Constitution Article XIIID Section 4* (with some exceptions), a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

Each of the improvements and their associated costs have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements and approval of an annual assessment were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to the *California Constitution Article XIIID Section 5(b),* the maximum assessment amounts identified in this Report were approved by all the property owners at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore the existing assessment amount for each Zone is not subject to the procedural requirements of *Article XIIID Section 4* (property owner ballot proceedings). Although the current assessments do not require additional property owner approval, the improvements within each Zone clearly provide a special benefit to the parcels assessed and therefore, the existing assessments are in compliance with the substantive requirements of *Article XIIID Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District and Zones receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments associated with each Zone are for the maintenance of local landscaping and/or street lighting within the Zones. The desirability and security of properties within each Zone are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones 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, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements 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 within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts 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.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits – The Zone improvements to be provided and maintained by the District are a direct result of property development within the Zones and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the Zone properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although the Zone improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the Zone improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District Zones or to the public at large.

C. Assessment Methodology

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU’s based on an assessment formula that equates the property’s specific development status, type of development (land use), and size of the property, as compared to a single-family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel’s benefit and assessment, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally from the improvements provided in each respective Zone. Therefore, each parcel is assigned 1.0 EDU and the costs associated with each Zone are actually spread equally among all benefiting parcels within that Zone.

The following formulas are used to calculate the annual assessments for each Zone. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy Per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the Total EDU. This Assessment Rate multiplied by each parcel’s individual EDU determines each parcel’s levy amount. This process and formulas are applied separately to each Zone.

For Zone 6 Chianti, Zone 7 Sterling Ridge, and Zone 8 Eastwood Estates, the Maximum Assessment is equal to the Initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers.   Beginning in the second fiscal year of the District and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The CPI used to calculate the Maximum Assessment for FY 16-17 is 3.02%.

Total Balance to Levy / Total EDU in Zone = Levy per EDU (Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel's Levy Amount

Or more simply stated, since all Zone parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

PART IV - DISTRICT BUDGET FISCAL YEAR 2016/2017

	Zone No. 2 Courtney Estates	Zone No. 3 South Bend Estates Units 1 & 2	Zone No. 5 Elmwood Estates Units 1 & 2	Zone No. 6 Chianti Unit 1	Zone No. 7 Sterling Ridge Unit 1	Zone No. 8 Eastwood Estates Unit 1	District Totals
DIRECT COSTS							
Landscape Maintenance	$0	$2,361	$2,028	$356	$12,300	$221	17,266
Landscape Utilities	0	0	0	110	5,591	155	5,856
Utilities	0	0	0	0	0	0	0
Repairs/Abatement	71	1,064	810	0	1,454	0	3,399
Street Lighting	161	1,144	680	46	504	34	2,569
Street Light Utilities	0	0	0	0	0	0	0
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Direct Costs (Subtotal)	**$232**	**$4,569**	**$3,518**	**$512**	**$19,849**	**$410**	**$29,090**
ADMINISTRATION COSTS							
City Administration	$0	$0	$0	$0	$2,100	$0	2,100
District Administration	70	698	848	78	1,634	50	3,378
County Administration Fee	4	24	32	158	192	156	566
Administration Costs (Subtotal)	**$74**	**$722**	**$880**	**$236**	**$3,926**	**$206**	**$6,044**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$306**	**$5,291**	**$4,398**	**$748**	**$23,775**	**$616**	**$35,134**
Reserve Collection/ (Transfers)	0	0	0	0	0	0	0
Contribution Replenishment	0	0	0	0	0	0	0
Other Revenues/General Fund Contribution	0	0	0	0	0	0	0
Capital Improvement Project Fund Collection/(Transfer)	0	0	0	0	0	0	0
Balance to Levy	**$306**	**$5,291**	**$4,398**	**$748**	**$23,775**	**$616**	**$35,134**
DISTRICT STATISTICS							
Total Parcels	12	71	178	13	188	7	469
Total Parcels Levied	12	71	178	13	183	7	464
Total Equivalent Dwelling Units (EDU)	12.00	71.00	178.00	13.00	183.00	7.00	464.00
Levy Per EDU	**$25.50**	**$74.52**	**$24.72**	**$57.54**	**$129.92**	**$88.00**	
Maximum Levy per EDU	**$42.64**	**$95.00**	**$59.60**	**$155.06**	**$283.68**	**$220.75**	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	$224	$4,366	$3,423	$2,547	$122,397	$2,044	$135,000
Reseve Fund Activity	0	0	0	0	0	0	0
Ending Reserve Fund Balance (Projected)	**$224**	**$4,366**	**$3,423**	**$2,547**	**$122,397**	**$2,044**	**$135,000**
Beginning Capital Improvement Project Fund	$0	$0	$0	$0	$0	$0	$0
Capital Improvement Project Fund Activity	0	0	0	0	0	0	0
Ending Capital Improvement Project Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

The Capital Improvement Project (CIP) Fund is used to upgrade certain improvements within the District. These improvements have a useful life of five years or more and include:

- Sidewalk Repairs within Zone No. 3, South Bend Estates Units 1 and 2
- Installation of tables, trees and other park improvements at Harless Park within Sterling Ridge Unit 1.

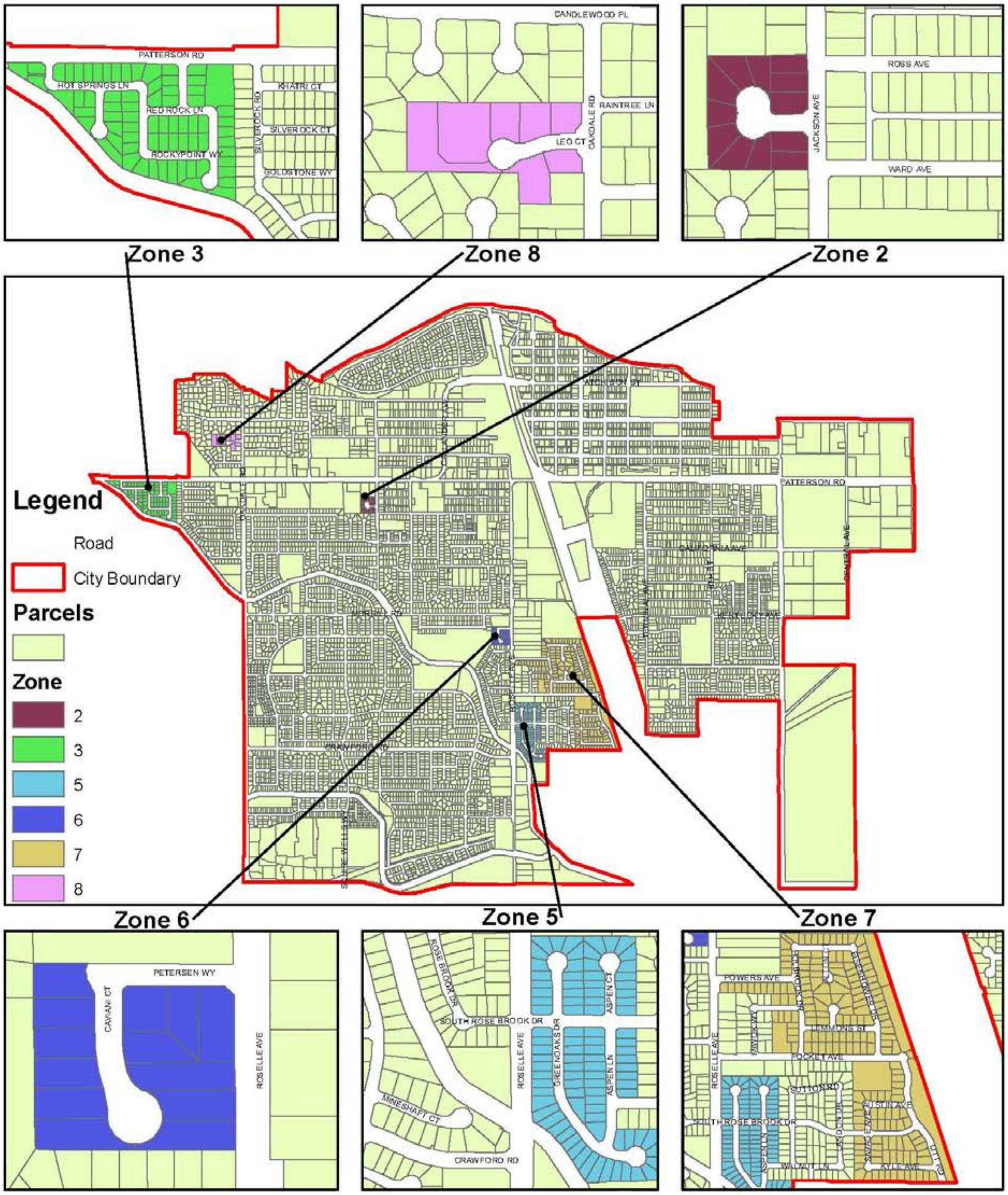
PART V - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

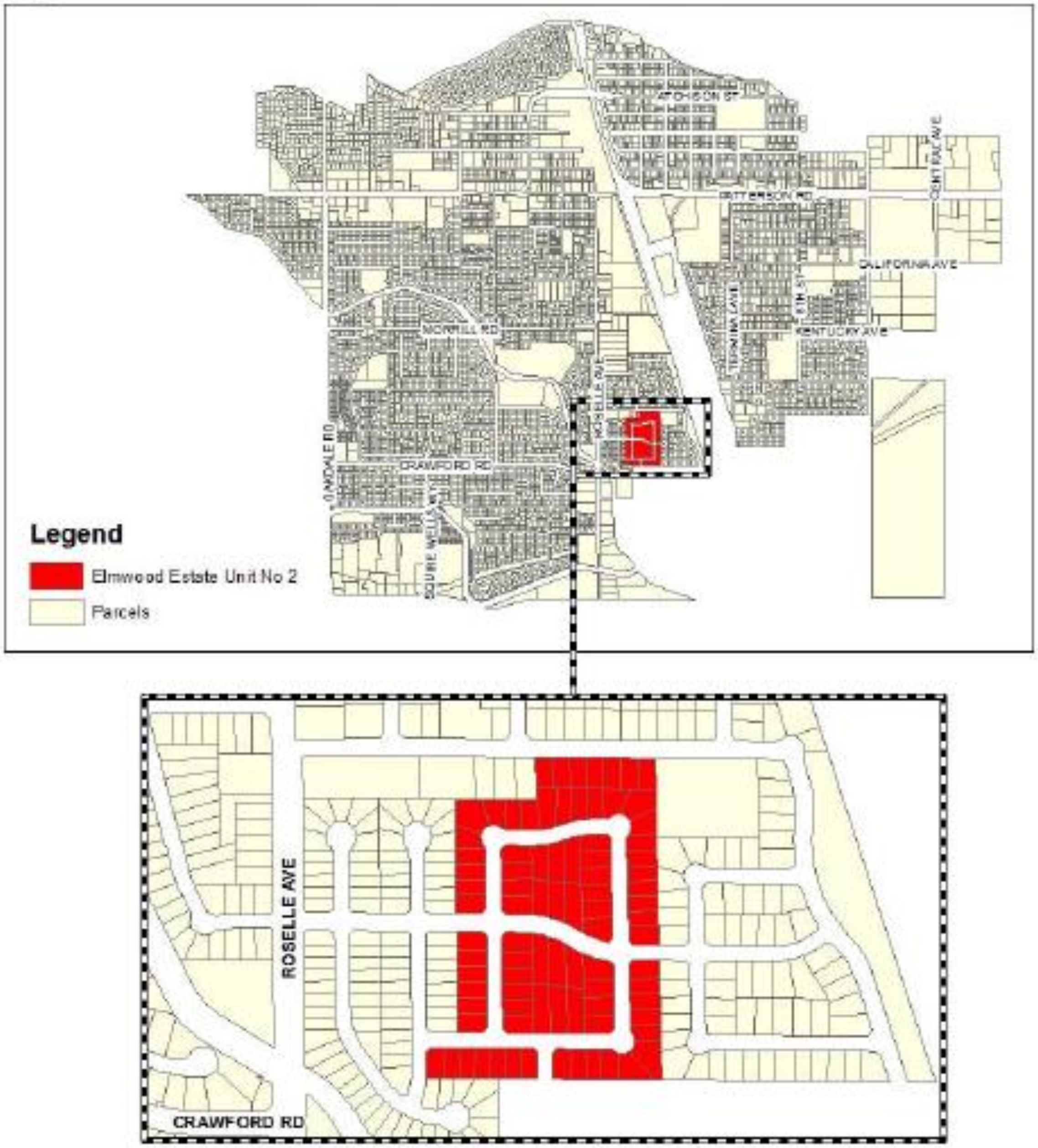
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District and Zone are those lines and dimensions shown on the Stanislaus County Assessor's Maps of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following pages are reproductions of the County Assessor's Parcel Maps associated with each subdivision and Zone.

Riverbank Consolidated Landscape and Lighting District



Riverbank
Elmwood Estate Unit No 2



PART VI — 2016/2017 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EBUs	Zone	Charge
075-043-056-000	1.0	2	$25.50
075-043-057-000	1.0	2	25.50
075-043-058-000	1.0	2	25.50
075-043-059-000	1.0	2	25.50
075-043-060-000	1.0	2	25.50
075-043-061-000	1.0	2	25.50
075-043-062-000	1.0	2	25.50
075-043-063-000	1.0	2	25.50
075-043-064-000	1.0	2	25.50
075-043-065-000	1.0	2	25.50
075-043-066-000	1.0	2	25.50
075-043-067-000	1.0	2	25.50
Total:	**12.0**		**$306.00**
074-022-001-000	1.0	3	$74.52
074-022-002-000	1.0	3	74.52
074-022-003-000	1.0	3	74.52
074-022-004-000	1.0	3	74.52
074-022-005-000	1.0	3	74.52
074-022-006-000	1.0	3	74.52
074-022-007-000	1.0	3	74.52
074-022-008-000	1.0	3	74.52
074-022-009-000	1.0	3	74.52
074-022-010-000	1.0	3	74.52
074-022-011-000	1.0	3	74.52
074-022-012-000	1.0	3	74.52
074-022-013-000	1.0	3	74.52
074-022-014-000	1.0	3	74.52
074-022-015-000	1.0	3	74.52
074-022-016-000	1.0	3	74.52
074-022-017-000	1.0	3	74.52
074-022-018-000	1.0	3	74.52
074-022-019-000	1.0	3	74.52
074-022-020-000	1.0	3	74.52
074-022-021-000	1.0	3	74.52
074-022-022-000	1.0	3	74.52
074-022-023-000	1.0	3	74.52
074-022-024-000	1.0	3	74.52
074-022-025-000	1.0	3	74.52
074-022-026-000	1.0	3	74.52
074-022-029-000	1.0	3	74.52
074-022-030-000	1.0	3	74.52
074-022-031-000	1.0	3	74.52
074-022-032-000	1.0	3	74.52
074-022-033-000	1.0	3	74.52
074-022-034-000	1.0	3	74.52
074-022-035-000	1.0	3	74.52
074-022-036-000	1.0	3	74.52
074-022-037-000	1.0	3	74.52
074-022-038-000	1.0	3	74.52

APN	EBUs	Zone	Charge
074-022-039-000	1.0	3	74.52
074-022-040-000	1.0	3	74.52
074-022-041-000	1.0	3	74.52
074-022-042-000	1.0	3	74.52
074-022-043-000	1.0	3	74.52
074-022-044-000	1.0	3	74.52
074-022-045-000	1.0	3	74.52
074-022-046-000	1.0	3	74.52
074-022-047-000	1.0	3	74.52
074-022-048-000	1.0	3	74.52
074-022-049-000	1.0	3	74.52
074-022-050-000	1.0	3	74.52
074-022-051-000	1.0	3	74.52
074-022-052-000	1.0	3	74.52
074-022-053-000	1.0	3	74.52
074-022-054-000	1.0	3	74.52
074-022-055-000	1.0	3	74.52
074-022-056-000	1.0	3	74.52
074-022-057-000	1.0	3	74.52
074-022-058-000	1.0	3	74.52
074-022-059-000	1.0	3	74.52
074-022-060-000	1.0	3	74.52
074-022-061-000	1.0	3	74.52
074-022-062-000	1.0	3	74.52
074-022-063-000	1.0	3	74.52
074-022-064-000	1.0	3	74.52
074-022-065-000	1.0	3	74.52
074-022-066-000	1.0	3	74.52
074-022-067-000	1.0	3	74.52
074-022-068-000	1.0	3	74.52
074-022-069-000	1.0	3	74.52
074-022-070-000	1.0	3	74.52
074-022-075-000	1.0	3	74.52
074-022-076-000	1.0	3	74.52
074-022-077-000	1.0	3	74.52
Total:	**71.0**		**$5,290.92**
075-049-001-000	1.0	5	$24.72
075-049-002-000	1.0	5	24.72
075-049-003-000	1.0	5	24.72
075-049-004-000	1.0	5	24.72
075-049-005-000	1.0	5	24.72
075-049-006-000	1.0	5	24.72
075-049-007-000	1.0	5	24.72
075-049-008-000	1.0	5	24.72
075-049-009-000	1.0	5	24.72
075-049-010-000	1.0	5	24.72
075-049-011-000	1.0	5	24.72
075-049-012-000	1.0	5	24.72
075-049-013-000	1.0	5	24.72

APN	EBUs	Zone	Charge
075-049-014-000	1.0	5	24.72
075-049-015-000	1.0	5	24.72
075-049-016-000	1.0	5	24.72
075-049-017-000	1.0	5	24.72
075-049-018-000	1.0	5	24.72
075-049-019-000	1.0	5	24.72
075-049-020-000	1.0	5	24.72
075-049-021-000	1.0	5	24.72
075-049-022-000	1.0	5	24.72
075-049-023-000	1.0	5	24.72
075-049-024-000	1.0	5	24.72
075-049-025-000	1.0	5	24.72
075-049-026-000	1.0	5	24.72
075-049-027-000	1.0	5	24.72
075-049-028-000	1.0	5	24.72
075-049-029-000	1.0	5	24.72
075-049-030-000	1.0	5	24.72
075-049-031-000	1.0	5	24.72
075-049-032-000	1.0	5	24.72
075-049-033-000	1.0	5	24.72
075-049-034-000	1.0	5	24.72
075-049-035-000	1.0	5	24.72
075-049-036-000	1.0	5	24.72
075-049-037-000	1.0	5	24.72
075-049-038-000	1.0	5	24.72
075-049-039-000	1.0	5	24.72
075-049-040-000	1.0	5	24.72
075-049-041-000	1.0	5	24.72
075-049-042-000	1.0	5	24.72
075-049-043-000	1.0	5	24.72
075-049-044-000	1.0	5	24.72
075-049-045-000	1.0	5	24.72
075-049-046-000	1.0	5	24.72
075-049-047-000	1.0	5	24.72
075-049-048-000	1.0	5	24.72
075-049-049-000	1.0	5	24.72
075-049-050-000	1.0	5	24.72
075-049-051-000	1.0	5	24.72
075-049-052-000	1.0	5	24.72
075-049-053-000	1.0	5	24.72
075-049-054-000	1.0	5	24.72
075-049-055-000	1.0	5	24.72
075-049-056-000	1.0	5	24.72
075-049-057-000	1.0	5	24.72
075-049-058-000	1.0	5	24.72
075-049-059-000	1.0	5	24.72
075-049-060-000	1.0	5	24.72
075-049-061-000	1.0	5	24.72
075-049-062-000	1.0	5	24.72

APN	EBUs	Zone	Charge
075-049-063-000	1.0	5	24.72
075-049-064-000	1.0	5	24.72
075-049-065-000	1.0	5	24.72
075-049-066-000	1.0	5	24.72
075-049-067-000	1.0	5	24.72
075-049-068-000	1.0	5	24.72
075-049-069-000	1.0	5	24.72
075-049-070-000	1.0	5	24.72
075-049-071-000	1.0	5	24.72
075-049-072-000	1.0	5	24.72
075-049-073-000	1.0	5	24.72
075-049-074-000	1.0	5	24.72
075-049-075-000	1.0	5	24.72
075-049-076-000	1.0	5	24.72
075-049-077-000	1.0	5	24.72
075-049-078-000	1.0	5	24.72
075-049-079-000	1.0	5	24.72
075-049-080-000	1.0	5	24.72
075-049-081-000	1.0	5	24.72
075-049-082-000	1.0	5	24.72
075-049-083-000	1.0	5	24.72
075-049-084-000	1.0	5	24.72
075-049-085-000	1.0	5	24.72
075-049-086-000	1.0	5	24.72
075-049-087-000	1.0	5	24.72
075-049-088-000	1.0	5	24.72
075-049-089-000	1.0	5	24.72
075-049-090-000	1.0	5	24.72
075-049-091-000	1.0	5	24.72
075-049-092-000	1.0	5	24.72
075-095-001-000	1.0	5	24.72
075-095-002-000	1.0	5	24.72
075-095-003-000	1.0	5	24.72
075-095-004-000	1.0	5	24.72
075-095-005-000	1.0	5	24.72
075-095-006-000	1.0	5	24.72
075-095-007-000	1.0	5	24.72
075-095-008-000	1.0	5	24.72
075-095-009-000	1.0	5	24.72
075-095-010-000	1.0	5	24.72
075-095-011-000	1.0	5	24.72
075-095-012-000	1.0	5	24.72
075-095-013-000	1.0	5	24.72
075-095-014-000	1.0	5	24.72
075-095-015-000	1.0	5	24.72
075-095-016-000	1.0	5	24.72
075-095-017-000	1.0	5	24.72
075-095-018-000	1.0	5	24.72
075-095-019-000	1.0	5	24.72

APN	EBUs	Zone	Charge
075-095-020-000	1.0	5	24.72
075-095-021-000	1.0	5	24.72
075-095-022-000	1.0	5	24.72
075-095-023-000	1.0	5	24.72
075-095-024-000	1.0	5	24.72
075-095-025-000	1.0	5	24.72
075-095-026-000	1.0	5	24.72
075-095-027-000	1.0	5	24.72
075-095-028-000	1.0	5	24.72
075-095-029-000	1.0	5	24.72
075-095-030-000	1.0	5	24.72
075-095-031-000	1.0	5	24.72
075-095-032-000	1.0	5	24.72
075-095-033-000	1.0	5	24.72
075-095-034-000	1.0	5	24.72
075-095-035-000	1.0	5	24.72
075-095-036-000	1.0	5	24.72
075-095-037-000	1.0	5	24.72
075-095-038-000	1.0	5	24.72
075-095-039-000	1.0	5	24.72
075-095-040-000	1.0	5	24.72
075-095-041-000	1.0	5	24.72
075-095-042-000	1.0	5	24.72
075-095-043-000	1.0	5	24.72
075-095-044-000	1.0	5	24.72
075-095-045-000	1.0	5	24.72
075-095-046-000	1.0	5	24.72
075-095-047-000	1.0	5	24.72
075-095-048-000	1.0	5	24.72
075-095-049-000	1.0	5	24.72
075-095-050-000	1.0	5	24.72
075-095-051-000	1.0	5	24.72
075-095-052-000	1.0	5	24.72
075-095-053-000	1.0	5	24.72
075-095-054-000	1.0	5	24.72
075-095-055-000	1.0	5	24.72
075-095-056-000	1.0	5	24.72
075-095-057-000	1.0	5	24.72
075-095-058-000	1.0	5	24.72
075-095-059-000	1.0	5	24.72
075-095-060-000	1.0	5	24.72
075-095-061-000	1.0	5	24.72
075-095-062-000	1.0	5	24.72
075-095-063-000	1.0	5	24.72
075-095-064-000	1.0	5	24.72
075-095-065-000	1.0	5	24.72
075-095-066-000	1.0	5	24.72
075-095-067-000	1.0	5	24.72
075-095-068-000	1.0	5	24.72

APN	EBUs	Zone	Charge
075-095-069-000	1.0	5	24.72
075-095-070-000	1.0	5	24.72
075-095-071-000	1.0	5	24.72
075-095-072-000	1.0	5	24.72
075-095-073-000	1.0	5	24.72
075-095-074-000	1.0	5	24.72
075-095-075-000	1.0	5	24.72
075-095-076-000	1.0	5	24.72
075-095-077-000	1.0	5	24.72
075-095-078-000	1.0	5	24.72
075-095-079-000	1.0	5	24.72
075-095-080-000	1.0	5	24.72
075-095-081-000	1.0	5	24.72
075-095-082-000	1.0	5	24.72
075-095-083-000	1.0	5	24.72
075-095-084-000	1.0	5	24.72
075-095-085-000	1.0	5	24.72
075-095-086-000	1.0	5	24.72
Total:	**178.0**		**$4,400.16**
075-031-036-000	1.0	6	$57.54
075-031-037-000	1.0	6	57.54
075-031-038-000	1.0	6	57.54
075-031-039-000	1.0	6	57.54
075-031-040-000	1.0	6	57.54
075-031-041-000	1.0	6	57.54
075-031-042-000	1.0	6	57.54
075-031-043-000	1.0	6	57.54
075-031-044-000	1.0	6	57.54
075-031-045-000	1.0	6	57.54
075-031-046-000	1.0	6	57.54
075-031-047-000	1.0	6	57.54
075-031-048-000	1.0	6	57.54
Total:	**13.0**		**$748.02**
075-088-001-000	1.0	7	$129.92
075-088-002-000	1.0	7	129.92
075-088-003-000	1.0	7	129.92
075-088-004-000	1.0	7	129.92
075-088-005-000	1.0	7	129.92
075-088-006-000	1.0	7	129.92
075-088-007-000	1.0	7	129.92
075-088-008-000	1.0	7	129.92
075-088-009-000	1.0	7	129.92
075-088-010-000	1.0	7	129.92
075-088-011-000	1.0	7	129.92
075-088-012-000	1.0	7	129.92
075-088-013-000	1.0	7	129.92
075-088-014-000	1.0	7	129.92
075-088-015-000	1.0	7	129.92
075-088-016-000	1.0	7	129.92

APN	EBUs	Zone	Charge
075-088-017-000	1.0	7	129.92
075-088-018-000	1.0	7	129.92
075-088-019-000	1.0	7	129.92
075-088-020-000	1.0	7	129.92
075-088-021-000	1.0	7	129.92
075-088-022-000	1.0	7	129.92
075-088-023-000	1.0	7	129.92
075-088-024-000	1.0	7	129.92
075-088-025-000	1.0	7	129.92
075-088-026-000	1.0	7	129.92
075-088-027-000	1.0	7	129.92
075-088-028-000	1.0	7	129.92
075-088-029-000	1.0	7	129.92
075-088-030-000	1.0	7	129.92
075-088-031-000	1.0	7	129.92
075-088-032-000	1.0	7	129.92
075-088-033-000	1.0	7	129.92
075-088-034-000	1.0	7	129.92
075-088-035-000	1.0	7	129.92
075-088-036-000	1.0	7	129.92
075-088-037-000	1.0	7	129.92
075-088-038-000	1.0	7	129.92
075-088-039-000	1.0	7	129.92
075-088-040-000	1.0	7	129.92
075-088-041-000	1.0	7	129.92
075-088-042-000	1.0	7	129.92
075-088-043-000	1.0	7	129.92
075-088-044-000	1.0	7	129.92
075-088-045-000	1.0	7	129.92
075-088-046-000	1.0	7	129.92
075-088-047-000	1.0	7	129.92
075-088-048-000	1.0	7	129.92
075-088-049-000	1.0	7	129.92
075-088-050-000	1.0	7	129.92
075-088-051-000	1.0	7	129.92
075-088-052-000	1.0	7	129.92
075-088-053-000	1.0	7	129.92
075-088-054-000	1.0	7	129.92
075-088-055-000	1.0	7	129.92
075-088-056-000	1.0	7	129.92
075-088-057-000	1.0	7	129.92
075-088-058-000	1.0	7	129.92
075-088-059-000	1.0	7	129.92
075-088-060-000	1.0	7	129.92
075-088-061-000	1.0	7	129.92
075-088-062-000	1.0	7	129.92
075-088-063-000	1.0	7	129.92
075-089-001-000	1.0	7	129.92
075-089-002-000	1.0	7	129.92

APN	EBUs	Zone	Charge
075-089-003-000	1.0	7	129.92
075-089-004-000	1.0	7	129.92
075-089-005-000	1.0	7	129.92
075-089-006-000	1.0	7	129.92
075-089-007-000	1.0	7	129.92
075-089-008-000	1.0	7	129.92
075-089-009-000	1.0	7	129.92
075-089-010-000	1.0	7	129.92
075-089-011-000	1.0	7	129.92
075-089-012-000	1.0	7	129.92
075-089-013-000	1.0	7	129.92
075-089-014-000	1.0	7	129.92
075-089-015-000	1.0	7	129.92
075-089-016-000	1.0	7	129.92
075-089-017-000	1.0	7	129.92
075-089-018-000	1.0	7	129.92
075-089-019-000	1.0	7	129.92
075-089-020-000	1.0	7	129.92
075-089-021-000	1.0	7	129.92
075-089-022-000	1.0	7	129.92
075-089-023-000	1.0	7	129.92
075-089-024-000	1.0	7	129.92
075-089-025-000	1.0	7	129.92
075-089-026-000	1.0	7	129.92
075-089-027-000	1.0	7	129.92
075-089-028-000	1.0	7	129.92
075-089-029-000	1.0	7	129.92
075-089-030-000	1.0	7	129.92
075-089-031-000	1.0	7	129.92
075-089-032-000	1.0	7	129.92
075-089-033-000	1.0	7	129.92
075-089-034-000	1.0	7	129.92
075-089-035-000	1.0	7	129.92
075-089-036-000	1.0	7	129.92
075-089-037-000	1.0	7	129.92
075-089-038-000	1.0	7	129.92
075-089-039-000	1.0	7	129.92
075-089-040-000	1.0	7	129.92
075-089-041-000	1.0	7	129.92
075-089-042-000	1.0	7	129.92
075-089-043-000	1.0	7	129.92
075-089-044-000	1.0	7	129.92
075-089-045-000	1.0	7	129.92
075-089-046-000	1.0	7	129.92
075-089-047-000	1.0	7	129.92
075-089-048-000	1.0	7	129.92
075-089-049-000	1.0	7	129.92
075-089-050-000	1.0	7	129.92
075-089-051-000	1.0	7	129.92

APN	EBUs	Zone	Charge
075-089-052-000	1.0	7	129.92
075-089-053-000	1.0	7	129.92
075-089-054-000	1.0	7	129.92
075-089-055-000	1.0	7	129.92
075-089-056-000	1.0	7	129.92
075-089-057-000	1.0	7	129.92
075-089-058-000	1.0	7	129.92
075-090-001-000	1.0	7	129.92
075-090-002-000	1.0	7	129.92
075-090-003-000	1.0	7	129.92
075-090-004-000	1.0	7	129.92
075-090-005-000	1.0	7	129.92
075-090-006-000	1.0	7	129.92
075-090-007-000	1.0	7	129.92
075-090-008-000	1.0	7	129.92
075-090-009-000	1.0	7	129.92
075-090-010-000	1.0	7	129.92
075-090-011-000	1.0	7	129.92
075-090-012-000	1.0	7	129.92
075-090-013-000	1.0	7	129.92
075-090-014-000	1.0	7	129.92
075-090-015-000	1.0	7	129.92
075-090-016-000	1.0	7	129.92
075-090-017-000	1.0	7	129.92
075-090-018-000	1.0	7	129.92
075-090-019-000	1.0	7	129.92
075-090-020-000	1.0	7	129.92
075-090-021-000	1.0	7	129.92
075-090-022-000	1.0	7	129.92
075-090-023-000	1.0	7	129.92
075-090-024-000	1.0	7	129.92
075-090-025-000	1.0	7	129.92
075-090-026-000	1.0	7	129.92
075-090-027-000	1.0	7	129.92
075-090-028-000	1.0	7	129.92
075-090-029-000	1.0	7	129.92
075-090-030-000	1.0	7	129.92
075-090-031-000	1.0	7	129.92
075-090-032-000	1.0	7	129.92
075-090-033-000	1.0	7	129.92
075-090-034-000	1.0	7	129.92
075-090-035-000	1.0	7	129.92
075-090-036-000	1.0	7	129.92
075-090-037-000	1.0	7	129.92
075-090-038-000	1.0	7	129.92
075-090-039-000	1.0	7	129.92
075-090-040-000	1.0	7	129.92
075-090-041-000	1.0	7	129.92
075-090-042-000	1.0	7	129.92

APN	EBUs	Zone	Charge
075-090-043-000	1.0	7	129.92
075-090-044-000	1.0	7	129.92
075-090-045-000	1.0	7	129.92
075-090-046-000	1.0	7	129.92
075-090-047-000	1.0	7	129.92
075-090-048-000	1.0	7	129.92
075-090-049-000	1.0	7	129.92
075-090-050-000	1.0	7	129.92
075-090-051-000	1.0	7	129.92
075-090-052-000	1.0	7	129.92
075-090-053-000	1.0	7	129.92
075-090-054-000	1.0	7	129.92
075-090-055-000	1.0	7	129.92
075-090-056-000	1.0	7	129.92
075-090-057-000	1.0	7	129.92
075-090-058-000	1.0	7	129.92
075-090-059-000	1.0	7	129.92
075-090-060-000	1.0	7	129.92
075-090-061-000	1.0	7	129.92
075-090-063-000	1.0	7	129.92
Total:	**183.0**		**$23,775.36**
074-018-052-000	1.0	8	$88.00
074-018-055-000	1.0	8	88.00
074-018-056-000	1.0	8	88.00
074-018-057-000	1.0	8	88.00
074-018-058-000	1.0	8	88.00
074-018-059-000	1.0	8	88.00
074-018-060-000	1.0	8	88.00
Total:	**7.0**		**$616.00**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.2
SECTION 5: PUBLIC HEARING

Meeting Date: June 28, 2016

Subject/ Title: Crossroads Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2016/2017.

From: Jill Anderson, City Manager

Submitted by: Marisela Garcia, Director of Finance
Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2016/2017.

STAFF SUMMARY:

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 2001 and is levied annually pursuant to the 1972 Act and in compliance with the California Constitution, Article XIIID, Section 4. (Enacted by the passage of Proposition 218 in November 1996). The landscape maintenance, capital improvements, and street lighting associated with specific areas that provide a special benefit to the properties within those areas are grouped into Zones 1, 2, and 3. Subsequently Zone 4 was established in 2003 in connection with several new residential developments within the District. There are currently no assessments for Zone 3.

The Engineer's Annual Levy Report for Fiscal Year 2016/2017 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefit zones. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2016/2017.

The Engineer's Report contains three zones that are assessed and a district benefit. Each of these zones and the district benefit have healthy reserves. The levy per equivalent dwelling unit (EDU) will remain the same for all zones for Fiscal Year 2016/2017.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2016/2017.

FISCAL IMPACT:

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2016/2017 are as follows:

	FY 15/16	FY 16/17	Change in Assessment
District Benefit:	$74.25	$74.25	$0.00
Zone 1:	$20.23	$20.23	$0.00
Zone 2:	$30.01	$30.01	$0.00
Zone 3:	$ 0.00	$ 0.00	No Assessments
Zone 4:	$25.37	$25.37	$0.00

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Crossroads Landscaping and Lighting District Fiscal Year 2016/2017

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2016 and ending June 30, 2017; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Crossroads Landscaping and Lighting District, Fiscal Year 2016/2017**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2016/2017.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF ______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ____________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **“Riverbank Crossroads Landscaping and Lighting District”** (hereafter referred to as the “District”) and the Zones therein for Fiscal Year 2016/2017 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”); and

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the Act; and

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 28, 2016, regarding the District, the Engineer’s Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2016 and ending June 30, 2017, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which as been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the

District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Crossroads Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF ______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ____________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

City of Riverbank

Crossroads Landscaping and Lighting District

2016/2017 Engineer's Annual Levy Report

Intent Meeting: June 14, 2016
Public Hearing: June 28, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Crossroads Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this ____________ day of ______________, 2016.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the provisions of the *California State Constitution, Article XIIID* (hereafter referred to as the "Constitution" or "Proposition 218"), this Engineer's Report (hereafter referred to as "Report") has been prepared as required pursuant to Chapter 3, Section 22622 of the 1972 Act, in connection with the proceedings required for the annual levy of assessments for the district designated as:

Crossroads Landscaping and Lighting District

(hereafter referred to as "District"). This Report has been prepared and presented to the City Council of the City of Riverbank (hereafter referred to as "City"), County of Stanislaus, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2016/2017. In conjunction with this Report, the City Council proposes to levy and collect the annual assessments described herein on the County tax rolls, to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. Each fiscal year, utilizing the historical and estimated costs to maintain the improvements that provide special benefit to properties within the District, the City establishes the District's assessments. The costs of the improvements and the proposed annual assessments budgeted includes the estimated expenditures, deficits, surpluses, revenues, and reserve fund balances determined to be necessary to provide the improvements that are of special benefit to properties within the District. Each parcel is assessed proportionately for only those improvements and expenses for which it has been determined that the parcel receives special benefit.

This Report describes the District and changes to the District including modifications to the improvements or organization (zones of benefit), and the proposed budgets and assessments applicable for Fiscal Year 2016/2017. The maintenance, operation and servicing of the improvements associated with specific areas of the District that provide a special benefit to the properties within those areas are grouped into benefit zones that are identified in this District as Zones. These Zones identify the properties within various regions of the District that incorporate the undeveloped properties, commercial developments or residential subdivisions that benefit from specific improvements that were installed in connection with the development of those properties or directly benefit those properties. While many of the improvements provide special benefits to only the properties within a particular Zone, some improvements are associated with all properties within the District and were installed as part of the overall development of properties within the District and are considered a regional special benefit. The costs of providing the regional improvements are proportionately shared by all assessed properties, while the Zone specific improvements are proportionately shared by only the properties within that

Zone. Each parcel's annual assessment is therefore a combination of their proportional share of the regional improvements and their proportional share of their Zone improvements.

This Report has been prepared in accordance with the provisions of the 1972 Act and describes the District and assessments proposed for Fiscal Year 2016/2017 including

- A general description of the District including any modifications to the District structure, annexation of territory to the District or property development that facilitates any changes to the boundaries of the District or Zones therein;
- A description of the proposed improvements for the fiscal year including any substantial changes or expansion of the improvements or services;
- The method of apportionment used to calculate each parcel's respective special benefit;
- Financial information for the fiscal year including the district budgets that incorporate all anticipated maintenance expenditures, incidental expenses and fund balances including any deficits or surpluses from the previous fiscal year and any authorized reserve funds to establish the proposed annual assessments for each parcel within the District proportionate to each parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District and assessments for that fiscal year. Upon approval of the assessments by the City Council, the assessments for Fiscal Year 2016/2017 shall be submitted to the Stanislaus County Auditor/Controller for inclusion on the property tax roll for each parcel.

A. Legislative Authority

The District was formed in 2001 and is annually levied pursuant to the 1972 Act and in compliance with the *California Constitution, Article XIIID, Section 4*. (Enacted by the passage of Proposition 218 in November 1996). Accordingly, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels and the assessments and assessment range formula described in this Report have been or shall be approved by the property owners through a property owner protest ballot proceeding. The maximum assessments including the assessment range formula for the Regional (District-wide) improvements as well as Zones 1, 2 and 3 were approved by the property owners when the District was formed. Subsequently, Zone 4 was established in March 2003 in connection with several new residential developments within the District and those property owners approved the assessments associated with the Zone's improvements.

Pursuant to the provisions of the California Constitution, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIIID, Section 4*, including a property owner protest proceeding (property owner assessment balloting). This Report consists of five (5) parts:

Part I

Plans and Specifications: Provides an overall description of the District and the improvements to be provided within said District and the zones of benefit ("Zones") therein. The District Zones are based on the various improvements and services that provide a special benefit to each property within the District.

Part II

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. The Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings.

Part III

District Budget: An estimate of the annual costs to maintain and service the improvements installed and constructed as part of the development of properties within the District. The maximum assessments and assessment range formula established for this District was originally based on the development plans and estimated annual cost and expenses associated with the proposed improvements and developments at build-out. The proposed assessments to provide the improvements for Fiscal Year 2016/2017 are based on the estimated net annual cost of operating and maintaining the District improvements for the year.

Part IV

District Diagram: A Diagram showing the boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the calculated assessments for each parcel as required pursuant to the provisions of the California Constitution. Said assessments represents each parcel's proportional amount of the improvement costs for Fiscal Year 2016/2017 based on the estimated net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District consists of all lots, parcels and subdivisions of land located in the development area known as the "Crossroads Specific Plan." The Crossroads Specific Plan/District covers approximately five hundred eighty-two (582) acres in the southwest region of the City. The District is generally located:

- South and West of the MID Main Canal centerline;
- East of the centerline of Oakdale Road; and,
- North of the centerline of Claribel Road.

The District currently includes approximately

- Three hundred and forty-two (342) acres of low/medium density single-family residential housing currently subdivided or being subdivided, representing two thousand fourteen (2,014) residential units;
- Sixty-five (65) acres of commercial development or planned commercial development in the southwest section of the District;
- Thirty-five (35) acres of undeveloped land identified for Public/Quasi-Public/Commercial development or possible residential development; and
- One hundred forty (140) acres of streets, easements, open space and public lands.

A listing of all parcels within the District is provided in the Assessment Roll contained in Part V of this Report.

All improvements to be acquired, maintained and serviced in the District directly result from the development of properties within the Crossroads Specific Plan. They consist of parkway and median landscaping, street lighting, traffic signals, parks, trails, open space areas and appurtenant facilities. All the improvements to be funded by District assessments are public improvements within the District boundaries or adjacent public areas and right-of-ways constructed and installed as part of the development plans and agreements required and/or necessary to enhance the special benefits to each lot, parcel and subdivision therein. Properties within the District are grouped into zones of benefit ("Zones") based on their proximity and benefit from the various improvements provided by the District. Each Zone incorporates specific improvements that are associated with the properties in that Zone and the annual cost of providing those improvements are proportionately shared by the properties in that Zone. These Zones are discussed in more detail later in this section of the Report.

B. Description of Improvements and Services

Improvements Authorized by the 1972 Act

As generally defined by the Landscape and Lighting Act of 1972 and applicable to this District, improvements and the associated assessments may include one or more of the following:

1. The installation or planting of landscaping;
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3. The installation or construction of public lighting facilities including but not limited to street lights and traffic signals;
4. The installation of park or recreational improvements including but not limited to all of the following:
   a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage;
   b. Lights, playground equipment, play courts, and public restrooms;
   c. The acquisition of land for park, recreational, or open-space purposes;
5. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
6. The acquisition of any associated existing improvement;
7. The maintenance or servicing of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including, but not limited to:
   a. Repair, removal, or replacement of all or any part of any improvements;
   b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
   c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
   d. The removal of trimmings, rubbish, debris, and other solid waste;
   e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
   f. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
   g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements;

8. Incidental expenses associated with the improvements including, but not limited to:
   a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
   b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
   c. Compensation payable to the County for collection of assessments;
   d. Compensation of any engineer or attorney employed to render services;
   e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
   f. Costs associated with any elections held for the approval of a new or increased assessment.

Overall District Improvements

The purpose of the District is to ensure the ongoing maintenance, operation and servicing of public landscaped areas and street lighting improvements within the District boundaries installed in connection with the development of properties within the Crossroads Specific Plan. These improvements may include but are not limited to all materials, equipment, utilities, labor, appurtenant facilities and incidental expenses related to those improvements. The improvements to be maintained and funded entirely or partially through the District assessments generally include the following:

- Parkway, median and traffic circle landscaping on the arterial and collector streets within the District boundaries;
- Parkway and perimeter landscaping associated with individual properties or developments including perimeter fencing, retaining walls, entryways, monuments; or similar improvements associated with the properties or specific developments within the District;
- Natural and passive parks, trails, open space areas, and landscape reserve areas that are maintained and/or abated;
- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, restrooms, sidewalks, landscaped areas and greenbelts);
- Public lighting facilities including street lighting, traffic signals, lighting within all parks and other public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received. The Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act and the provisions of the Constitution.

Regional — District-wide Benefit Improvements

In reviewing the overall improvements within the District as they currently exist and as outlined in the Crossroads Specific Plan, it has been determined that many of the District's improvements including various parks, trails, traffic signals, and arterial landscaping and street lighting provide a direct and special benefit to all properties within the District and are considered "Regional" (District-wide) improvements and the cost of providing these improvements shall proportionately be shared by all assessed parcels within the District in the fiscal year that the improvements are installed or accepted for maintenance by the City. To the extent that any portion of these improvements may be considered general benefit, that portion of the improvement costs is not assessed to the properties within the District. The following improvements have been identified as Regional improvements for the District:

Public Street Lighting: Public street lighting on the District's arterial and collector streets as well as various other public areas are included and funded by the regional assessments established for the District and may include, but is not limited to electrical energy, lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- All public street lights and appurtenant facilities located on the arterial streets and a portion of the collector streets within the District including but not limited to Oakdale Road, Claribel Road, Roselle Avenue, Morrill Road, Crawford Road, Chancellor Way, Homewood Way, Prospectors Parkway and Squire Wells Way. (A portion of the street lighting costs associated with some of the collector streets listed above are also identified and allocated as Zone specific benefits.);
- Traffic signals, safety lighting at intersections, and other lighting facilities within public areas such as the trails and parks within the District that was necessary for development of properties within the District.

Median Landscaping: Median island landscaping on the arterial and primary collector streets including the traffic circles within the District are included and funded by the regional assessments established for the District and may include, but is not limited to ground cover, shrubs, trees, monuments, hardscape amenities, ornamental structures, and irrigation and drainage facilities identified as:

- The three (3) designated traffic circles, two located on Chancellor Way and one on Crawford Road with an estimated 78,890 square feet of landscaped area (1.81 acres) including significant turf and high density landscaping and amenities.
- Center medians on Crawford Road between Oakdale Road and Roselle Avenue, totaling approximately 2,360 linear feet and an estimated 33,040 square feet of landscaped area (0.76 acres);

- Center medians on Oakdale Road between Morrill Avenue and the Business Park Entryway, totaling approximately 2,500 linear feet and an estimated 30,000 square feet of landscaped area (0.69 acres); and;
- Center medians on Roselle Avenue between Crawford Road and Claribel Road, and Roselle Entryway, totaling approximately 1,580 linear feet at an estimated 18,960 square feet of landscaped area (0.44 acres).

Parkway Landscaping Parkway (street right-of-way) landscaping on the primary access streets within the District are included and funded by the regional assessments established for the District and may include, but is not limited to ground cover, shrubs, trees, hardscape amenities, irrigation and drainage facilities, entryway monuments, sidewalks, and block walls, or other fencing within the public right-of-way or landscape easements identified as:

- Landscape reservation areas on the north side of Claribel Road between Oakdale Road and Roselle Avenue that includes or will include:
  - Approximately 4,200 linear feet of low density landscaping totaling an estimated 50,400 square feet (1.16 acres);
  - An estimated 80 to 100 trees; and
  - Approximately 10,000 square feet of sidewalk and hardscape amenities.
- Landscape parkway areas on the east side of Oakdale Road between the MID Main Canal extending south to the Business Park Entryway that includes or will include:
  - Approximately 4,210 linear feet of moderate density landscaping, an estimated 22,100 square feet (0.51 acres);
  - An estimated 100 to 150 trees; and
  - Approximately 23,000 square feet of sidewalk and hardscape amenities.
- Landscaped parkway areas on both the east and west sides of Roselle Avenue from a point 500' north of Claribel Road, north to the MID Main Canal (District Boundary) that includes or will include:
  - Approximately 4,230 linear feet of high density landscaping on each side of Roselle Avenue, totaling an estimated 21,000 square feet (0.5 acres);
  - An estimated 100 to 200 trees; and
  - Approximately 16,000 square feet of sidewalk and hardscape amenities.
- Landscape parkway areas on Morrill Road between the MID Main Canal extending west approximately 244 feet to a point midway between Homewood Court and Huntley Court totaling approximately 2,570 square feet of landscaping (0.059 acres);

Trails and Bike Paths: Within the District (The Crossroads Specific Plan) there is over 33,500 linear feet of trails and bike paths encompassing approximately 300,000 square feet of surface area that are included and funded by the regional assessments established for the District. In most areas these trails and pathways are surrounded by large areas of landscaping as much as seventeen square feet of landscaped area for every linear foot of trail. The trail system may include, but is not limited to turf, ground cover, shrubs, trees, natural vegetation, irrigation and drainage facilities, various trail and bike path surfaces, concrete sidewalks, lighting, fencing, rest areas, ornamental structures, signs, and various hardscape amenities. These trail and pathway areas are generally identified as:

- Claribel Road bike path area located between Oakdale Road and Roselle Avenue that includes:
  - Approximately 5,200 linear feet of low density landscaping, an estimated 23,000 square feet of landscaped area;
  - An estimated 80 to 150 trees; and
  - Approximately 52,000 square feet of bike paths and hardscape amenities.
- The trail area along the MID Lateral # 6 canal that includes:
  - Approximately 16,000 linear feet of moderate density landscaping, an estimated 240,000 square feet of landscaped area;
  - An estimated 200 to 400 trees;
  - Approximately 128,000 square feet of trail and hardscape amenities; and
  - An estimated 32,000 linear feet of fencing associated with the trail and landscaped areas.
- The trail area adjacent to the MID Main Canal between Claribel Road and Morrill Road includes:
  - Approximately 4,800 linear feet of moderate density landscaping, an estimated 72,000 square feet of landscaped area;
  - An estimated 80 to 150 trees;
  - Approximately 38,400 square feet of trail and hardscape amenities; and
  - An estimated 4,800 linear feet of fencing associated with the trail and landscaped areas.
- The Oakdale Road bike path area located between Morrill Avenue and Claribel Road on the east side of Oakdale Road that includes:
  - Approximately 4,900 linear feet of low density landscaping, an estimated 9,800 square feet of landscaped area;
  - Approximately 49,000 square feet of bike path and hardscape amenities.

Pedestrian Connection Sites: Within the District there are fifteen (15) pedestrian connection sites that provide pedestrian access from various residential developments to the trail system or the arterial or collector streets within the District. While these pedestrian connection sites are within specific residential subdivisions, these connection sites provide pedestrian access to more than just the parcels within those subdivisions and are therefore included and funded by the regional assessments established for the District. These pedestrian connection sites include:

- Pedestrian Connection on Clock Tower Court east of Oakdale Road, south of Crawford parkway consisting of approximately 1,220 square feet of landscaped improvement area.
- Nine Cul-de-sac pedestrian connection points along the MID Lateral #6 trail at Blazer Court, Feather Court, Mayberry Court, Haystack Court, Horsetail Falls Court, Winding River Court, Gold River Court, Riverbed Court, and Coolwater Court; consisting of approximately 1,440 square feet of landscaped improvement area and 450 square feet of sidewalk area.
- Four Cul-de-sac pedestrian connection points on the south side of Crawford Road at Silvervale Court, Etherington Court, Medallion Court, and Clamistake Court; consisting of approximately 640 square feet of landscaped improvement area and 200 square feet of sidewalk area.
- One Cul-de-sac pedestrian connection point on the south side of Morrill Road at Homewood Court consisting of approximately 160 square feet of landscaped improvement area and 50 square feet of sidewalk area.

Miscellaneous Landscape Area: Within the District there are various landscaped areas that are included and funded by the regional assessments established for the District these landscaped areas include:

- Landscaping surrounding the water tank between the MID Main Canal and Saxon Way that has approximately 1,200 square feet of landscaped area, 350 linear feet of walls and 220 linear feet of fencing.
- Landscaped area associated with the Black Sands Creek Way Drainage Channel located northwest of the MID Lateral # 6 Canal and east of Roselle. This area includes approximately 47,560 square feet of landscaping and approximately 45 trees.

Parks and Open Space Areas: Within the District (The Crossroads Specific Plan) there is approximately thirty acres of park/open space. The park/open space improvements within the District were designed to provide a wide range of recreational opportunities as well as large areas of open space and green belts throughout the District. These areas may include, but are not limited to turf, ground cover, shrubs, trees, natural vegetation, ball fields, various courts, restroom facilities, play equipment, picnic areas, tot lots, lighting, ornamental structures, irrigation and drainage facilities, and various hardscape amenities. There are three primary park locations within the Crossroads Specific Plan.

- A Community Park, named Silva Park, includes over nine acres of parkland in the northwest region of the District located at Novi Drive and Chancellor Way. The park design consists of dense shrub areas, numerous trees, large turf areas and ball fields as well as other recreational facilities totaling an estimated 370,260 square feet of landscape improvements. Although this park is located well within the boundaries of the District, it is considered a Community Park and as such, will likely be utilized by property owners outside the District on a regular basis, however since the park is in the middle of the Crossroads, and utilized mostly by residents of the Crossroads, only a small portion of this park's maintenance and operation costs has been identified as a general benefit and is not assessed to property owners within the District. (It has been determined that up to a third of this park's total maintenance cost is considered general benefit).

- Neighborhood Parks: There are approximately twenty-one acres of land that have been completed as neighborhood parks. The neighborhood parks were specifically planned for the use and benefit of properties within the District. There are two primary neighborhood parks located within the District boundaries to optimize their use by the property owners. One park is located near the MID Main Canal trail system in the northeast region of the District and the other park is located just north of the Hetch Hetchy right-of-way in the southeast region of the District, which is also accessible by the trail system. The two neighborhood parks include approximately 914,760 square feet of landscaping that includes various types of landscape amenities ranging from natural non-irrigated open space area to large turf areas.

Local Benefit Improvements (Zone Specific)

The establishment of benefit zones is often necessary to equitably apportion the cost of the District improvements to those properties that receive special benefits from various improvements. Although several of the improvements installed and maintained within the District provide a direct and special benefit to all properties (Regional Improvements) and are assessed to all benefiting properties within the District, some improvements benefit only certain subdivision, parcels or regions of the District and are typically installed as part of developing properties in those areas.

Improvements such as perimeter landscaping (non-arterial landscaping), perimeter fencing and residential street lighting are typically associated with specific subdivisions or properties and provide special benefits to only those properties (in some cases adjacent properties as well). These types of improvements are often identified as "Local" or "Tract Specific" improvements. It was determined that the cost of maintaining such improvements should be the financial obligation of the properties benefiting and the law requires that only those properties be assessed. To equitably apportion these improvement costs to only the benefiting properties, parcels within a district have been grouped into local benefit zones ("Zones"). Each of these Zones consists of specific parcels and subdivisions that benefit from similar or specific local improvements. The cost of providing local improvements within each Zone is proportionately spread to only the parcels within that Zone.

When the District was formed, the District included only a few residential subdivisions and much of the District was vacant undeveloped land. At that time, three zones of benefit were established:

- Zone 01 included parcels within the residential developments north of Morrill Road that had limited improvements (street lighting and perimeter fencing).
- Zone 02 incorporated the new residential developments south of Morrill Road, which installed tract specific street lighting and landscaping along the perimeters of these developments.
- Zone 03 incorporated the vacant undeveloped land that made up the rest of the District and because these properties had not yet developed, the Zone provided no local improvements and assessments for properties. Zone 03 consisted of only their proportional share of the costs to provide the Regional Improvements within the District.

In 2003, a significant portion of the undeveloped land was moving forward with development and Zone 04 was established to identify the improvements and properties associated with those residential developments, thus providing an appropriate allocation of the costs associated with the local landscaping and lighting improvements resulting from those developments. The following provides more specifics about the District's four local Zones:

Zone 01 is located north of Morrill Road, east of Oakdale Road, and south and west of the MID Main Canal. This Zone includes all parcels of land identified on the Tract Maps for the subdivisions known as Oak Crest Estates; Hayes No. 1; Stonebridge No. 2. These subdivisions and parcels include one hundred thirty-eight (138) single-family residential parcels, one multifamily residential parcel, and one quasi/non-residential parcel. In addition to Regional improvements, these properties benefit and are assessed for the following:

- The maintenance, abatement and minor repairs of the block wall (approximately 3,350 linear feet) located along the south side of the MID Main Canal adjacent to the parcels within the Zone. Maintenance and abatement may include the occasional clearing and removal of weeds, debris, rubbish, and other solid wastes within the public right-of- way next to the wall; and the cleaning, sandblasting, and painting of the wall deemed necessary to remove or cover graffiti.
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

Zone 02 is located south of Morrill Road, east of Oakdale Road, generally north of Novi Drive and west of the MID Main Canal. This Zone includes all the residential parcels and subdivisions known as Hayes No. 2; Stonebridge at Crossroads; and Morrill Ranch. These subdivisions and parcels include three hundred and seven (307) single-family residential properties. In addition to Regional improvements, these properties benefit and are assessed for the following:

- The parkway landscaping on the south side of Morrill Avenue from the northwest corner of the Morrill Ranch subdivision (Oakdale Road) east to the northeast corner of the Stonebridge at Crossroads subdivision (approximately 250 feet west of the MID Main Canal). The partially completed landscape improvement area includes:
- Approximately 2,525 linear feet of moderate density shrubs and trees, totaling an estimated 12,625 square feet;
- Approximately 1,825 linear feet of turf and trees, totaling an estimated 9,125 square feet;
- An estimated 110 to 140 trees;
- Approximately 12,700 square feet of sidewalk and hardscape amenities; and
- An estimated 3,500 linear feet of parkway fencing that is adjacent to the subdivisions on Morrill Avenue and Oakdale Road.
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

Zone 03 currently includes all properties within the District boundaries that are not included within Zones 01, 02 or 04. The parcels within this zone are currently only assessed for their proportional share of the Regional Improvements. As properties within this Zone are developed and subdivided, they will likely be incorporated into one of the District's other local Zones or a new local Zone may be established to address their specific improvement and benefits. In either case, these changes will facilitate increased assessments for the affected properties. All such assessment increases will be subject to the substantive and procedural requirements of Article XIIID.

Zone 04 incorporates a significant portion of the residential developments within the District and generally includes all residential subdivisions south and east of Zone 02 and north of the Commercial Center. The parcels and subdivisions of Zone 04 (including the four new residential subdivisions known as the Heartlands, the Cottages, the Gables and Prospector's Court) represent one thousand six hundred and eleven (1,611) single-family residential parcels, two (2) multifamily parcels, and one hundred seventeen (117) nonresidential or vacant parcels. In addition to Regional improvements, these properties benefit and are assessed for the following:

- Parkway landscaping including planting areas and turf along portions of Crawford Road and Roselle Avenue;
- Parkway landscaping (planting area, turf stamped concrete, and entryway, totaling approximately 131,534 square feet (57,110 square feet for planting area, 68,324 square feet for turf and 6,100 square feet for stamped concrete);
- Entrance medians, plant and turf areas and stamped concrete on a traffic circle located on Crawford Road and turf areas on Chancellor Way roundabouts;

- Split sidewalk landscaping on the north side of Prospector Way and the east side of Saxon Way adjacent to the school/park site and on the north side of Blacksand Creek Way adjacent to Hetch Hetchy;
- Entryway monument into the District at Roselle Avenue and Oakdale Road;
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

PART II — METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, parks, open space areas and appurtenant facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating all assessments for this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel. In addition, pursuant to *Article XIIID, Section 4* of the California State Constitution a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits may be assessed.

B. Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements provided by this 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 individual property owners and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the majority of the District improvements and the annual costs of ensuring the maintenance and operation of the improvements are considered a direct and special benefit to the properties within the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from specific improvements. The desirability and security of properties is enhanced by the presence of street lighting, well maintained landscaping, parks and open space areas in close proximity to those properties.

Special Benefits

The special benefits associated with all landscaping, parks, trails and open space 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, parks, trails, open space areas and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life and recreational opportunities through well maintained recreational facilities, equipment, green belts and trails.
- 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 benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and streets.
- Improved ability 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.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefit

The costs associated with a specific improvement that is considered a benefit to properties outside the District or to the public at large have been identified as general benefit and is not included in the District's annual assessments. In making this determination it should be noted that parkway; perimeter landscaping and interior landscaping throughout the City is provided and maintained by individual property owners, associations or another assessment district. The City does not typically maintain these types of improvements from General Fund Revenues and like similar improvements within the City, the ongoing maintenance of these improvements are clearly a special benefit to the properties associated with those improvements. However, due to either their location or purpose, it has been determined that portions of the improvement costs associated with the Community Park, traffic signals and medians along Oakdale Road provide not only a special benefit to properties within this District, but also provide a general benefit to the residents and property owners in the City as a whole. The determination of the amount of each improvement cost that is considered general benefit is based on different factors. General benefit costs for the Community Park (shown as General Benefit in the District Budget) have been determined based on an estimated service area as well as the availability of similar improvements in the City. For traffic signals and median landscaping, the allocation of special benefit cost versus general benefit costs is based on both the location of the improvements in relation to other properties in the area and estimated traffic circulation.

C. Assessment Methodology

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The net amount to be assessed upon parcels within the District for each improvement or type of improvement or service is apportioned among only those parcels that benefit from the particular improvement in proportion to a weighted special benefit calculation that equates each parcel's special benefits as compared to other parcels in the District that benefit from those same improvements. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements, which is consistent with the provisions of the 1972 Act and *Article XIIID, Section 4* of the Constitution.

Equivalent Dwelling Units:
To assess benefits equitably, it is necessary to relate the different type of parcel development to each other. The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of benefit and assessment. Each single-family home site is assigned one (1.0) Equivalent Dwelling Unit

("EDU"). All other land uses within the District are assigned a weighted EDU that equates the property's specific development status, type of development (land use), and size (acres or units) to that of a single-family home site. The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel is apportioned as a function of land use type, size and development.

EDU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that all other land use types are compared and weighted against the special benefit received by the Single Family Residence, (i.e. 1.0 EDU).

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property or is part of a development that is considered multiple-unit complex. This land use is assessed 0.75 EDU per unit. (Currently this land use is applicable to only the new development known as Prospector's Court)

Planned-Residential Development — This land use is defined as any property not fully subdivided with a specific number of proposed single-family residential units or multi-family residential units to be developed on the parcel. This land use type is assessed at 1.0 EDU per planned single-family residential lot and or 0.75 EDU per multi-family residential unit.

Undefined Vacant Land — This land use is defined as property that is currently identified as vacant land, that is not actively being developed and/or is not directly adjacent to or associated with existing District improvements and infrastructure. This land use designation typically identifies rural vacant land. This land use is assessed at 1.0 EDU per parcel regardless of the size of the parcel.

Defined-Planned Vacant Land — This land use is defined as property that is currently identified as vacant land, but is either actively being developed and/or is directly adjacent to or associated with existing District improvements and infrastructure. This land use designation may include undeveloped residential or commercial properties that are part of an overall development plan. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Developed Commercial — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Commercial Property.

Recreational or Limited Commercial Use — This land use is defined as property used for recreational or commercial use that is not part of the improvements provided by the District. This land use classification may include but is not limited to golf courses, commercial parking lots or commercial properties that less than ten percent of the total acreage has been developed. This land use is assessed at 2.0 EDU per acre. Similar to commercial properties, there is no maximum acreage cap for this land use, but parcels less than 0.5 acres, are assigned a minimum 1.0 EDU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EDU. This land use classification may include but is not limited to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, public greenbelts and parkways; utility rights-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, land use code designations, the Equivalent Dwelling Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EDU.

Property Type	EDU	Multiplier
Single Family Residential	1	Per Unit/Lot/Parcel
Multifamily Residential	0.75	Per Unit
Planned-Residential Development	1	Per Planned Single Family Unit
	0.75	Per Planned Multi-Family Unit
Undefined Vacant Lot	1	Per Parcel
Defined Planned Vacant Lot	1	Per Acre
Developed Commercial	4	Per Acre
Recreational or Limited Commercial Use	2	Per Acre
Exempt	0	Per Parcel

Land Use Codes and Equivalent Dwelling Units

The benefit formula applied to parcels within the District is based on the preceding discussion of Equivalent Dwelling Units and the table above. Each parcel's EDU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EDU (proportional benefit).

Parcel Type EDU x Acres or Units = Parcel's EDU

The total number of EDU's is the sum of all individual EDU's applied to parcels that receive a special benefit from the District improvements. An assessment rate per EDU ("Rate") is established by taking the "Balance to Levy" established for each Zone of the District (including the Regional Improvements) and dividing the total EDU's of all parcels benefiting from those improvements. This calculated "Rate per EDU" is then applied back to each parcel's assigned EDU to determine the parcel's proportionate benefit and assessment obligation for the improvement.

Total Balance to Levy / Total EDU = Rate per EDU
Rate per EDU x Parcel EDU = Parcel Levy Amount

The formulas described in the preceding description of calculating each parcel's Levy Amount is applied separately for both Regional (District-wide) Benefits and the Zone Benefits applicable to each parcel. The combined amount of the Regional and Zone assessment is the parcel's annual assessment amount (Levy) that will be submitted to the County for inclusion on the property tax roll.

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment for all assessments in this District is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- Beginning in Fiscal Year 2002/03 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.
- The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
- The Maximum Assessment is adjusted each year independent of the annual assessment calculation. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3%, and in any given year the assessment may be applied at the Maximum Assessment.

Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

Although the Maximum Assessment will increase each year, the actual assessment may remain virtually unchanged. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and the assessment may be approved by the City Council without a property owner balloting. If the budget and the assessments calculated requires an assessment greater than the adjusted Maximum Assessment, the assessment would be considered an assessment increase and to impose such an increase the City must comply with the provisions of *Article XIIID, Section 4(c)* of the Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase before it can be imposed. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART III — DISTRICT BUDGETS

The following summarizes the District's adjusted Maximum Assessment Rates for Fiscal Year 2016/2017:

- The Maximum Assessment Rate for District-wide Improvements is $229.06/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is $74.87/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is $82.89/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is $0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is $85.62/EDU.

The Total Adjusted Maximum Assessment Rate applicable to parcels in each Zone is as follows:

- Zone 01 $303.93 ($229.06+$74.87)
- Zone 02 $311.95 ($229.06+$82.89)
- Zone 03 $229.06 ($229.06+$0.00)
- Zone 04 $314.68 ($229.06+$85.62)

The follow page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2016/2017. The budget identifies the estimated expenses and cost allocation of the improvements for each of the District's Zone improvements to establish the proposed District assessments for Fiscal Year 2016/2017.

The Capital Improvement Project (CIP) fund is used to upgrade certain improvements within the District. These improvements have a useful life of five years or more and include:

- Roundabout improvements on Antique Rose Way
- Install benches, shade structures and playground improvements within Silva Community Park
- Install benches along the park trail
- Install shade structures within the Neighborhood Park
- Repair to sidewalks along Crawford Road
- Installation of benches along the basin on Homewood Way.
- Install public bathroom within the Neighborhood Park.

District Budget Fiscal Year 2016/2017

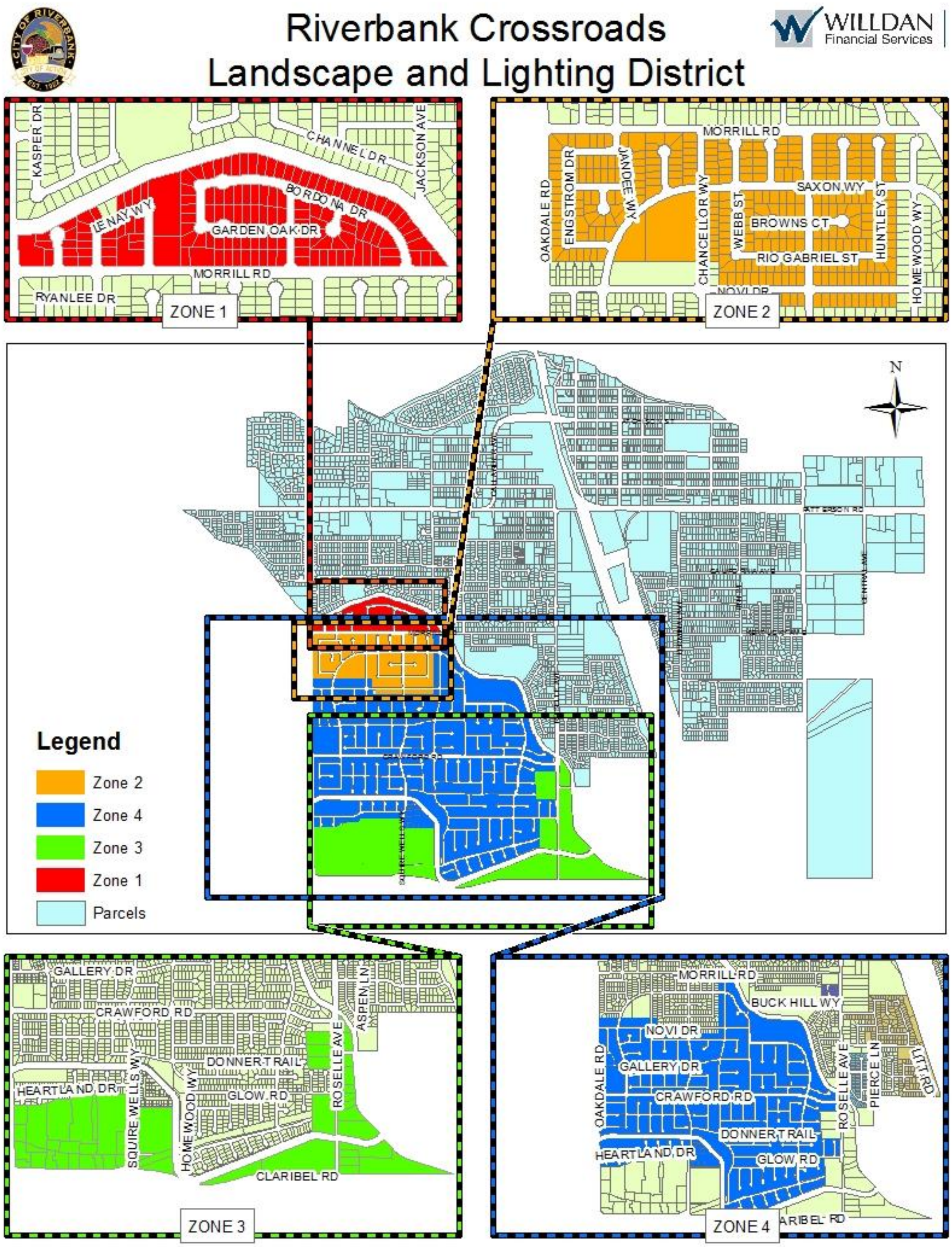
BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	$0	$3,082	$0	$3,604	$0	$24,314	$31,000
Median/Traffic Circle Maintenance	636	4,683	0	0	0	681	6,000
Trail Landscape Maintenance	0	8,520	0	0	0	0	8,520
Park/Open Space Landscape Maintenance	7,335	29,339	0	0	0	826	37,500
Drainage Channel Maintenance	0	0	0	0	0	10,000	10,000
Pedestrian Connection	0	0	0	0	0	600	600
Landscape Reserves/Weed Abatement	0	0	0	0	0	0	0
Repairs/Abatement	0	70,153	2,886	4,319	0	0	77,358
Landscape	0	1,500	0	1,000	0	2,500	5,000
Utilities	0	41,845	0	0	0	0	41,845
Neighborhood Park Maintenance	0	45,000	0	0	0	0	45,000
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Street Light Maintenance	49	208	125	220	0	1,398	2,000
Capital Expenditure	0	0	0	0	0	0	0
Direct Costs Subtotal	**$8,020**	**$204,330**	**$3,011**	**$9,143**	**$0**	**$40,319**	**$264,823**
ADMINISTRATION COSTS							
Personnel/Overhead/ Professional Fees	$0	$5,267	$0	$0	$0	$1,967	$7,234
Muni Admin	0	7,395	0	0	0	0	7,395
County Administration Fee	0	723	35	70	0	410	1,238
Miscellaneous Administration Expenses	0	0	0	0	0	237	237
Administrative Costs Subtotal	**$0**	**$13,385**	**$35**	**$70**	**$0**	**$2,614**	**$16,104**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$8,020**	**$217,715**	**$3,046**	**$9,213**	**$0**	**$42,933**	**$280,927**
Reserve Fund Collection	0	0	0	0	0	0	0
Improvement Replacement Fund Collection	0	0	0	0	0	50,000	50,000
(Sub-Total) Levy Collection	**$8,020**	**$217,715**	**$3,046**	**$9,213**	**$0**	**$92,933**	**$330,927**
Reserve Fund Contribution	0	(42,250)	0	0	0	(50,000)	(92,250)
Capital Improvement Project Contributions	0	0	0	0	0	0	0
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	0	(42,250)	0	0	0	**(50,000)**	**(92,250)**
Balance to Levy	**$8,020**	**$175,465**	**$3,046**	**$9,213**	**$0**	**$42,933**	**$238,677**
DISTRICT STATISTICS							
Total Parcels		2,218	140	307	41	1730	
Total Parcels Levied		2,183	140	307	37	1699	
Total Equivalent Dwelling Units (EDU)		2,363.11	150.60	307.00	213.27	1692.24	
Levy per EDU		**$74.25**	**$20.23**	**$30.01**	**$0.00**	**$25.37**	
Maximum Levy per EDU		**$229.06**	**$74.87**	**$82.90**	**$0.00**	**$85.63**	
RESERVE INFORMATION							
Reserve Fund Balance		$10,720	$13,222	$37,769	$0	$29,626	$91,338
Reserve Fund Activity		0	0	0	0	0	0
Projected Ending Reserve Fund Balance		**$10,720**	**$13,222**	**$37,769**	**$0**	**$29,626**	**$91,338**
Capital Improvement Project Fund Balance		$44,801	$17,922	$26,300	$0	$103,439	$192,462
Capital Expenditure/Improvement Fund Activity		0	0	0	0	0	0
Projected Ending Improvement Fund Balance		**$44,801**	**$17,922**	**$26,300**	**$0**	**$103,439**	**$192,462**
Total Projected Available Fund Balance		**$55,521**	**$31,144**	**$64,070**	**$0**	**$133,065**	**$283,800**

PART V — DISTRICT DIAGRAMS

The parcels within the Riverbank Crossroads Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in the development area known as the "Crossroads Specific Plan". The following page provides a Boundary Diagram that provides an overview of the District's location and identifies the exterior boundaries of the District as well as the Zones within the District. Together the Boundary Diagram and the Assessment Roll contained in Part V of this Report constitute the District's Assessment Diagram for Fiscal Year 2016/2017. Details regarding the lines and dimensions of the parcels within the District are shown on the Stanislaus County Assessor's Parcel Maps (APN Maps) and by reference the APN Maps are made part of this Report.

MAP OF ASSESSED PARCELS WITHIN THE
RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT

CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA



PART VI — ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. A listing of parcels assessed within this District, along with the proposed assessment amounts is included in the following pages.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.3
SECTION 5: PUBLIC HEARING

Meeting Date: June 28, 2016

Subject/ Title: Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands):

1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2016/2017

From: Jill Anderson, City Manager

Submitted by: Marisela Garcia, Director of Finance
Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2016/2017.

STAFF SUMMARY:

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 2006-01 (Heartlands). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Heartlands and the Cottages Subdivisions as well as the Crossroads commercial development.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2016/2017.

The District assessment rates per equivalent dwelling unit (EDU) will not increase this year, and the current reserve ending fiscal year 2015-2016 is $95,996.

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2016/2017.

FISCAL IMPACT:

The annual assessments for parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2016/2017 are as follows:

	FY 15/16	FY 16/17	Change in Assessment
Residential Parcel Assessments	$37.62	$37.62	No change

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolution
2. Engineer's Annual Levy Report Riverbank Storm Drain District No. 2006-01 (Heartlands) Fiscal Year 2016/2017

CITY OF RIVERBANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) The land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) The District includes all of the lands so benefited; and,

iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands)", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF _______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ______________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

__________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

__________________________________,

, City Clerk
City of Riverbank

City of Riverbank

Riverbank Storm Drain District No. 2006-01 (Heartlands)

2016/2017 Engineer's Annual Levy Report

Intent Meeting: June 14, 2016
Public Hearing: June 28, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

RIVERBANK STORM DRAIN DISTRICT No. 2006-01
(HEARTLANDS)

The District includes all parcels of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and Crossroads Commercial Center.

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this ____________ day of ______________, 2016.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

Pursuant to the provisions of the Benefit Assessment Act of 1982, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703* (hereafter referred to as the “1982 Benefit Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIIID* (hereafter referred to as the “California Constitution”), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as “City”), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 2006-01

(Heartlands)

(hereafter referred to as “District”), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the “Crossroads Commercial Center”). This Engineer’s Report (hereafter referred to as “Report”) describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2016/2017. This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. This District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and is made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the existing and planned development of properties and storm drain infrastructure within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The formation of the District, the structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Heartlands, the Cottages, and the Crossroads Commercial Center developments; and by reference these plans and specifications are made part of this Report.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) 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 tax roll for special district benefit assessments.

The assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2016/2017.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIIID*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the Heartlands, the Cottages and the Crossroads Commercial Center.

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. An Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 2016/2017.

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel, and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus

County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I - PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and the Crossroads Commercial Center, which encompass an area of land totaling approximately eighty-eight acres (88.11 acres) of which approximately four acres (4.01 acres) is the drainage basin area, twenty-two acres (22.22 acres) that represents the area of residential development consisting of one hundred fifty-two (152) planned single-family residential units and approximately sixty-two acres (61.88 acres) that represents the area of commercial development. The residential area includes the subdivisions of the Heartlands and the Cottages representing 96 and 56 single-family residential homes, respectively. The District and parcels therein are generally located:
East of Oakland Road,
North of Claribel Road, and
South and West of the M.I.D Lateral No. 6.

The parcels within the District at the time of the Resolution of Intention are identified by the Stanislaus County Assessor's Office as:
Parcel number 075-097-043 for the drainage basin area, which is located on the northwest corner of the District;
All parcels within Book 075 Pages 096, 097 and 098 for the residential subdivisions known as the Heartlands and the Cottages, which are located along the northern areas of the District; and
All parcels within Book 075 Page 093 for the commercial area referred to as the Crossroads Commercial Center that is located south of the planned residential development within the District, with the exception of parcel number 075-093-026-000 which is the Hetch Hetchy 110' R O W.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the residential subdivisions known as the Heartlands and the Cottages, and the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6, referred to as the Crossroads Commercial Center. The District improvements generally include but are not limited to inlets, catch basins, storm-drain-pipes, outlets, pumps, filters, drainage basins, and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

Development of each of the properties within the District to their full potential required the construction and installation of the four-acre drainage basin area located in the northwest section of the District and related storm drain infrastructure within the District to address water run-off from these properties. The construction and installation of these improvements and facilities were only necessary for the development of these properties and the ongoing maintenance and servicing of these improvements provided by this District are only necessary to ensure the integrity of these improvements and facilities associated with those properties. The facilities and services to be funded through the District assessments are generally described as:

Improvements and Facilities

The Storm Drain improvements and facilities to be maintained by the District include the four-acre drainage basin site constructed in the northern portion of the District (Assessor's Parcel Number 075-097-043) and the related facilities and infrastructure located within that site (referred to here as basin-site improvements), as well as the pipes, catch basins, inlets and related drainage facilities within the residential and commercial development areas that collect and direct water flow to this drainage basin (referred to here as property-site improvements). The facilities and infrastructure to be funded through the District assessments generally include:

Basin-site Improvements

A 2.95 acre drainage basin facility with 4 inch concrete reinforced side slopes and a soil composition floor that will naturally become vegetated through volunteer native plants; Approximately one acre of “upland” area surrounding the 2.95 acre drainage basin that is primarily constructed of compacted aggregate base material; A 6 foot high chain link fence along the perimeter of the “upland” area surrounding the drainage basin; An 8 inch concrete reinforced access ramp to the basin floor; Drainage infrastructure facilities within the drainage basin site that include but are not limited to: A twenty foot wide rip-rap swale made up of 4-6” angular rock with a perforated sub-drain underneath the rip-rap to remove silt and sediment from the water runoff entering the basin (required by the Modesto Irrigation District); Screened inlets and galvanized steel storm drain grates;
A lift/pump station; Four (4) catch basins; Two (2) cleanouts; One (1) manhole; and Approximately 1,005 linear feet of drain pipe including: 437 linear feet of 10” PVC gravity line. 168 linear feet of 10” PVC forced main line from the pump station to the MID canal. 143 linear feet of 12” perforated PVC. 199 linear feet of 18” RCP. 58 linear feet of 54” RCP (from basin inlet to Oakdale Road RW).

Property-site Improvements

The overall storm drain system to be maintained by the District includes various pipes, catch basins, inlets and other facilities within public right-of-ways and easements that collect and direct water flow from the residential and commercial properties of the District to the drainage basin. These improvements generally include: 73 storm drain manholes; 80 catch basins; and 123,057 lineal feet of piping tributary to the basin.

A detailed description of the storm drain improvement plans associated with the various property developments within the District are on file with the City Engineer and by reference these plans and specifications are made part of this Report.

Maintenance and Services

Annual inspection and stencil maintenance of inlets & catch basins; Cleaning and maintenance of catch basins, cleanouts, manholes, inlet structure and outlet structure as needed, including permits and documentation requirements; Periodic cleaning of storm drain pipes, including permits and documentation requirements; Annual landscape maintenance and rodent control of the drainage basin area; Periodic vegetation and debris control within the drainage basin; Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed; Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded); Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); Annual maintenance and repair of the fencing around the drainage basin.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".*

Furthermore:

> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized … is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments…. The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

Each of the improvements and services, and the associated costs and assessments, have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The storm drain improvements associated with this District were necessary and essential requirements for the development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since the parcels to be assessed within the District would not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the various improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the use and preservation of the properties within the District. Such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to the preservation and protection of private property. The storm drain system contributes to a specific enhancement of the parcels within the District and the absence of adequate maintenance and servicing of these improvements could eventually have a negative impact on those properties.

Although the improvements may include storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, it has been determined that the ongoing maintenance, servicing, and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any future off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

B. Assessment Methodology

All costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the *California Constitution Article XIIID, Section 4*, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the actual or planned development of each property as compared to other parcels that benefit from the improvements.

While the parcels within this District include both planned residential development and commercial development, they share a common need to control water runoff associated with their property. It has therefore been determined that the overall acreage of property development (gross acreage) within the District and each parcel's proportional share of that acreage provides a direct correlation to the special benefit each property receives from the improvements and services because it provides a fair and reasonable correlation to each parcel's proportional water runoff and demand on the storm drain infrastructure. Although the specific development of each property may have some impact on the amount of water runoff associated with that property due to variations in the surface area (natural or landscaped surfaces versus building footprint or asphalt area), the need for a well maintained storm drain system is essential to all property development and variations in the development of each property is considered inconsequential to the benefits associated with that storm drain system.

The following table provides a summary of the development acreage within the District that will benefit from the improvements and services to be provided through the revenues collected through the District's annual assessments.

Acreage by Land Use		
Land Use	Acreage	Percentage of Acreage
Planned Residential Development	22.22	26.42%
Planned Commercial Development	61.88	73.58%
Total	**84.1**	**100.00%**

Equivalent Benefit Units
Based on the preceding discussion, each property within the District is assigned an Equivalent Benefit Unit ("EBU") that is reflective of the parcel's proportional acreage, special benefit and assessment obligation.

Commercial Properties — Include all developed commercial properties and properties planned for commercial development within the area identified as the Crossroads Commercial Center within the District. Each of these parcels is assigned an EBU based on the parcel's net acreage. Each taxable property shall be assessed on the County tax roll, their proportionate share of the net annual costs based on this assigned EBU. Properties planned for commercial development have been assigned an aggregate 61.88 EBU. Non-taxable properties (parcels the County does not generate a tax bill for) shall be hand-billed for their proportional annual assessment if applicable, but should such assessments not be collected; the City shall make a contribution to the District to offset the lost revenue.

Residential Properties — While the overall EBU established for the District is based on the total acreage of benefiting properties, it has been determined that the benefit to each of the single-family residential properties developed in the District is identical and that the most appropriate allocation of special benefit is reflected by the total acreage associated with the residential subdivisions within the District divided by the total number of approved residential units. (22.22 acres divided by 152 approved units, equals approximately 0.15 EBU per residential unit). Therefore, each single-family residential parcel shall be assigned 0.15 EBU and residential properties that have not been fully subdivided, shall be assigned an EBU that reflects 0.15 EBU for each planned residential unit to be developed on the property.

Exempt Properties — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to any lot or parcel identified as public streets and other roadways (typically not assigned an APN by the County); and the four-acre detention basin site that represents much of the District's improvements, or any other public easement, utility right-of-way or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.

These types of parcels are considered to receive no benefit from the improvements because they are also generally required as part of developing the residential and commercial properties within the District. These properties are 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 properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

The following formulas are used to calculate each parcel's annual assessment (proportional benefit):

The total number of Equivalent Benefit Units for the District is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements.

All Residential Property EBUs + Commercial Property EBU's = Total Parcels' EBU

An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total net annual cost budgeted for the improvements and dividing that amount by the total number of EBU's.

Total Balance to Levy / Total EBUs = Assessment Rate per EBU

This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and annual assessment obligation for the improvements.

Assessment Rate per EBU x Each Parcel's Assigned EBU = Parcel's Levy Amount

C. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution, Articles XIIIC and XIIID*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to the *California Constitution, Article XIIID, Section 4.* As part of the District formation, the notice and assessment ballots presented to the property owners for approval, included a maximum assessment amount for Fiscal Year 2006/2007 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the assessment range formula described herein.

The assessment range formula for this District shall be applied to all future assessments and is generally defined, if the annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for fiscal year 2006/2007 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The Maximum Assessment for Fiscal Year 2015/2016 was $649.57/EBU. The CPI for 2017 is 3.02% increasing the Maximum Assessment to $669.16/EBU.

Beginning in the second fiscal year (Fiscal Year 2007/2008) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and annual assessment. Any annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the assessment is much greater than the assessment applied in the prior fiscal year.

PART III – 2016/2017 DISTRICT BUDGET

The Maximum Assessment per EBU is shown within the following budget and is based on the cost of providing the District improvements. As outlined in the method of apportionment, all the improvements are considered special benefit and there are no improvement costs that have been identified as general benefit.

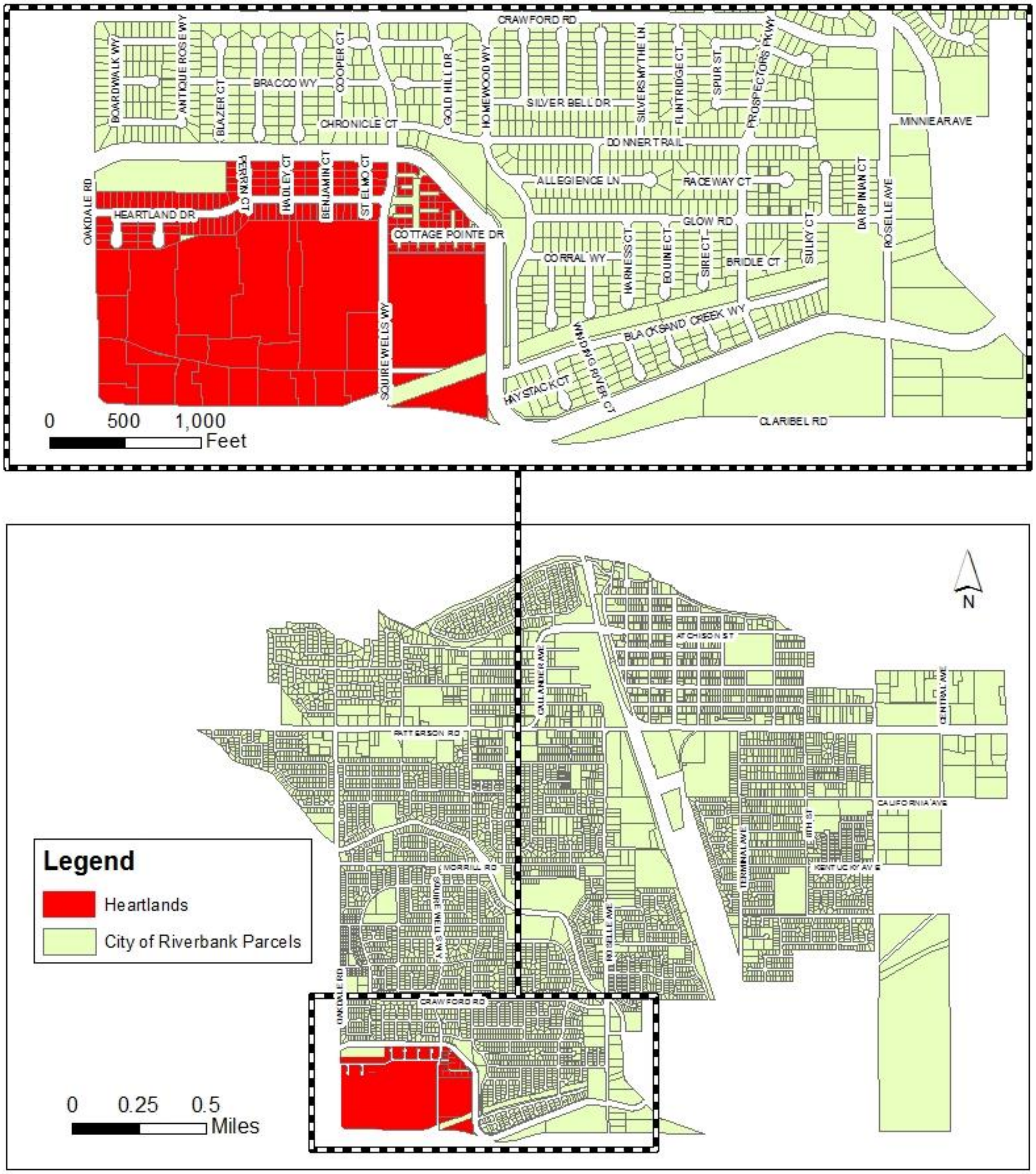
Heartlands Storm Drain District No 06-01	Total District
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$1,500
Landscape Maintenance: Drainage Basins (Including Utilities)	5,100
Annual Maintenance: Drainage Basin/Channelway Fencing	1,000
Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	884
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	1,500
Annual Inspection & Maintenance: Storm Drain Pipes	5,000
Annual Pump Operation (Including Electricity)	2,000
Annual Maintenance Expenses: Storm Drains	**$16,984**
Periodic Maintenance	
Periodic Desilting, Brush Removal & Landscape Repairs: Drainage Basins	$500
Periodic Repairs or Rehabilitation: Storm Drain Fencing	700
Periodic Repairs/Rehabilitation: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	2,000
Periodic Repairs/Rehabilitation: Storm Drain Pipes	2,000
Annual Periodic Maintenance Collection: Storm Drains	**$5,200**
Total Annual Direct Costs: Storm Drain Improvements	**$22,184**
ADMINISTRATION EXPENSES	
City Annual Administration & Overhead	$4,100
Professional Fees & Services	2,500
County Administration Fee	120
Miscellaneous Administration Expenses	335
Total Annual Administration Costs	**$7,055**
LEVY BREAKDOWN	
Total Direct & Administration Costs	**$29,239**
Reserve Collection/(Transfer)	(8,004)
City Loan — Repayment/(Advance)	0
Total Levy Adjustments	**(8,004)**
BALANCE TO LEVY	**$21,235**
DISTRICT STATISTICS	
Total Parcels	175
Parcels Levied	175
Total EBU	84.67
Levy per EBU	$250.80
Maximum Levy per EBU	**$669.18**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$104,000
Reserve Collection	(8,004)
Ending Reserve Fund Balance	**$95,996**

PART IV - DISTRICT DIAGRAMS

The parcels within the Riverbank Storm Drain District No. 2006-01 (Heartlands) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Heartlands. The District covers approximately ninety and one-half acres (90.54 acres).

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll and identifies all the parcels of land within the District. The combination of this map and the Assessment Roll contained in this report constitute the District Assessment Diagram.

City of Riverbank
Storm Drain Maintenance District No. 2006-1
(Heartlands)



PART V – 2016/2017 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which the Engineer's Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided on the following pages.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report and approved by the City Council. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

APN	EBU	Charge
075-093-024-000	0.36	$90.28
075-093-025-000	2.11	529.18
075-093-030-000	10.96	2,748.76
075-093-031-000	10.00	2,508.00
075-093-034-000	1.81	453.94
075-093-035-000	0.90	225.72
075-093-036-000	1.08	270.86
075-093-037-000	0.73	183.08
075-093-038-000	1.35	338.58
075-093-039-000	1.14	285.90
075-093-040-000	0.95	238.26
075-093-041-000	6.57	1,647.74
075-093-043-000	1.45	363.66
075-093-044-000	1.09	273.36
075-093-045-000	1.25	313.50
075-093-047-000	0.84	210.66
075-093-049-000	1.28	321.02
075-093-051-000	6.21	1,557.46
075-093-052-000	4.68	1,173.74
075-093-053-000	1.63	408.80
075-093-054-000	1.43	358.64
075-093-055-000	2.62	657.08
075-093-058-000	1.43	358.64
075-096-001-000	0.15	37.62
075-096-002-000	0.15	37.62
075-096-003-000	0.15	37.62
075-096-004-000	0.15	37.62
075-096-005-000	0.15	37.62
075-096-006-000	0.15	37.62
075-096-007-000	0.15	37.62
075-096-008-000	0.15	37.62
075-096-009-000	0.15	37.62
075-096-010-000	0.15	37.62
075-096-011-000	0.15	37.62
075-096-012-000	0.15	37.62
075-096-013-000	0.15	37.62
075-096-014-000	0.15	37.62
075-096-015-000	0.15	37.62
075-096-016-000	0.15	37.62
075-096-017-000	0.15	37.62
075-096-018-000	0.15	37.62
075-096-019-000	0.15	37.62
075-096-020-000	0.15	37.62
075-096-021-000	0.15	37.62
075-096-022-000	0.15	37.62
075-096-023-000	0.15	37.62
075-096-024-000	0.15	37.62
075-096-025-000	0.15	37.62
075-096-026-000	0.15	37.62
075-096-027-000	0.15	37.62
075-096-028-000	0.15	37.62
075-096-029-000	0.15	37.62

APN	EBU	Charge
075-096-054-000	0.15	37.62
075-097-001-000	0.15	37.62
075-097-002-000	0.15	37.62
075-097-003-000	0.15	37.62
075-097-004-000	0.15	37.62
075-097-005-000	0.15	37.62
075-097-006-000	0.15	37.62
075-097-007-000	0.15	37.62
075-097-008-000	0.15	37.62
075-097-009-000	0.15	37.62
075-097-010-000	0.15	37.62
075-097-011-000	0.15	37.62
075-097-012-000	0.15	37.62
075-097-013-000	0.15	37.62
075-097-014-000	0.15	37.62
075-097-015-000	0.15	37.62
075-097-016-000	0.15	37.62
075-097-017-000	0.15	37.62
075-097-018-000	0.15	37.62
075-097-019-000	0.15	37.62
075-097-020-000	0.15	37.62
075-097-021-000	0.15	37.62
075-097-022-000	0.15	37.62
075-097-023-000	0.15	37.62
075-097-024-000	0.15	37.62
075-097-025-000	0.15	37.62
075-097-026-000	0.15	37.62
075-097-027-000	0.15	37.62
075-097-028-000	0.15	37.62
075-097-029-000	0.15	37.62
075-097-030-000	0.15	37.62
075-097-031-000	0.15	37.62
075-097-032-000	0.15	37.62
075-097-033-000	0.15	37.62
075-097-034-000	0.15	37.62
075-097-035-000	0.15	37.62
075-097-036-000	0.15	37.62
075-097-037-000	0.15	37.62
075-097-038-000	0.15	37.62
075-097-039-000	0.15	37.62
075-097-040-000	0.15	37.62
075-097-041-000	0.15	37.62
075-097-042-000	0.15	37.62
075-098-001-000	0.15	37.62
075-098-002-000	0.15	37.62
075-098-003-000	0.15	37.62
075-098-004-000	0.15	37.62
075-098-005-000	0.15	37.62
075-098-006-000	0.15	37.62
075-098-007-000	0.15	37.62
075-098-008-000	0.15	37.62
075-098-009-000	0.15	37.62
075-098-010-000	0.15	37.62
075-098-011-000	0.15	37.62
075-098-012-000	0.15	37.62

APN	EBU	Charge
075-098-013-000	0.15	37.62
075-098-014-000	0.15	37.62
075-098-015-000	0.15	37.62
075-098-016-000	0.15	37.62
075-098-017-000	0.15	37.62
075-098-018-000	0.15	37.62
075-098-019-000	0.15	37.62
075-098-020-000	0.15	37.62
075-098-021-000	0.15	37.62
075-098-022-000	0.15	37.62
075-098-023-000	0.15	37.62
075-098-024-000	0.15	37.62
075-098-025-000	0.15	37.62
075-098-026-000	0.15	37.62
075-098-027-000	0.15	37.62
075-098-028-000	0.15	37.62
075-098-029-000	0.15	37.62
075-098-030-000	0.15	37.62
075-098-031-000	0.15	37.62
075-098-032-000	0.15	37.62
075-098-033-000	0.15	37.62
075-098-034-000	0.15	37.62
075-098-035-000	0.15	37.62
075-098-036-000	0.15	37.62
075-098-037-000	0.15	37.62
075-098-038-000	0.15	37.62
075-098-039-000	0.15	37.62
075-098-040-000	0.15	37.62
075-098-041-000	0.15	37.62
075-098-042-000	0.15	37.62
075-098-043-000	0.15	37.62
075-098-044-000	0.15	37.62
075-098-045-000	0.15	37.62
075-098-046-000	0.15	37.62
075-098-047-000	0.15	37.62
075-098-048-000	0.15	37.62
075-098-049-000	0.15	37.62
075-098-050-000	0.15	37.62
075-098-051-000	0.15	37.62
075-098-052-000	0.15	37.62
075-098-053-000	0.15	37.62
075-098-054-000	0.15	37.62
075-098-055-000	0.15	37.62
075-098-056-000	0.15	37.62
Total	**84.67**	**$21,235.10**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.4
SECTION 5: PUBLIC HEARING

Meeting Date: June 28, 2016

Subject/ Title: Ridgewood Place Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2016/2017.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2016/2017.

From: Jill Anderson, City Manager

Submitted by: Marisela Garcia, Director of Finance
Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2016/2017.

STAFF SUMMARY:

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1998 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIIID ("Article XIIID").

The Engineer's Annual Levy Report for Fiscal Year 2016/2017 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the second steps in the annual levy of assessments on the district for fiscal year 2016/2017. Ridgewood Place Landscape and Lighting District is located in and around Soares Place adjacent to Roselle Avenue. This district is currently showing a reserve of $21,000 for fiscal year ending 2015/2016. The annual assessment rate per Equivalent Dwelling Units (EDU) will remain the same for fiscal year 2016/2017.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2016/2017.

FISCAL IMPACT:

The annual assessments for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2016/2017 is as follows:

	FY 15/16	FY 16/17	Change in Assessment
Annual Parcel Assessments	$80.00	$80.00	No Change

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Ridgewood Place Landscape and Lighting District Fiscal Year 2016/2017

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2016 and ending June 30, 2017 and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Ridgewood Place Landscaping and Lighting District, Fiscal Year 2016/2017**" as required by the Act; and,

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2016/2017.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF ______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ___________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

_________________________________,
, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2016/2017 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 28, 2016 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2016 and ending June 30, 2017 to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Ridgewood Place Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF ______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ____________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

City of Riverbank

Ridgewood Place
Landscaping and Lighting District

2016/2017 Engineer's Annual Levy Report

Intent Meeting: June 14, 2016
Public Hearing: June 28, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Ridgewood Place Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this ____________ day of ______________, 2016.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

PART I - OVERVIEW

A. Introduction

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Ridgewood Place Landscape and Lighting District ("District"). The District was formed in 1998 and is annually levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIIID ("Article XIIID").

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2016/2017. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, and beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2016/2017.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. Applicable Legislation

The District has been formed and is annually levied pursuant to the 1972 Act, beginning with Section 22500. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the Article XIIID, which was enacted with the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the Article XIIID Section 4. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to Article XIIID Section 4 (a); and the assessments and assessment range formula described in this report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to Article XIIID Section 4 (c, d & e).

Briefly, the assessment range formula states that the assessment initially approved by the property owners may be increased each year by the greater of 3.0% or the percentage increase in the Consumer Price Index ("CPI") to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the Article XIIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. Description of the Improvements

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include five street lights and approximately 583 linear feet of parkway landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The street lighting improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights. The street lights are identified as:

- Two street lights located on the perimeter of the development on the west side of Roselle Avenue, one north end of the subdivision and the other south of Soares Place.
- The remaining three street lights are located within the residential subdivision on Soares Place.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and encompass the parkway landscaped areas the entire length of the Ridgewood Place subdivision along of Roselle Avenue. The landscaped areas are identified as:

- Approximately 213 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and north of Soares Place.
- Approximately 370 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and south of Soares Place.

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

PART II - PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Ridgewood Place within the City.

The District is comprised of a single residential development consisting of twenty-three (23) single-family residential parcels. The district was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

E. Changes or Modifications to the District

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District. No changes or modifications to the District are proposed for Fiscal Year 2016/2017.

F. Description of the District

The District is located generally on the West Side of Roselle Avenue, north of Morrill Road and south of Turpin Avenue at Soares Place. The District includes twenty-three single family residential parcels within the subdivision known as Ridgewood Place, identified on Book 132 Page 63 parcels 43 through 65 of the Stanislaus County Assessor's Parcel Maps.

PART III - METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in the District therefore reflects the composition of the parcels and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the Article XIIID Section 4.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the Zones 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 and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements 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 within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts 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.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - The improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the District improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District or to the public at large.

C. Assessment Methodology

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one Equivalent Dwelling Unit ("EDU"). Every other land use is typically converted to EDUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

D. Assessment Range Formula

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/94 the Brown Act (Government Code Section 54954.6(o)) changed the definition of the term "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed." This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes)

An assessment range formula was proposed and approved for the assessments when the District was formed in Fiscal Year 1998/99 and is to be applied to all future assessments within the District.

The following describes the proposed assessment range formula:

Wherein, if the proposed assessment rate for each classification of property (levy per unit or rate) for the current fiscal year is less than or equal to the prior year's maximum assessment plus the adjustments described in the following, then the new assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting, and mailing procedures, which would be added to the District costs and assessments.

Beginning in Fiscal Year 1999/2000, the maximum assessment may be adjusted by the greater of three percent (3.0%) or the percentage increase in the CPI. Each year the City shall compute the percentage difference between the CPI on December 31 of each year and the CPI for the previous December 31 as determined by the Bureau of Labor Statistics for the San Francisco Oakland San Jose Area. This percentage difference shall then establish the range of increased assessments allowed based on the CPI. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Maximum Assessment for Fiscal Year 2016/2017 is $400.11 which is an increase of three percent (3.18%) from prior year’s maximum assessment. However, a rate of $80 per EBU will only be levied this year.

The following table illustrates how the assessment range formula is applied. This year, we are applying the CPI increase (3.18%) because it is greater than the 3.00%.

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year’s Max Rate	Allowed Adjustment	New Maximum Rate
3.18%	3.00%	3.18%	$387.79	$12.32	$400.11

The fact that an assessment range formula is adopted for District assessments does not require that the adjustment maximum assessment be applied each year nor does it restrict the assessments to the adjusted amount. If the budget and assessments for the District do not require an increase or the increase is less than the maximum allowable adjustment, then the required budget and assessment shall be applied. If the budget and proposed assessments require an increase greater than the maximum allowable adjustment, then the proposed assessment is considered an increased assessment and mailed notices and ballots to the property owners would be required pursuant to the Article XIIID Section 4c.

PART IV - DISTRICT BUDGET FY 2016/2017

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$1,200
Utilities	200
Repairs/Abatement	1,000
Street Lighting	500
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$2,900**
ADMINISTRATION COSTS	
District Administration	$2,200
County Administration Fee	35
Administration Costs (Subtotal)	**$2,235**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$5,135**
Reserve Collection/ (Transfers)	(3,295)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$1,840**
DISTRICT STATISTICS	
Total Parcels	23
Total Parcels Levied	23
Total Equivalent Dwelling Units (EDU)	23.00
Assessment Rate (Levy Per EDU)	**$80.00**
Maximum Assessment Rate Approved	**$400.11**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$21,000
Reserve Fund Activity	0
Ending Reserve Fund Balance (Projected)	**$21,000**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0.00**

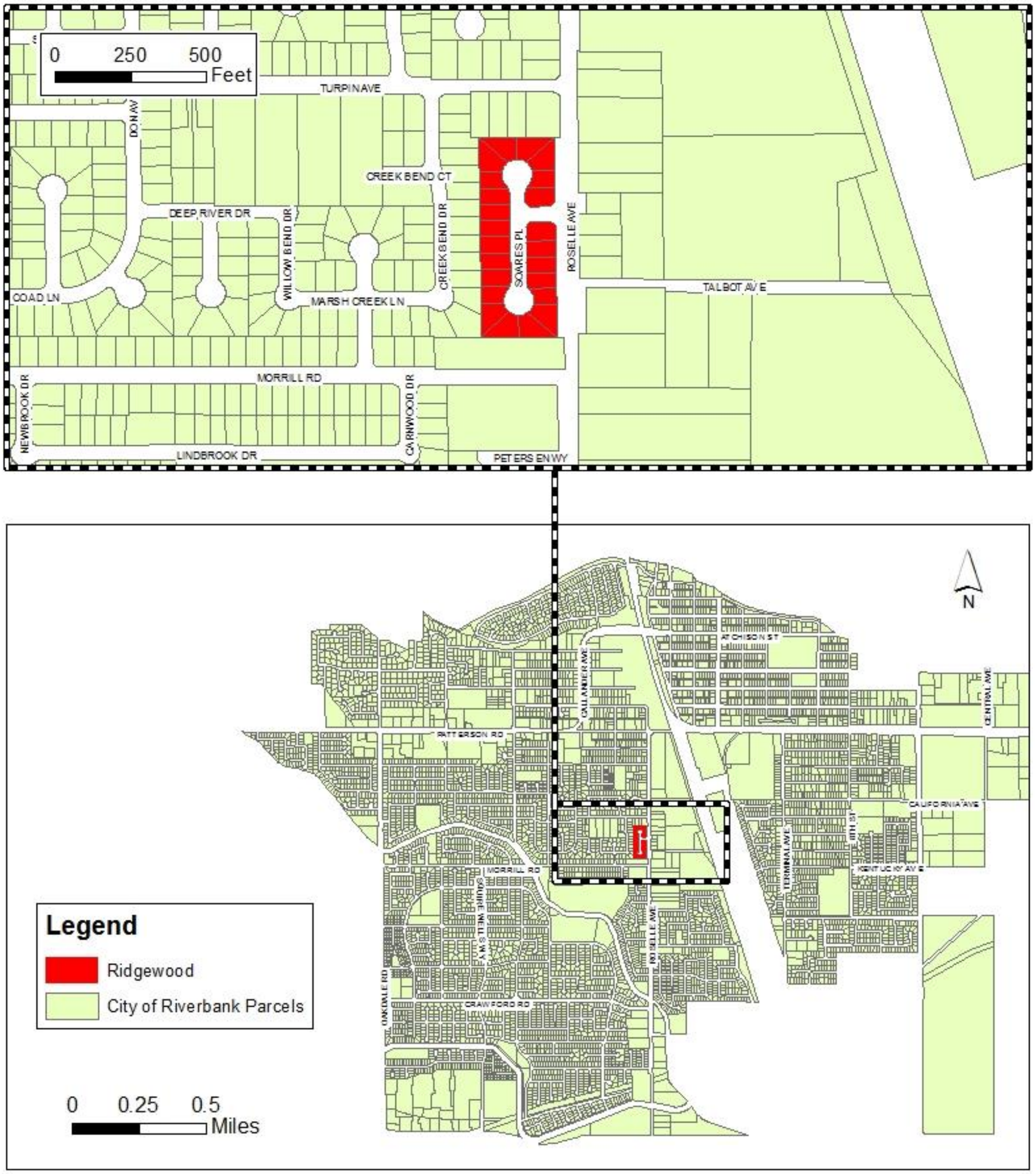
PART V — DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the Ridgewood Place subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the County Assessor's Parcel Map associated with the District.

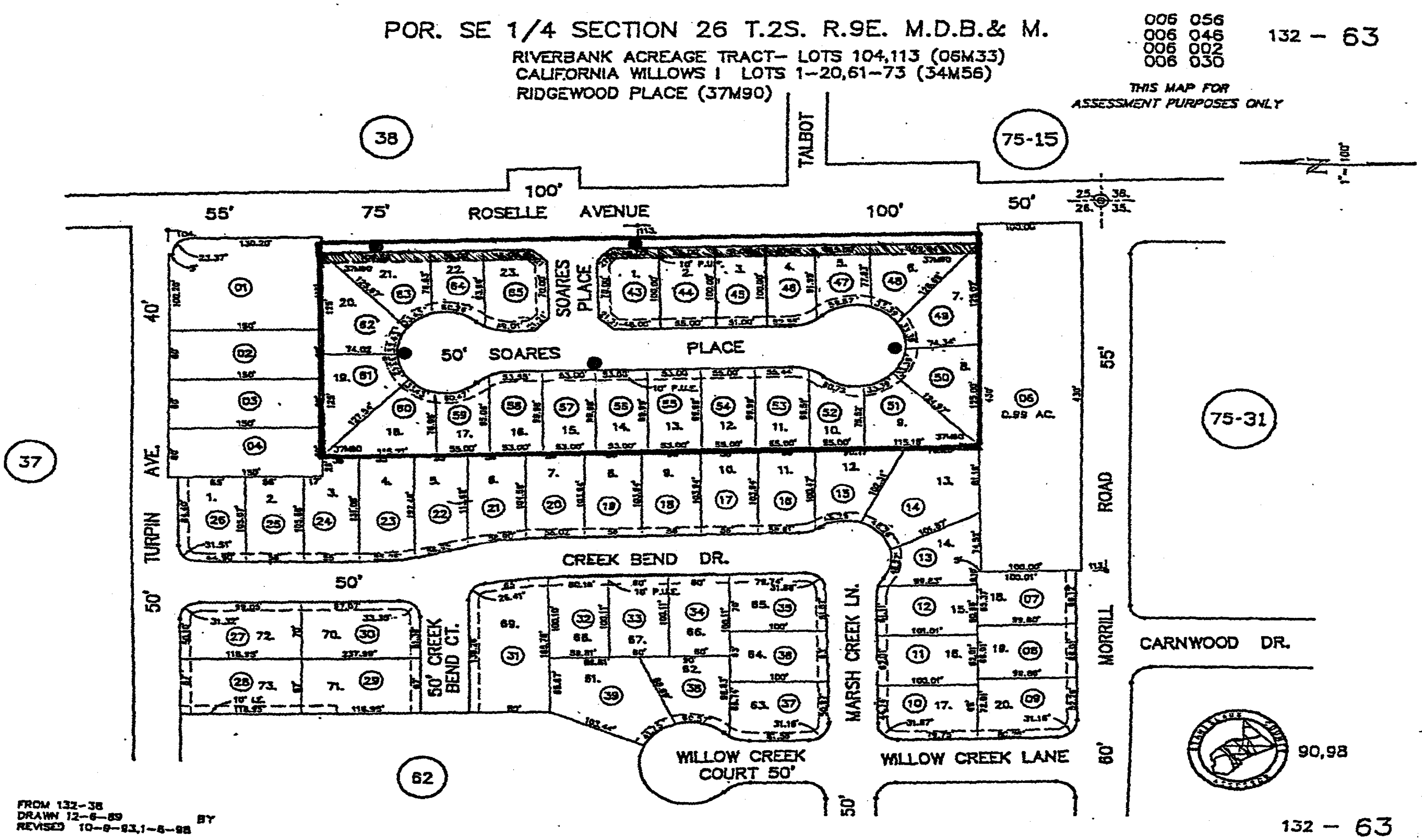
City of Riverbank
Ridgewood Place
Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

● **Street Lights**

Landscaped Areas Shaded



PART VI — 2016/2017 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is listed below. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

LLD Ridgewood	EBU	Charge
132-063-043-000	1.0	$80.00
132-063-044-000	1.0	80.00
132-063-045-000	1.0	80.00
132-063-046-000	1.0	80.00
132-063-047-000	1.0	80.00
132-063-048-000	1.0	80.00
132-063-049-000	1.0	80.00
132-063-050-000	1.0	80.00
132-063-051-000	1.0	80.00
132-063-052-000	1.0	80.00
132-063-053-000	1.0	80.00
132-063-054-000	1.0	80.00
132-063-055-000	1.0	80.00
132-063-056-000	1.0	80.00
132-063-057-000	1.0	80.00
132-063-058-000	1.0	80.00
132-063-059-000	1.0	80.00
132-063-060-000	1.0	80.00
132-063-061-000	1.0	80.00
132-063-062-000	1.0	80.00
132-063-063-000	1.0	80.00
132-063-064-000	1.0	80.00
132-063-065-000	1.0	80.00
Total	**23.0**	**$1,840.00**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.5
SECTION 5: PUBLIC HEARING

Meeting Date: June 28, 2016

Subject/ Title: River Cove Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2016/2017.

From: Jill Anderson, City Manager

Submitted by: Marisela Garcia, Director of Finance
Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2016/2017.

STAFF SUMMARY:

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1993 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the RiverCove subdivision.

The Engineer's Annual Levy Report for Fiscal Year 2016/2017 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the second steps in the annual levy of assessments on the district for fiscal year 2016/2017.

Due to the additional maintenance occurring at Zerillo Park and along the Stanislaus River levee, there is currently no reserve in this District and future maintenance will continue to be watched closely.

It is recommended that the City Council adopt Resolutions to amend and/or approve the Engineer's Report and order the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2016/2017.

FISCAL IMPACT:

The annual assessments for parcels in the River Cove District for Fiscal Year 2016/2017 will be as follows:

	FY 15/16	**FY 16/17**	**Change in Assessment**
Annual Parcel Assessments	$196.90	$196.90	No Change

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District Fiscal Year 2016/2017

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE SUBDIVISION; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision, and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2016 and ending June 30, 2017; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Landscaping and Lighting District No. 01, Fiscal Year 2016/2017**" as required by the Act; and,

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

<u>Section 1</u> The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2016/2017.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF ______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ____________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01; FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision**,** for fiscal year 2016/2017 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on Tuesday, June 28, 2016 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2016 and ending June 30, 2017, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the

District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Natural and passive landscaped areas, parks, trails, open space areas, and natural habitats that are maintained and/or abated;

- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, sidewalks, landscaped areas and greenbelts);

- Public lighting facilities including street lighting, and lighting within the park and other public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the “Landscaping and Lighting District No. 01”, and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF ______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ____________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

City of Riverbank

River Cove Landscaping and Lighting District

2016/2017 Engineer's Annual Levy Report

Intent Meeting: June 14, 2016
Public Hearing: June 28, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

River Cove Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this ____________ day of ______________, 2016.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

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PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the River Cove Landscaping and Lighting District ("District"). The District was formed in 1993 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act"). The District included all parcels within the residential development known as the River Cove subdivision and was previously referred to as the Riverbank Landscaping and Lighting District No. 1. The overall District improvements to be maintained at build out and a maximum assessment for those improvements were approved by the property owners of record when the District was formed.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2016/2017. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to *Chapter 3,* beginning with *Section 22620* of the 1972 Act the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1,* and beginning with *Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report, as approved or modified by the City Council, defines the assessments to be applied to each parcel within the District for Fiscal Year 2016/2017.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. Applicable Legislation

The District has been formed and is annually levied pursuant to the 1972 Act, beginning with *Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIIID* ("Article XIIID"), which was enacted with the passage of Proposition 218 in November 1996.

Pursuant to the *Article XIIID Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIIID Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer at the time of the District formation in 1993). As such, pursuant to *Article XIIID Section 5(b),* all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amount (the maximum assessment rate identified in this Report) is exempt from the procedural requirements of *Article XIIID Section 4*.

The current maximum assessment rate of $196.90 per Equivalent Dwelling Unit was originally approved by the property owners (developer) and any assessment amount less than that amount is considered an exempt assessment pursuant to *Article XIIID Section 5(b).* The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of $196.90 adopted and levied in fiscal year 1993/1994. Pursuant to the provisions of *Article XIIID*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIIID Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping.
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities.
3. The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
4. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
5. The installation of park or recreational improvements including, but not limited to the following:
    a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
    b. Lights, playground equipment, play courts and public restrooms.
6. The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
    a. Repair, removal, or replacement of all or any part of any improvements;
    b. Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
    d. The removal of trimmings, rubbish, debris, and other solid waste;
    e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
    f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
    g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
7. The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.

8. Incidental expenses associated with the improvements including, but not limited to:
    a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
    b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
    c. Compensation payable to the County for collection of assessments;
    d. Compensation of any engineer or attorney employed to render services;
    e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
    f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II — PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping and street lighting improvements and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as River Cove within the City.

The District is comprised of a residential development built in several phases and consisting of two hundred forty-one (241) single-family residential parcels. The District was formed to ensure the ongoing maintenance of specific local landscaping and lighting improvements associated with this residential development and installed as a condition of developing all properties within the various subdivisions. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 2016/2017.

B. Improvements Authorized under the 1972 Act

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. Description of Improvements and Improvements

The location, boundaries and specific improvements provided within the District are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the annual budget.

The District is located generally west of Burneyville Road, south of the Stanislaus River and north of State Highway 108 at Prestwick Drive. The District includes two hundred forty-one (241) residential parcels within the subdivision known as River Cove, identified on the Stanislaus County Assessor's Parcel Maps as:

Subdivision	Parcel Map		Residential	Total
	Book	Page	Lots	Parcels
River Cove Unit No. 2	75	48	0	3
River Cove Unit No. 2	75	47	67	68
River Cove Unit No. 3	75	50	78	78
River Cove Unit No. 4	75	52	44	45
River Cove Unit No. 5	75	54	1	2
River Cove Unit No. 6	75	55	21	21
River Cove Unit No. 7	75	56	30	31
Totals			**241**	**248**

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include fifty-two (52) streetlights and approximately 12.22 acres of parkway, open space, greenbelt and park landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The fifty-two (52) streetlights are located throughout the District and the improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, playground equipment, trails and paths, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and landscaped easements and are identified as:

- **Parcel 075-047-069:** 1.43 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot C of River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel 075-048-001:** 5.53 acres of park and parkway landscaped areas located south of Briarcliff Drive and east of Dunbar Lane; Identified as Lot D of River Cove Unit No. 2
- **Parcel 075-048-002:** 0.50 acres of parkway and open space landscaping south of River Cove Drive and west of Burneyville Road; Identified as Lot A of River Cove Unit No. 2
- **Parcel 075-048-003:** 0.50 acres of parkway and open space landscaping north of River Cove Drive and west of Burneyville Road; Identified as Lot B of River Cove Unit No. 2
- **Parcel 075-050-079:** 1.31 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 3
- **Parcel 075-052-045:** 0.79 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 4
- **Parcel 075-054-002:** 2.02 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 5

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments may fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

The park area within the District is clearly a special benefit to the properties and property owners within the District. Because of the Park's size and location it provides no benefit to parcels outside the District or to the public at large and therefore the entire cost of maintaining this park could be assessed to parcels within the District. However, the City currently funds the maintenance of all parks within the City of Riverbank from the General Fund. Therefore, the District budget includes a General Fund Contribution to offset the costs associated with maintaining the Park area.

PART III — METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, parks, open space areas and appurtenant facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating all assessments for this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIIID Section 4,* a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits. The general benefit portion of the improvement costs have been estimated by the City and are shown as a General Benefit Contribution in the District Budget section of this Report.

B. Benefit Analysis

Each of the improvements and their associated costs has been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements and approval of an annual assessment were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIIID Section 5b*, all the property owners approved the maximum assessment amount identified in this Report at the time the assessment was created (originally imposed pursuant to a 100% landowner petition). Therefore the existing maximum assessment amount of $196.90 is not subject to the procedural requirements of *Article XIIID Section 4* (property owner ballot proceedings). Although the current assessment does not require additional property owner approval (unless increased), the improvements within the District clearly provide a special benefit to the parcels assessed and therefore, the existing assessments are in compliance with the substantive requirements of *Article XIIID Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original improvement. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the Zones 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, and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements 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 within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts 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;

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. Assessment Methodology

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Dwelling Unit (“EDU”). Every other land use is typically converted to EDU based on an assessment formula that equates the property’s specific development status, type of development (land use), and size of the property, as compared to a single-family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel’s benefit, it should be noted that all properties within this District are identified as single-family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel’s individual EDU determines each parcel’s levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel’s EDU = Parcel’s Levy Amount

Or more simply stated, since all District parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

PART IV — 2016/2017 DISTRICT BUDGET

River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$31,800
Utilities	3,500
Repairs/Abatement	5,000
Street Lighting	1,000
Miscellaneous/Materials/Equipment	0
Capital Expenditure	$0
Direct Costs (Subtotal)	**$41,300**
ADMINISTRATION COSTS	
City Administration & Overhead	$2,766
District Administration	3,400
County Administration Fee	80
Administration Costs (Subtotal)	**$6,246**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$47,546**
Reserve Collection/ (Transfers)	0
Contribution Replenishment	0
Other Revenues/General Fund Contribution	(94)
CIP Collection/(Transfer)	0
Balance to Levy	**$47,452**
DISTRICT STATISTICS	
Total Parcels	241
Total Parcels Levied	241
Total Equivalent Dwelling Units (EDU)	241.00
Assessment Rate (Levy Per EDU)	**$196.90**
Maximum Assessment Rate Approved	**$196.90**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$5,900
Collections/(Transfers)	0
Ending Reserve Fund Balance (Projected)	**$5,900**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

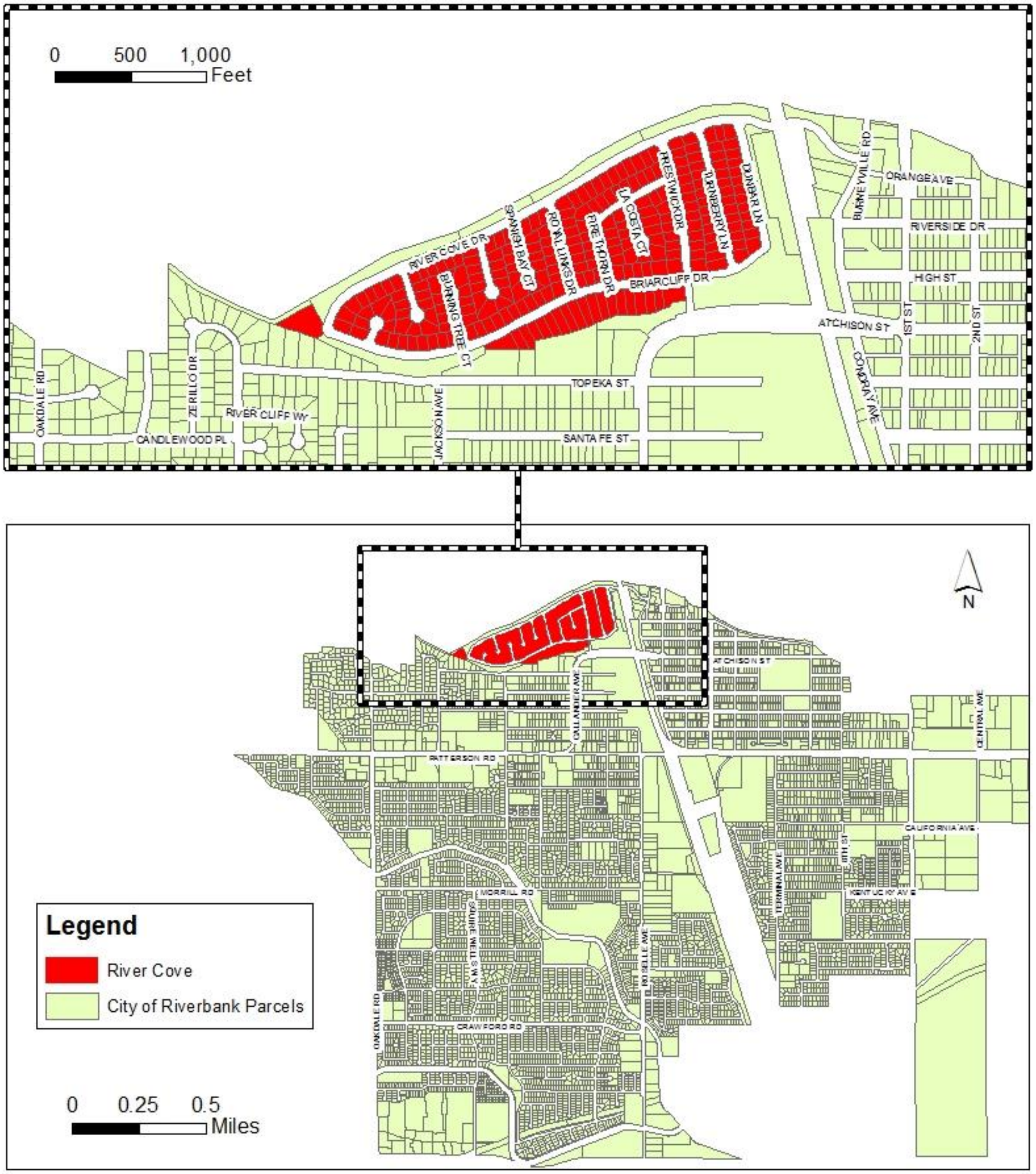
PART V — DISTRICT DIAGRAMS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the River Cove subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

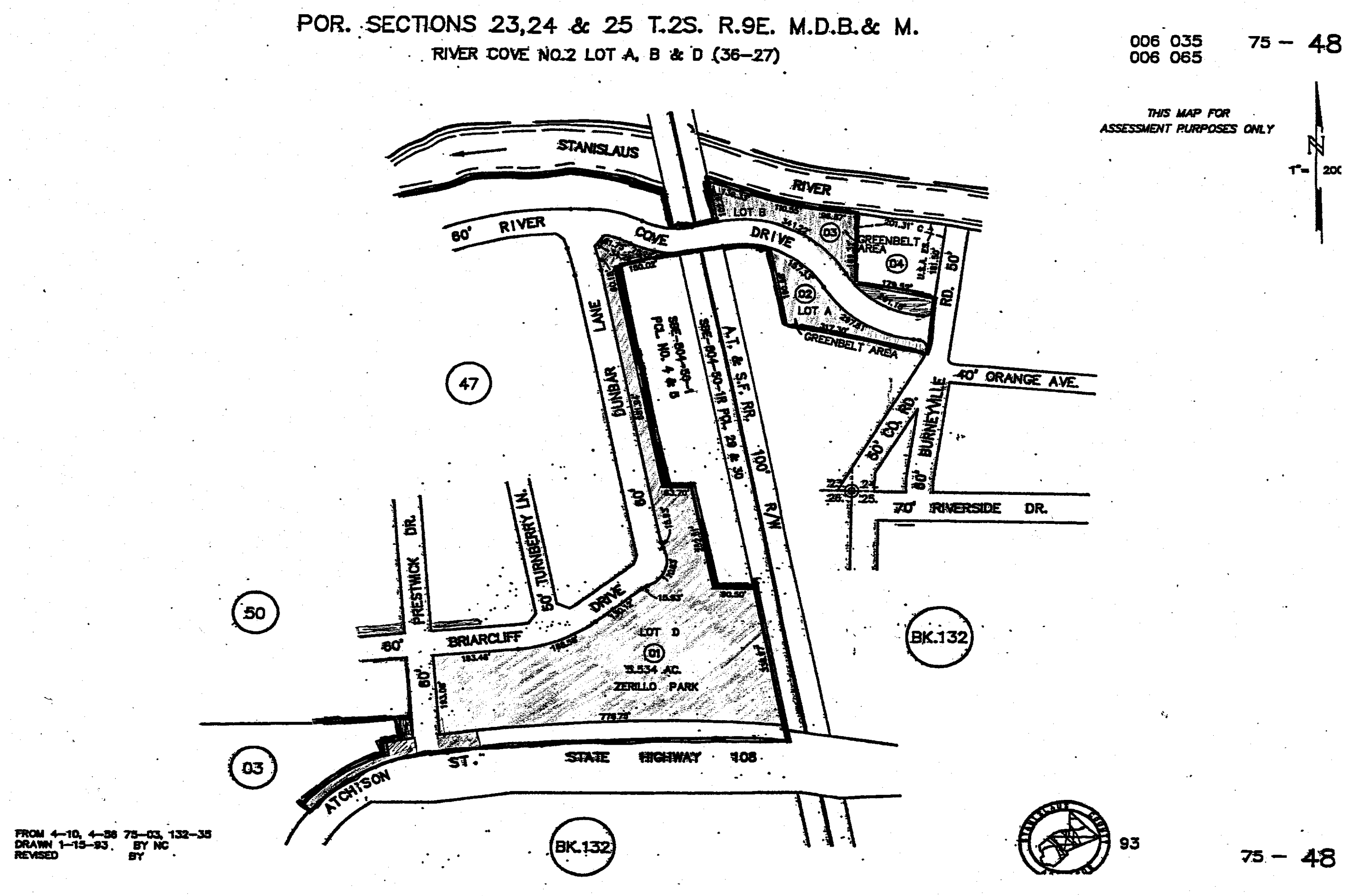
The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



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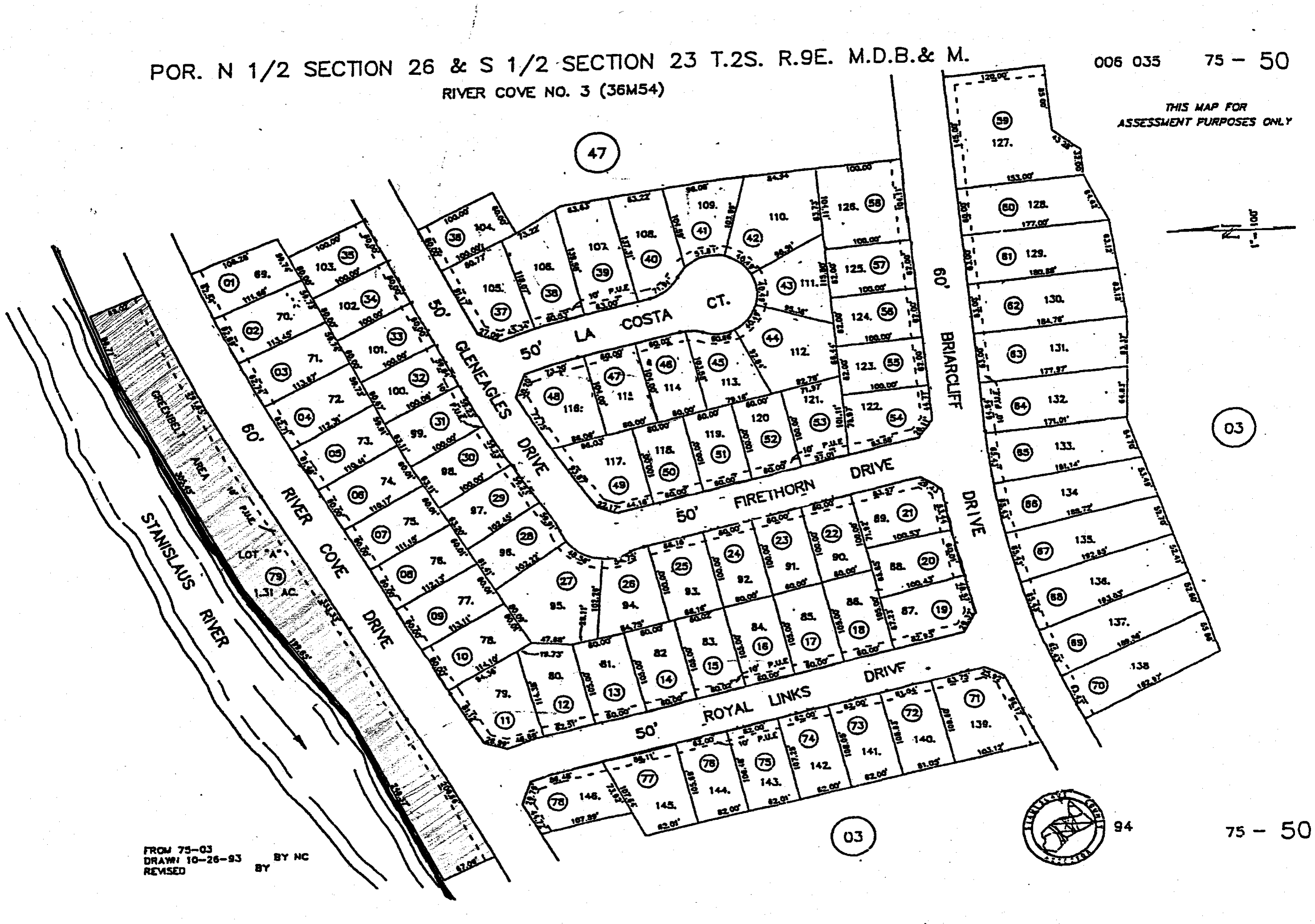
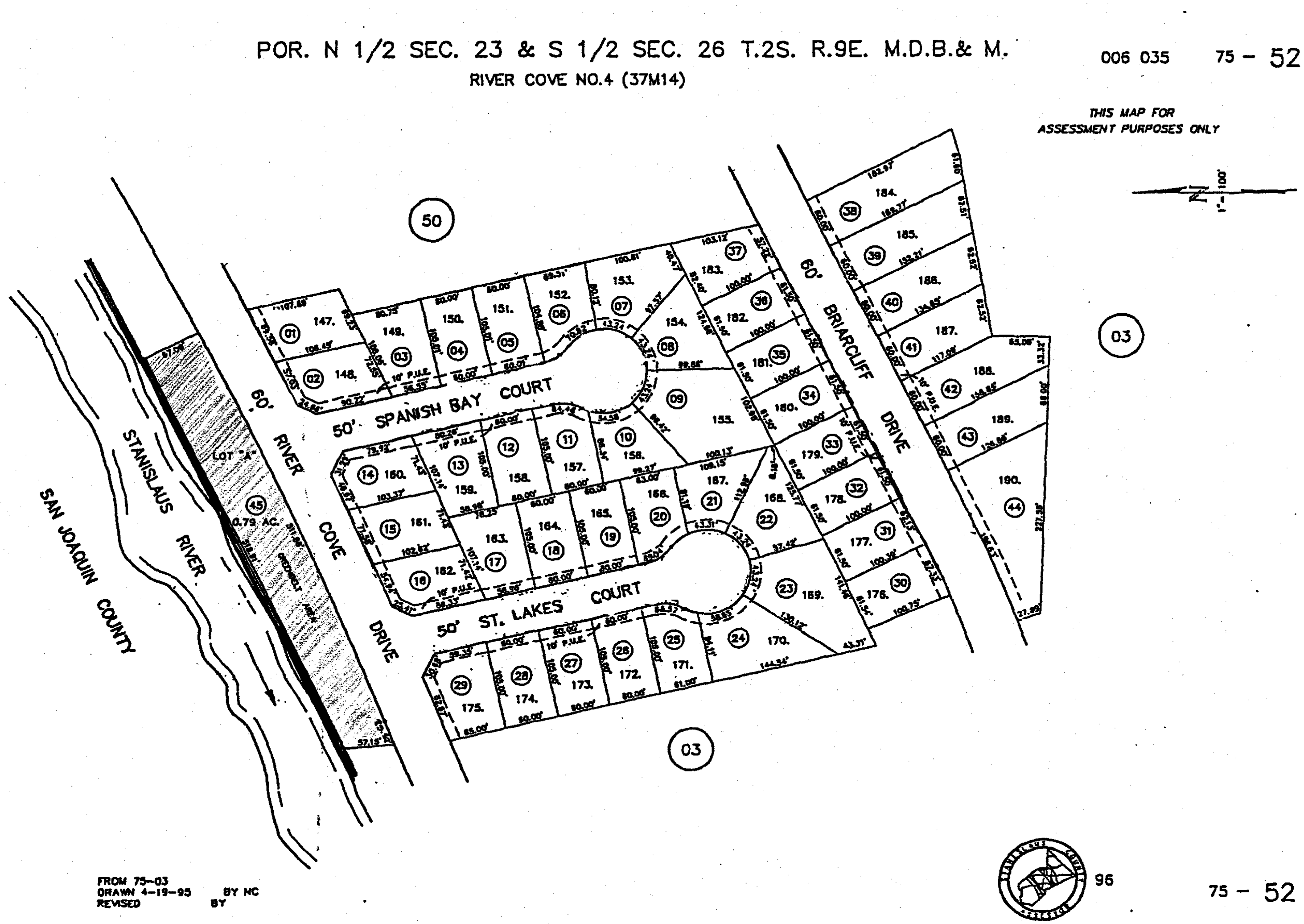
Landscaped Areas Shaded



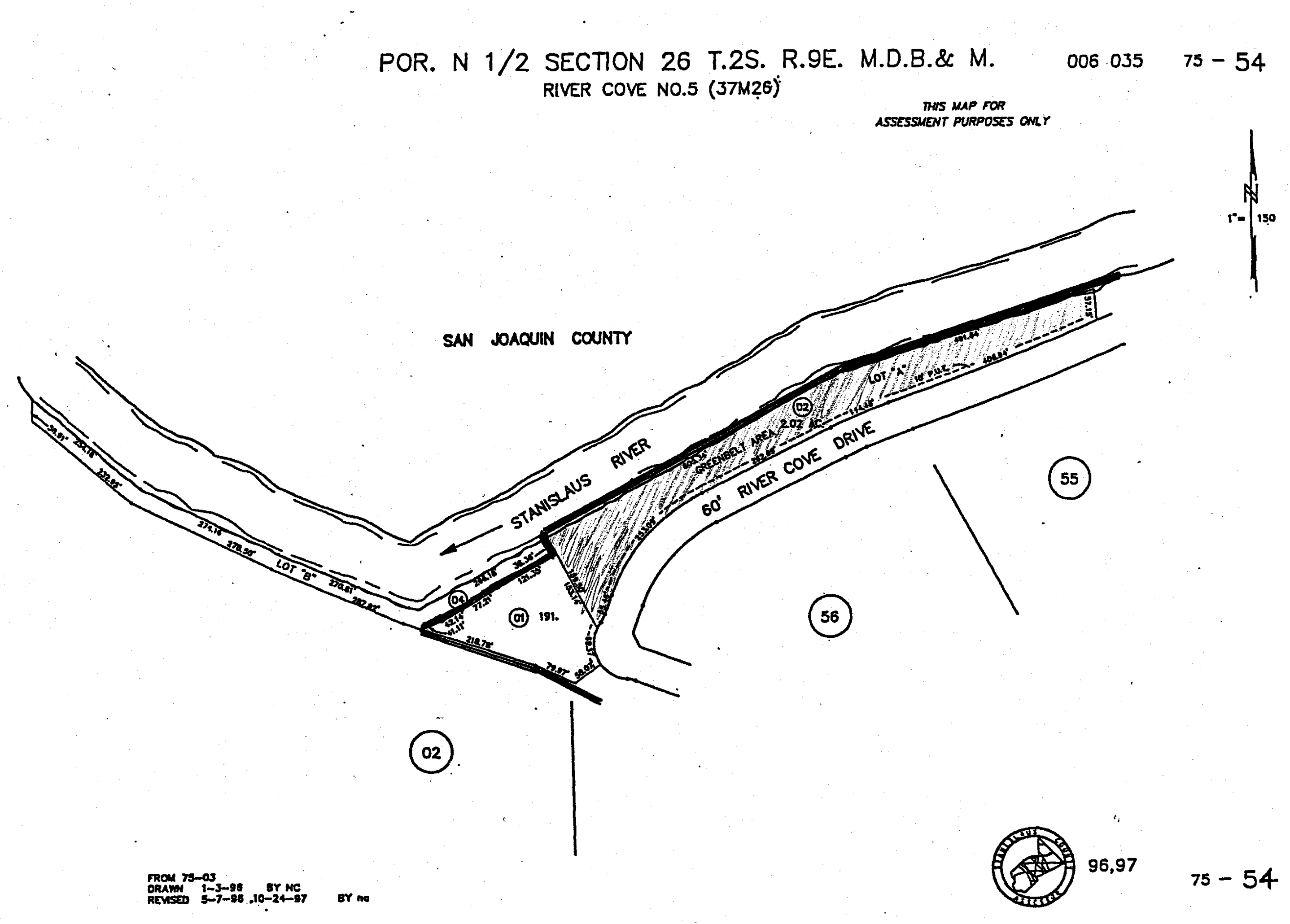
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



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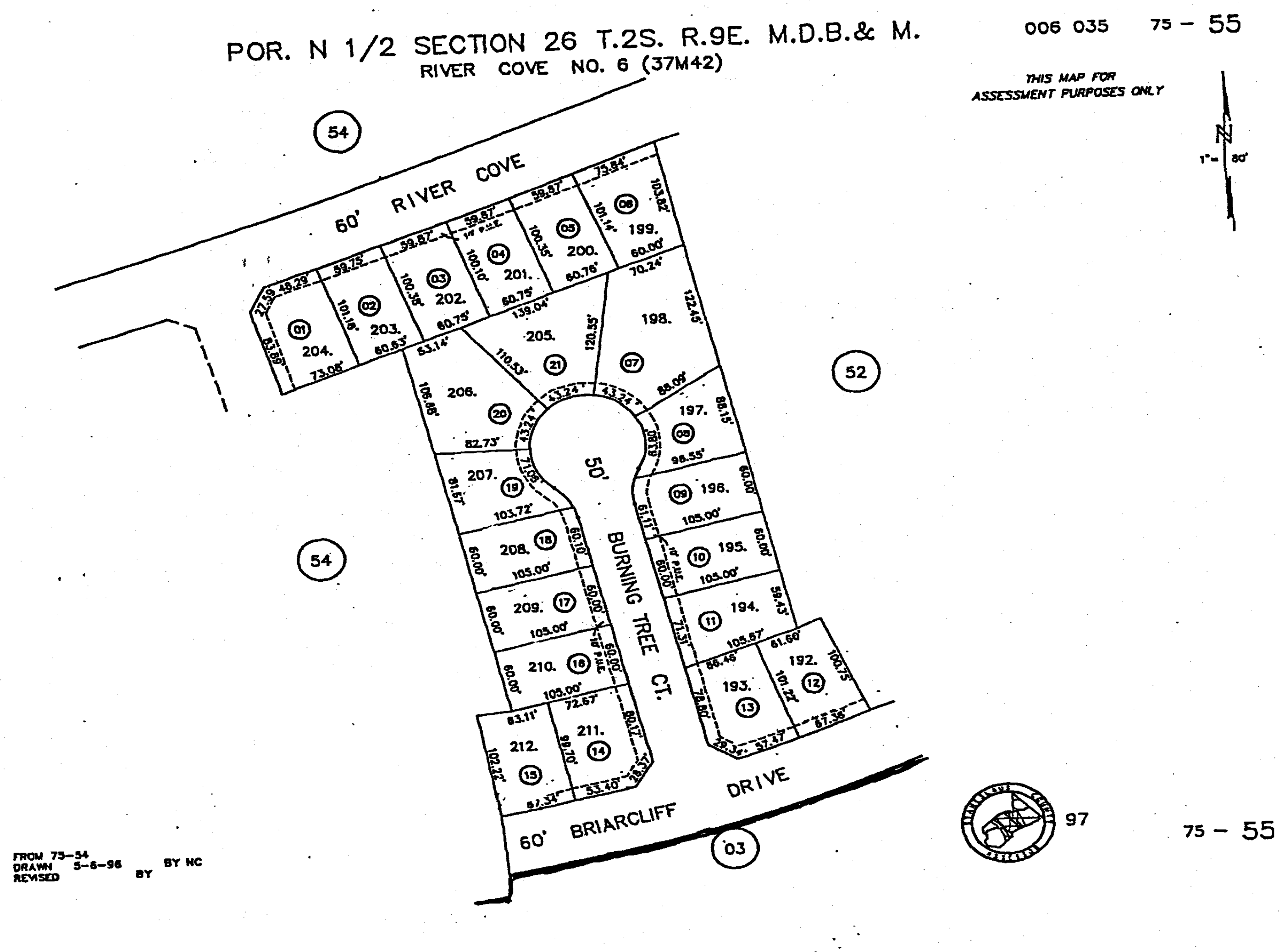

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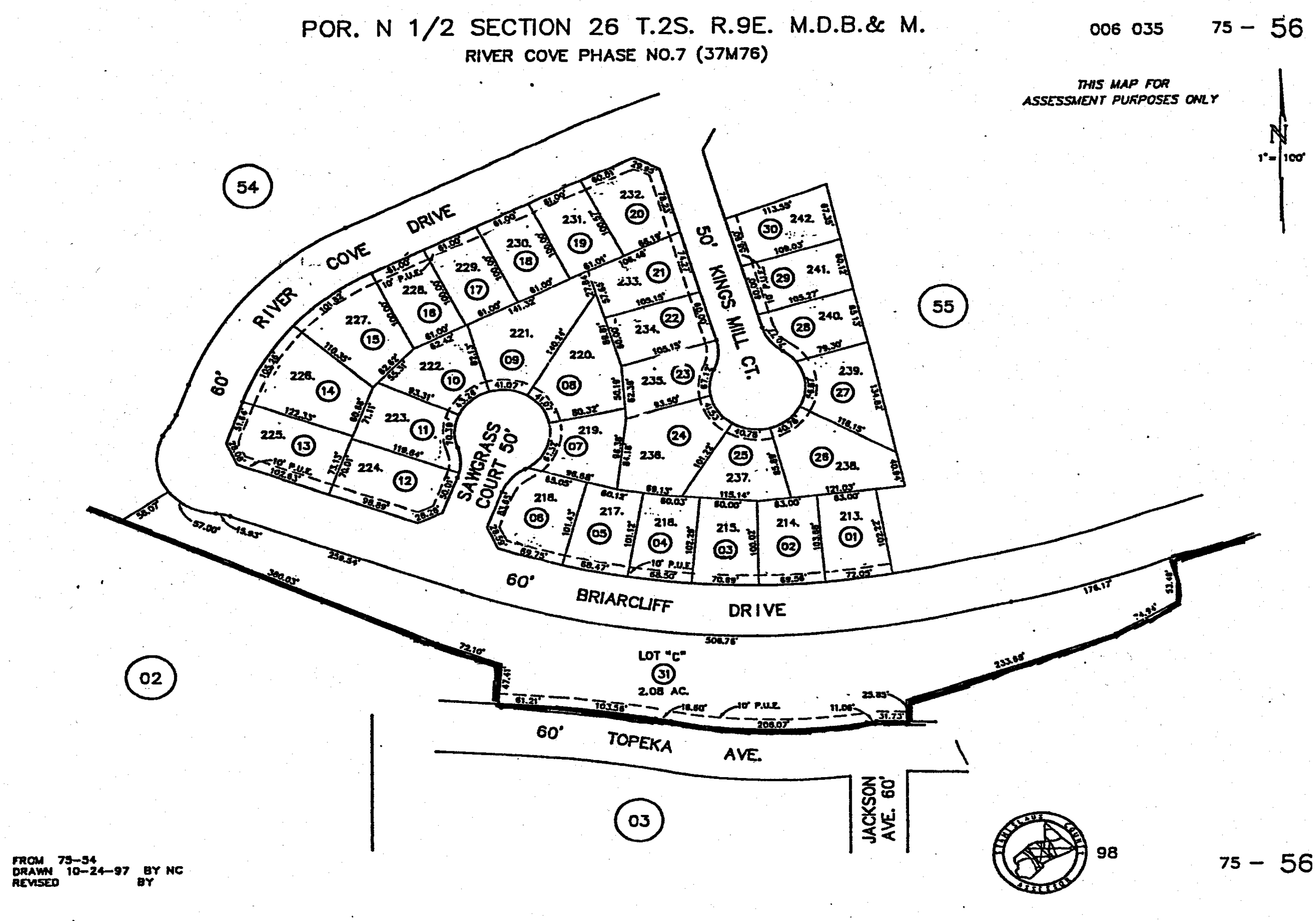
Assessor's Parcel Map and Improvement Diagram



PART VI — 2016/2017 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EBU	Charge
075-047-001-000	1.0	$196.90
075-047-002-000	1.0	196.90
075-047-003-000	1.0	196.90
075-047-004-000	1.0	196.90
075-047-005-000	1.0	196.90
075-047-006-000	1.0	196.90
075-047-007-000	1.0	196.90
075-047-008-000	1.0	196.90
075-047-009-000	1.0	196.90
075-047-010-000	1.0	196.90
075-047-011-000	1.0	196.90
075-047-012-000	1.0	196.90
075-047-013-000	1.0	196.90
075-047-014-000	1.0	196.90
075-047-015-000	1.0	196.90
075-047-016-000	1.0	196.90
075-047-017-000	1.0	196.90
075-047-018-000	1.0	196.90

APN	EBU	Charge
075-047-019-000	1.0	196.90
075-047-020-000	1.0	196.90
075-047-021-000	1.0	196.90
075-047-022-000	1.0	196.90
075-047-023-000	1.0	196.90
075-047-024-000	1.0	196.90
075-047-025-000	1.0	196.90
075-047-026-000	1.0	196.90
075-047-027-000	1.0	196.90
075-047-028-000	1.0	196.90
075-047-029-000	1.0	196.90
075-047-030-000	1.0	196.90
075-047-031-000	1.0	196.90
075-047-032-000	1.0	196.90
075-047-033-000	1.0	196.90
075-047-034-000	1.0	196.90
075-047-035-000	1.0	196.90
075-047-036-000	1.0	196.90
075-047-037-000	1.0	196.90
075-047-038-000	1.0	196.90
075-047-039-000	1.0	196.90
075-047-040-000	1.0	196.90
075-047-041-000	1.0	196.90
075-047-042-000	1.0	196.90
075-047-043-000	1.0	196.90
075-047-044-000	1.0	196.90
075-047-045-000	1.0	196.90
075-047-046-000	1.0	196.90
075-047-047-000	1.0	196.90
075-047-048-000	1.0	196.90
075-047-049-000	1.0	196.90
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APN	EBU	Charge
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APN	EBU	Charge
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075-056-028-000	1.0	196.90
075-056-029-000	1.0	196.90
075-056-030-000	1.0	196.90
Total	**241.0**	**$47,452.90**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.6
SECTION 5: PUBLIC HEARING

Meeting Date: June 28, 2016

Subject/ Title: Sierra Vista Estates Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2016/2017.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District; for Fiscal Year 2016/2017.

From: Jill Anderson, City Manager

Submitted by: Marisela Garcia, Director of Finance
Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2016/2017.

STAFF SUMMARY:

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in Fiscal Year 2000/2001 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the Sierra Vista Estates.

The Engineer's Annual Levy Report for Fiscal Year 2016/2017 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2016/2017.

The district's assessment revenues currently lower than expenses. Due to a healthy reserve it has been recommended to keep the assessment rate per equivalent dwelling unit (EDU) the same.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2016/2017.

FISCAL IMPACT:

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2014/2015 will be as follows:

	FY 15/16	**FY 16/17**	**Change in Assessment**
Annual Parcel Assessments	$40.81	$40.81	No Change

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Sierra Vista Estates Landscape and Lighting District Fiscal Year 2016/2017

CITY OF RIVERBANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2016 and ending June 30, 2017; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Sierra Vista Estates Landscaping and Lighting District, Fiscal Year 2016/2017**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

<u>Section 1</u> The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2016/2017.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF _______, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ____________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collect annual assessments against parcels of land within said territory designated as **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2016/2017 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collect the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 28, 2016 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2016 and ending June 30, 2017, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within the District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto;

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2016 and ending June 30, 2017, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Sierra Vista Estates Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF _____, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ___________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

________________________________,
, City Clerk
City of Riverbank

City of Riverbank

Sierra Vista Estates Landscaping and Lighting District (No. 2000-01)

2016/2017 Engineer's Annual Levy Report

Intent Meeting: June 14, 2016
Public Hearing: June 28, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Sierra Vista Estates Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/2017 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this ____________ day of ______________, 2016.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

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PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank (“City”) annually levies and collects special assessments in order to maintain the improvements within the Sierra Vista Estates Landscaping and Lighting District (“District”). The District was formed in Fiscal Year 2000/2001 and is annually 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”) and in compliance with the substantive and procedural requirements of the *California Constitution Article XIIID* (“Article XIIID”). The District includes all parcels within the residential development known as Sierra Vista Estates and was previously referred to as the Riverbank Landscaping and Lighting District No. 2000-01.

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2016/2017. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcels’ special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor’s Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

Pursuant to *Chapter 3,* beginning with *Section 22620* of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1,* and beginning with *Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report, as approved following approval of or modification by the City Council, defines the assessments to be applied to each parcel within the District for Fiscal Year 2016/2017.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. Applicable Legislation

The District has been formed and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, beginning with Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *Article XIIID*, which was established through the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the *Article XIIID Section 4*. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to *Article XIIID Section 4 (a)*; and the assessments and assessment range formula described in this Report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to *Article XIIID Section 4 (c, d & e)*.

Briefly, the assessment range formula states that the maximum assessment initially approved by the property owners may be increased each year by 3.0% to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of *Article XIIID*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIIID Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping;
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
4. The maintenance and/or servicing of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
   a. Repair, removal, or replacement of all or any part of any improvements;
   b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
   c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
   d. The removal of trimmings, rubbish, debris, and other solid waste;
   e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
   f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
   g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
5. Incidental expenses associated with the improvements including, but not limited to:
   a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
   b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
   c. Compensation payable to the County for collection of assessments;
   d. Compensation of any engineer or attorney employed to render services;

e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,

f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II – PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of local landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Sierra Vista Estates within the City.

The District is comprised of a single residential development consisting of sixty-four (64) single-family residential parcels. The District was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. Changes or Modifications to the District

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIIID, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2016/2017.

B. Description of the District

The District is located generally on the south of Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue and west of Claus Road. The District includes sixty-four (64) residential parcels within the subdivision known as Sierra Vista Estates, identified on Book 75 Page 58 parcels 02 through 20, 27 through 67 and 69 through 72 of the Stanislaus County Assessor's Parcel Maps.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. Description of Improvements

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements may include, but are not limited to, street lighting facilities and all-landscaping material and facilities within the District, including ground cover, shrubs, trees and plants; irrigation and drainage systems; masonry walls or other fencing, entryway monument, and associated appurtenant facilities located within the District. The landscaped areas and streetlights are identified as:

- Approximately 400 linear feet of perimeter and parkway landscaping along the east side of Terminal Avenue, north of Van Dusen Avenue (approximately 2,000 square feet).
- Screening block wall approximately 400 linear feet with a height of 9 feet that was installed as part of the development associated with the landscaping.
- Twelve streetlights throughout the development.

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

PART III – METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *Article XIIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. *Article XIIID, Section 4* provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the *Article XIIID, Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;

- Improved aesthetic appeal of properties within the District 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 and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements 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 within the District by moderating temperatures, providing oxygenation, and attenuating noise;

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts 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;

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits – The improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the District improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District or to the public at large.

C. Assessment Methodology

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one (1.0) Equivalent Dwelling Unit (EDU). Every other land use is typically converted to EDUs based on an assessment formula that includes the property's specific development status, type of development (land use), and size of the property as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the Total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1.0 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB 919 (Proposition 218 implementation statutes).

The assessment range formula applied to District Assessments provides for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The following describes the proposed assessment range formula:

Wherein, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in Fiscal Year 2001/02 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.
2. The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
3. The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3.0%, and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report. The Maximum Assessment for Fiscal Year 2016/2017 is $157.97.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of *Article XIIID Section 4(c) of the California Constitution*, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART IV – DISTRICT BUDGET FY 2016/2017

Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$900
Utilities	300
Repairs/Abatement	500
Street Lighting	500
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$2,200**
ADMINISTRATION COSTS	
District Administration	$2,475
County Administration Fee	76
Administration Costs (Subtotal)	**$2,551**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$4,751**
Reserve Collection/ (Transfers)	(2,139)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$2,612**
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	**$40.81**
Maximum Assessment Rate Approved	**$157.97**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$29,300
Reserve Collection/ (Transfers)	0
Ending Reserve Fund Balance (Projected)	**$29,300**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

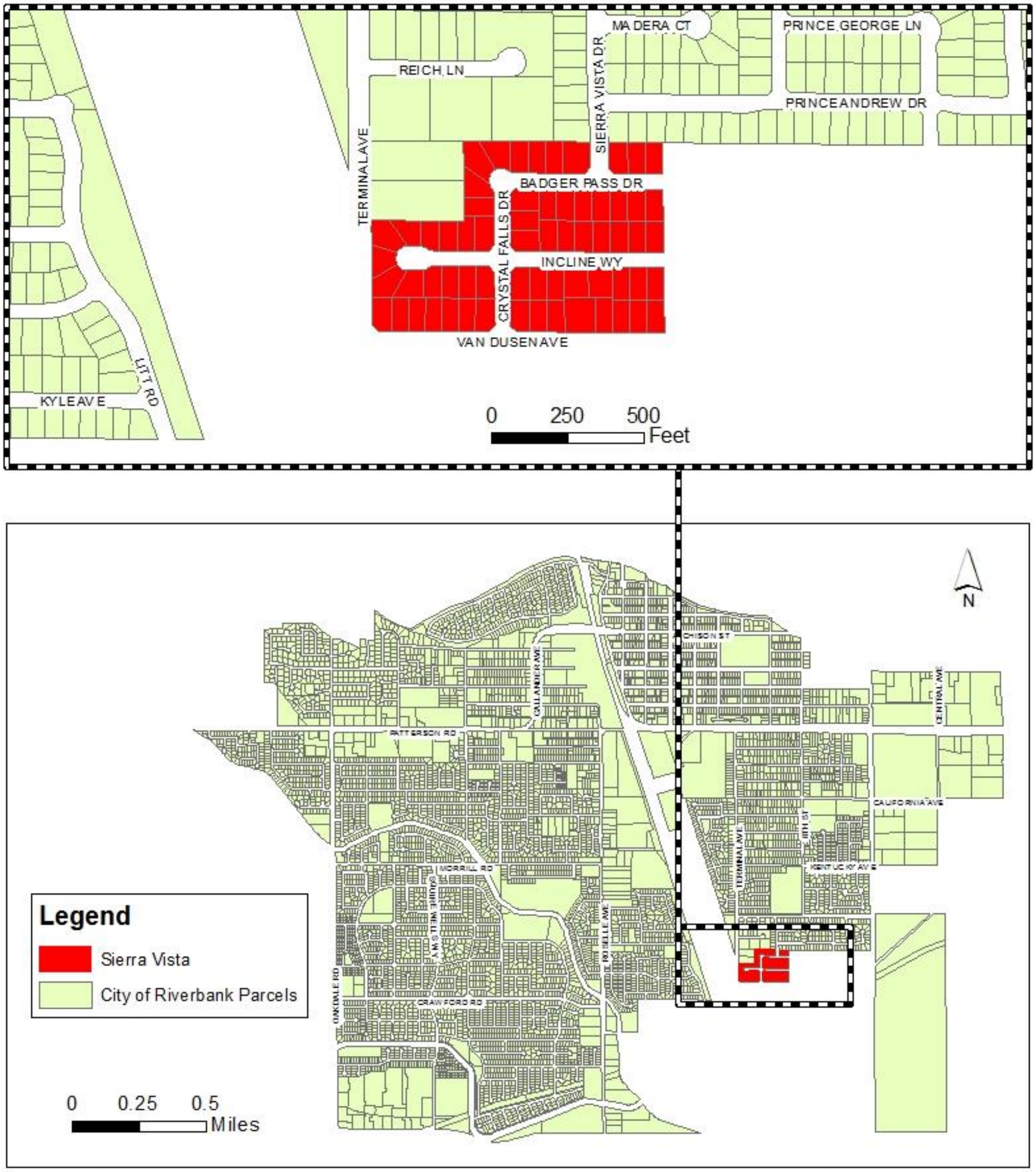
PART V — DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the Sierra Vista Estates subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the original Assessment Diagram for the District.

City of Riverbank Sierra Vista Estates Landscape and Lighting District



PART VI — 2016/2017 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is below. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EBU	Charge
075-058-002-000	1.0	$40.80
075-058-003-000	1.0	40.80
075-058-004-000	1.0	40.80
075-058-005-000	1.0	40.80
075-058-006-000	1.0	40.80
075-058-007-000	1.0	40.80
075-058-008-000	1.0	40.80
075-058-009-000	1.0	40.80
075-058-010-000	1.0	40.80
075-058-011-000	1.0	40.80
075-058-012-000	1.0	40.80
075-058-013-000	1.0	40.80
075-058-014-000	1.0	40.80
075-058-015-000	1.0	40.80
075-058-016-000	1.0	40.80
075-058-017-000	1.0	40.80
075-058-018-000	1.0	40.80
075-058-019-000	1.0	40.80
075-058-020-000	1.0	40.80
075-058-027-000	1.0	40.80
075-058-028-000	1.0	40.80

APN	EBU	Charge
075-058-029-000	1.0	40.80
075-058-030-000	1.0	40.80
075-058-031-000	1.0	40.80
075-058-032-000	1.0	40.80
075-058-033-000	1.0	40.80
075-058-034-000	1.0	40.80
075-058-035-000	1.0	40.80
075-058-036-000	1.0	40.80
075-058-037-000	1.0	40.80
075-058-038-000	1.0	40.80
075-058-039-000	1.0	40.80
075-058-040-000	1.0	40.80
075-058-041-000	1.0	40.80
075-058-042-000	1.0	40.80
075-058-043-000	1.0	40.80
075-058-044-000	1.0	40.80
075-058-045-000	1.0	40.80
075-058-046-000	1.0	40.80
075-058-047-000	1.0	40.80
075-058-048-000	1.0	40.80
075-058-049-000	1.0	40.80
075-058-050-000	1.0	40.80
075-058-051-000	1.0	40.80
075-058-052-000	1.0	40.80
075-058-053-000	1.0	40.80
075-058-054-000	1.0	40.80
075-058-055-000	1.0	40.80
075-058-056-000	1.0	40.80
075-058-057-000	1.0	40.80
075-058-058-000	1.0	40.80
075-058-059-000	1.0	40.80
075-058-060-000	1.0	40.80
075-058-061-000	1.0	40.80
075-058-062-000	1.0	40.80
075-058-063-000	1.0	40.80
075-058-064-000	1.0	40.80
075-058-065-000	1.0	40.80
075-058-066-000	1.0	40.80
075-058-067-000	1.0	40.80
075-058-069-000	1.0	40.80
075-058-070-000	1.0	40.80
075-058-071-000	1.0	40.80
075-058-072-000	1.0	40.80
Total	**64.0**	**$2,611.20**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.7
SECTION 5: PUBLIC HEARING

Meeting Date:	June 28, 2016
Subject/ Title:	Sterling Ridge Storm Drain Maintenance District:

1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2016/2017.

From:	Jill Anderson, City Manager
Submitted by:	Marisela Garcia, Director of Finance Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2016/2017.

STAFF SUMMARY:

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 05-01 (Sterling Ridge). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Sterling Ridge, Elmwood Estates Unit 1, and Elmwood Estates Unit 2.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2016/2017.

There is a healty reserve of $123,000 within the Sterling Ridge Storm Drain District for fiscal year ending 2015/2016. Due to this factor the assessment rate per EDU will stay the same.

It is recommended that the City Council adopt Resolution ordering the levy and collection of assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2016/2017.

FISCAL IMPACT:

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2016/2017 is as follows:

	FY 15/16	FY 16/17	Change in Assessment
Annual Parcel Assessments	$65.22	$65.22	$0.00

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Engineer’s Annual Report Riverbank Storm Drain District No. 05-01 (Sterling Ridge) Engineer’s Report for Fiscal Year 2016/2017
2. Resolution

CITY OF RIVERBANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STERLING RIDGE BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2016/2017

The City Council of the City of Riverbank, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Sterling Ridge Benefit Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2015 and ending June 30, 2016 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK FOR THE STERLING RIDGE BENEFIT ASSESSMENT DISTRICT AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Sterling Ridge Benefit Assessment District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

PASSED, APPROVED, AND ADOPTED THIS ___ DAY OF _____, 2016.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, ______________________________________, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. ________ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the ___ day of ______, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

__________________________________,
Richard D. O'Brien, Mayor
City of Riverbank

__________________________________,
, City Clerk
City of Riverbank

City of Riverbank

Riverbank Benefit Assessment District No. 05-01 (Sterling Ridge)

2016/2017 Engineer's Annual Levy Report

Intent Meeting: June 14, 2016
Public Hearing: June 28, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

RIVERBANK STORM DRAIN DISTRICT No. 05-01
(Sterling Ridge)

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this ____________ day of ______________, 2016.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982,* being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California* commencing with *Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as "City"), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 05-01

(Sterling Ridge)

(hereafter referred to as "District"), which includes all lots and parcels of land within the residential subdivision known as Sterling Ridge, within the City limits of Riverbank. This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2016/2017, as set forth pursuant to the 1982 Benefit Act.

This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. The annual assessments of this District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and are made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Sterling Ridge residential development; and by reference these plans and specifications are made part of this Report.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) 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 tax roll for special district benefit assessments.

The City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments, and approve the levy and collection of assessments for Fiscal Year 2016/2017. In such case, the assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2016/2017.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIIID*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the residential subdivision of Sterling Ridge.

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. An Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings.

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District are based on the development plans and annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the maximum assessment for the District in Fiscal Year 2016/2017.

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels receiving special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. Description of the District

The territory within the District consists of all lots, parcels and subdivisions of land within the residential subdivision known as the Sterling Ridge, Elmwood Estates Unit 1 and Unit 2.

- **Sterling Ridge:** encompasses an area of land totaling approximately forty-six (46) acres. This residential subdivision includes one hundred eighty-three (183) single-family residential homes. The subdivision is generally located east of Roselle Avenue; south of Talbot Avenue; north of Minnear Road; and west of the AT & SF Railroad.

- **Elmwood Estates Unit 1**: This residential tract encompasses an area generally east of Roselle Avenue and south of Pocket Avenue. The tract includes ninety-two (92) residential parcels within the subdivision known as Elmwood Estates Unit 1, identified on Book 75 Page 04 of the Stanislaus County Assessor's Parcel Maps. The parcels within the development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-049-001-000 through 075-049-092-000.

- **Elmwood Estates Unit 2**: This residential tract encompasses an area located east of Aspen Lane and south of Pocket Avenue and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

B. Improvements Authorized by the 1972 Act

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

C. Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the Sterling Ridge residential subdivision. The District improvements generally include but are not limited to inlets, catch basins, storm drain pipes, outlets, pumps, filters, drainage basins and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Annual inspection and stencil maintenance of inlets & catch basins;
- Cleaning and maintenance of catch basins as needed, including permits and documentation requirements (twenty-two catch basins are within the development);
- Periodic cleaning of storm drain pipes, including permits and documentation requirements (approximately 8,630 linear feet of pipe);
- Annual landscape maintenance and rodent control of the 2.74-acre drainage basin (portion of the costs);
- Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed;
- Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded);
- Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); and,
- Annual maintenance and repair of the fencing around the 2.74-acre drainage basin (portion of the costs).

PART II — METHOD OF APPORTIONMENT

A. Benefit Analysis

The 1982 Benefit Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, servicing and operation of drainage improvements and appurtenant facilities. The 1982 Benefit Act further requires that the cost of these improvements and activities and the corresponding assessments shall be related to the benefit derived and the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing such improvements and the service.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1982 Benefit Act and the provisions of the California Constitution. The formula used for calculating assessments for the District reflects the composition of the parcels and the improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the *Constitution Article XIIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans and the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District. However, it is also recognized that a portion of the District improvements and services provides some benefits to properties outside the District boundaries or to the public at large and are therefore considered general benefit. Specifically, the drainage basin and related facilities including the drainage basin landscaping, fencing and pumps benefit developments in the area. All District costs have been identified as special benefit and shall be allocated to each property in proportion to the special benefits received.

B. Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit. At the writing of this Report, the parcels within the District had not been fully subdivided, based on available parcel information from the County Assessor's Office. Therefore, the parcels within the District may be identified by one of the following land use classifications and is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that best reflects both the current and proposed use of each parcel. The EBUs calculated for a specific parcel defines that parcel's proportional special benefits from the proposed District improvements, facilities and services.

Equivalent Benefit Units

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1982 Benefit Act, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size, and development. Although the EBU method of apportioning special benefit is commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District:

EBU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This EBU is the base value that all other properties are compared and weighted against.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes or mobile home parks. Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential property, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, it has been determined that an appropriate allocation of special benefit for multi-family residential properties is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties - they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. There is no adjustment for parcels with more than five units.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification oftentimes involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed.

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Therefore, it has been determined that a reasonable allocation of special benefit for this type of property would parallel the twenty-five percent (25%) apportionment of property value and the number of single-family residential units typically developed per acre (an average of 4 units per acre). Based on these factors this land use shall be assigned 1.0 EBU per acre (4 units per acre x 25%). Parcels less than one acre shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract). Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is 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 that have little or no improvement value;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases — In many districts where multiple land use classifications are involved, there is usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types and the Equivalent Benefit Unit factors used to calculate each parcel's individual EBU as outlined above.

Land Uses and Equivalent Benefit Units

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 5 Units
	0.50	Per Unit for Units 6-50
	0.25	Per Unit for all remaining units
Condominium/Town-home	0.75	Per Unit
Planned-Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.25	Per Unit for all remaining units
Vacant	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of EBUs is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total EBUs of all the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

C. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners was required pursuant to the *California Constitution, Article XIIID, Section 4*.

The assessment range formula for this District shall be applied to all future assessments and is generally defined as: if the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for Fiscal Year 2005/2006 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The Maximum Assessment Rate for Fiscal Year 2015/2016 was $171.54 per EBU, the CPI for February 2016 is 3.02%. The adjusted Maximum Assessment Rate for Fiscal Year 2016/2017 is $176.72 per EBU.

Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment is recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

PART III — DISTRICT BUDGET

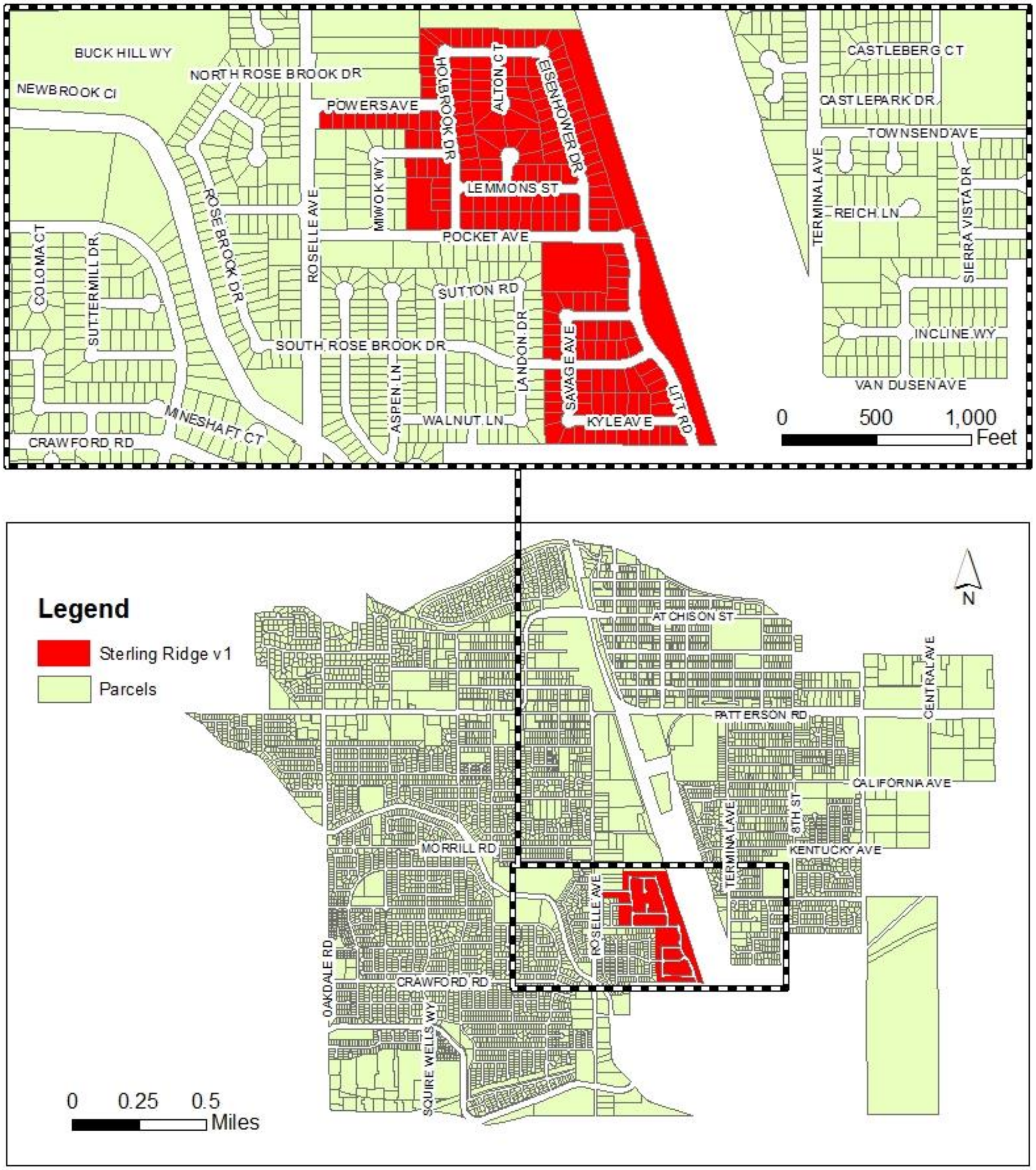
Storm Drain District No. 05-01 (Sterling Ridge)	General Benefit	Special Benefit	Total Budget
DIRECT COSTS			
Annual Maintenance			
Inspection & Abatement: Drainage Basins	$1,265	$1,335	$2,600
Landscape Maint: Drainage Basins (incl utilities)	1,946	2,054	4,000
Annual Maint: Drainage Basins/Channelway fencing	487	513	1,000
Annual Inspc/Docs:Inlets, Manholes, Outlets, Etc	12	988	1,000
Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc	26	2,074	2,100
Annual Inspection & Maint: Storm Drain pipes	32	2,468	2,500
Annual pump operation (include electricity)	1,703	1,797	3,500
Annual Maintenance Expenses: Storm Drains	**$5,471**	**$11,229**	**$16,700**
Periodic Maintenance			
Periodic Landscape Repairs: Drainage Basin	$486	$514	$1,000
Periodic Repairs or Rehab: Storm Drain Fencing	485	515	1,000
Periodic Repairs or Rehab: Manholes, Outlets, Etc.	18	1,482	1,500
Periodic Repairs or Rehab: Storm Drain Pipes	36	2,964	3,000
Annual Periodic Maint Collection: Storm Drains	**$1,025**	**$5,475**	**$6,500**
Total Annual Direct Costs	**$6,496**	**$16,704**	**$23,200**
ADMINISTRATION COSTS			
City Administration & Overhead	$0	$4,100	$4,100
Professional Fes & Services	0	2,300	2,300
County Administration Fee	0	102	102
Miscellaneous/Other Admin Fees	0	338	338
Total Annual Administration Costs	**$0**	**$6,840**	**$6,840**
TOTAL DIRECT AND ADMIN COSTS	**$6,496**	**$23,544**	**$30,040**
COLLECTIONS/(CREDITS) APPLIED TO LEVY			
Reserve Collection/(Transfer)	$0	$0	$0
Capital Improvement Fund Collection/(Transfer)	0	0	0
Other Revenues/General Fund (Contributions)	(6,496.00)	0.00	(6,496.00)
TOTAL ADJUSTMENTS	**(6,496.00)**	**0.00**	**(6,496.00)**
BALANCE TO LEVY	**$0**	**$23,544**	**$23,544**
DISTRICT STATISTICS			
Total Parcels			361
Parcels Levied			361
Total EBU			361.00
Levy per EBU			$65.22
Maximum Levy per EBU			**$176.72**
FUND BALANCE INFORMATION			
Beginning Reserve Fund Balance			$123,000
Reserve Collection			0
Ending Reserve Fund Balance			**$123,000**

PART IV — DISTRICT BOUNDARY MAPS

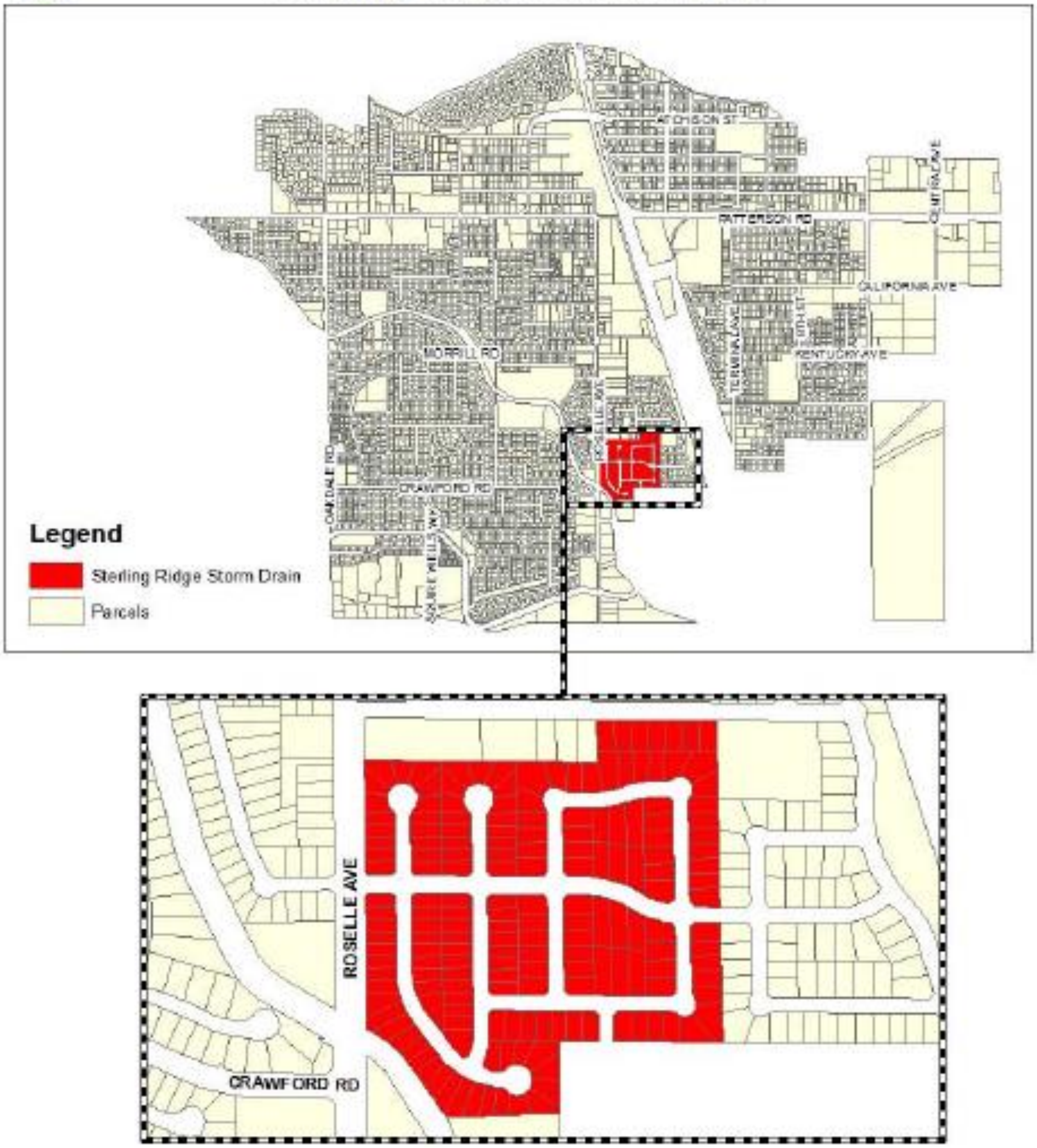
The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll (as of July 2004) and identifies all the parcels of land within the proposed District. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

City of Riverbank Sterling Ridge Benefit Assessment District



Riverbank
Sterling Ridge Storm Drain



PART V — 2016/2017 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which the Engineer's Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report and approved by the City Council. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

APN	EBU	Charge
075-049-001-000	1.0	$65.20
075-049-002-000	1.0	65.20
075-049-003-000	1.0	65.20
075-049-004-000	1.0	65.20
075-049-005-000	1.0	65.20
075-049-006-000	1.0	65.20
075-049-007-000	1.0	65.20
075-049-008-000	1.0	65.20
075-049-009-000	1.0	65.20
075-049-010-000	1.0	65.20
075-049-011-000	1.0	65.20
075-049-012-000	1.0	65.20
075-049-013-000	1.0	65.20
075-049-014-000	1.0	65.20
075-049-015-000	1.0	65.20
075-049-016-000	1.0	65.20
075-049-017-000	1.0	65.20
075-049-018-000	1.0	65.20
075-049-019-000	1.0	65.20
075-049-020-000	1.0	65.20
075-049-021-000	1.0	65.20
075-049-022-000	1.0	65.20
075-049-023-000	1.0	65.20
075-049-024-000	1.0	65.20
075-049-025-000	1.0	65.20
075-049-026-000	1.0	65.20
075-049-027-000	1.0	65.20
075-049-028-000	1.0	65.20
075-049-029-000	1.0	65.20
075-049-030-000	1.0	65.20
075-049-031-000	1.0	65.20
075-049-032-000	1.0	65.20
075-049-033-000	1.0	65.20
075-049-034-000	1.0	65.20
075-049-035-000	1.0	65.20
075-049-036-000	1.0	65.20
075-049-037-000	1.0	65.20
075-049-038-000	1.0	65.20
075-049-039-000	1.0	65.20
075-049-040-000	1.0	65.20
075-049-041-000	1.0	65.20
075-049-042-000	1.0	65.20
075-049-043-000	1.0	65.20
075-049-044-000	1.0	65.20
075-049-045-000	1.0	65.20
075-049-046-000	1.0	65.20
075-049-047-000	1.0	65.20
075-049-048-000	1.0	65.20
075-049-049-000	1.0	65.20
075-049-050-000	1.0	65.20

APN	EBU	Charge
075-049-051-000	1.0	65.20
075-049-052-000	1.0	65.20
075-049-053-000	1.0	65.20
075-049-054-000	1.0	65.20
075-049-055-000	1.0	65.20
075-049-056-000	1.0	65.20
075-049-057-000	1.0	65.20
075-049-058-000	1.0	65.20
075-049-059-000	1.0	65.20
075-049-060-000	1.0	65.20
075-049-061-000	1.0	65.20
075-049-062-000	1.0	65.20
075-049-063-000	1.0	65.20
075-049-064-000	1.0	65.20
075-049-065-000	1.0	65.20
075-049-066-000	1.0	65.20
075-049-067-000	1.0	65.20
075-049-068-000	1.0	65.20
075-049-069-000	1.0	65.20
075-049-070-000	1.0	65.20
075-049-071-000	1.0	65.20
075-049-072-000	1.0	65.20
075-049-073-000	1.0	65.20
075-049-074-000	1.0	65.20
075-049-075-000	1.0	65.20
075-049-076-000	1.0	65.20
075-049-077-000	1.0	65.20
075-049-078-000	1.0	65.20
075-049-079-000	1.0	65.20
075-049-080-000	1.0	65.20
075-049-081-000	1.0	65.20
075-049-082-000	1.0	65.20
075-049-083-000	1.0	65.20
075-049-084-000	1.0	65.20
075-049-085-000	1.0	65.20
075-049-086-000	1.0	65.20
075-049-087-000	1.0	65.20
075-049-088-000	1.0	65.20
075-049-089-000	1.0	65.20
075-049-090-000	1.0	65.20
075-049-091-000	1.0	65.20
075-049-092-000	1.0	65.20
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075-088-002-000	1.0	65.20
075-088-003-000	1.0	65.20
075-088-004-000	1.0	65.20
075-088-005-000	1.0	65.20
075-088-006-000	1.0	65.20
075-088-007-000	1.0	65.20
075-088-008-000	1.0	65.20

APN	EBU	Charge
075-088-009-000	1.0	65.20
075-088-010-000	1.0	65.20
075-088-011-000	1.0	65.20
075-088-012-000	1.0	65.20
075-088-013-000	1.0	65.20
075-088-014-000	1.0	65.20
075-088-015-000	1.0	65.20
075-088-016-000	1.0	65.20
075-088-017-000	1.0	65.20
075-088-018-000	1.0	65.20
075-088-019-000	1.0	65.20
075-088-020-000	1.0	65.20
075-088-021-000	1.0	65.20
075-088-022-000	1.0	65.20
075-088-023-000	1.0	65.20
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075-088-029-000	1.0	65.20
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075-088-054-000	1.0	65.20
075-088-055-000	1.0	65.20
075-088-056-000	1.0	65.20
075-088-057-000	1.0	65.20
075-088-058-000	1.0	65.20

APN	EBU	Charge
075-088-059-000	1.0	65.20
075-088-060-000	1.0	65.20
075-088-061-000	1.0	65.20
075-088-062-000	1.0	65.20
075-088-063-000	1.0	65.20
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075-089-045-000	1.0	65.20

APN	EBU	Charge
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075-089-047-000	1.0	65.20
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075-090-035-000	1.0	65.20
075-090-036-000	1.0	65.20
075-090-037-000	1.0	65.20

APN	EBU	Charge
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075-090-039-000	1.0	65.20
075-090-040-000	1.0	65.20
075-090-041-000	1.0	65.20
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075-095-015-000	1.0	65.20
075-095-016-000	1.0	65.20
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075-095-018-000	1.0	65.20
075-095-019-000	1.0	65.20
075-095-020-000	1.0	65.20
075-095-021-000	1.0	65.20
075-095-022-000	1.0	65.20
075-095-023-000	1.0	65.20
075-095-024-000	1.0	65.20
075-095-025-000	1.0	65.20

APN	EBU	Charge
075-095-026-000	1.0	65.20
075-095-027-000	1.0	65.20
075-095-028-000	1.0	65.20
075-095-029-000	1.0	65.20
075-095-030-000	1.0	65.20
075-095-031-000	1.0	65.20
075-095-032-000	1.0	65.20
075-095-033-000	1.0	65.20
075-095-034-000	1.0	65.20
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075-095-037-000	1.0	65.20
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075-095-047-000	1.0	65.20
075-095-048-000	1.0	65.20
075-095-049-000	1.0	65.20
075-095-050-000	1.0	65.20
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075-095-058-000	1.0	65.20
075-095-059-000	1.0	65.20
075-095-060-000	1.0	65.20
075-095-061-000	1.0	65.20
075-095-062-000	1.0	65.20
075-095-063-000	1.0	65.20
075-095-064-000	1.0	65.20
075-095-065-000	1.0	65.20
075-095-066-000	1.0	65.20
075-095-067-000	1.0	65.20
075-095-068-000	1.0	65.20
075-095-069-000	1.0	65.20
075-095-070-000	1.0	65.20
075-095-071-000	1.0	65.20
075-095-072-000	1.0	65.20
075-095-073-000	1.0	65.20
075-095-074-000	1.0	65.20
075-095-075-000	1.0	65.20

APN	EBU	Charge
075-095-076-000	1.0	65.20
075-095-077-000	1.0	65.20
075-095-078-000	1.0	65.20
075-095-079-000	1.0	65.20
075-095-080-000	1.0	65.20
075-095-081-000	1.0	65.20
075-095-082-000	1.0	65.20
075-095-083-000	1.0	65.20
075-095-084-000	1.0	65.20
075-095-085-000	1.0	65.20
075-095-086-000	1.0	65.20
Total	**361.0**	**$23,537.20**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.8

SECTION 5: PUBLIC HEARING

Meeting Date:	June 28, 2016
Subject/ Title:	**Resolution of the City Council of the City of Riverbank Approving and Adopting a 5-Year Capital Improvement Plan (CIP) for Fiscal Years 2016-2021.**
From:	Jill Anderson, City Manager
Submitted by:	Marisela Garcia, Director of Finance Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION:

It is recommended that the City Council review and adopt the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2016-2021.

STAFF SUMMARY:

The 5-year Capital Improvement Plan (CIP) is being presented to the City Council for the opportunity to review and provide input on the proposed CIP for Fiscal Year 2016-2021. The CIP is a management, planning, and fiscal tool used to insure public improvements are initiated and provides for the orderly development of projects in Riverbank. This program provides the blueprint for identifying the City's improvement needs so that projects can be prioritized, scheduled, and funded.

The City of Riverbank's 5-Year Capital Improvement Plan is reviewed and updated annually to make sure major public improvements are planned and an overall view of the City's needs are presented and reviewed by Council. The CIP is a work in progress and is a document to show transparency in the projects staff is managing, planning, and researching funding sources to complete the projects.

The inclusion of new projects in this CIP list does not automatically mean that Council has authorized the project to proceed. The City Council must approve each project plan concept, funding plan, and schedule.

PLANNING TOOL:

It is important to note that the CIP is not a budget document but rather a planning tool to use in conjunction with the budget document. Inclusion of a new project in the proposed CIP project list does not in and of itself constitute final project approval. Each project, or grouping of projects, such as street projects, require a specific implementation and financing plan, possible environmental review, and collaboration with other agencies such as Burlington Northern Santa Fe Railroad, and Caltrans. Each capital improvement or equipment purchase requires specific City Council action at each major milestone. A comprehensive review of proposed CIP projects is conducted each year by City departments and the City Manager.

The proposed CIP represents total improvement costs of $27,297,051 over a five year period. These funds are spread over eight investment categories representing the full range of public services and facilities offered by Riverbank. The CIP proposes over the next 5 years, $9,852,859 of Street improvements, Storm Drain improvements of $1,441,321, Sewer System improvements of $2,790,000, Wastewater Treatment improvements of $208,000, Water System improvements of $5,704,200, Motor Pool equipment of $300,000, Building Facility improvements including ADA of $765,294, and Parks and Recreation improvements including ADA totaling $6,235,377. This year's CIP attempts to balance the wide array of City services while realizing budget constraints. Tonight an overview of the Fiscal Year 2016-2017 capital improvement projects will be presented.

FISCAL IMPACT:

For Fiscal Year 2016-2017 the financial impact to the City is as follows. This list indicates funds requested in the Fiscal Year 2016-2017 Budget or at a previous City Council meeting.

Local Transportation Funds	$152,011
Regional Surface Transportation Funds	$513,770
Congestion Mitigation Air Quality Funds	$1,590,477
San Joaquin Valley Air District	$10,689
Fund 102 – Gas Tax	$ 50,000
Fund 108 – Sewer Capital Improvements	$200,000
Fund 114 – Water Fund	$ 56,200
Fund 205 – SDF – Streets Public Works	$546,882
General Fund	$ 28,000
Landscape & Lighting Districts	$ 68,925
Financing to be Determined	$279,375
TOTAL FUNDS FOR FY 2016-2017	**$3,496,329**

ATTACHMENTS:

City of Riverbank 2016-2021 Capital Improvement Plan
Resolution

City of Riverbank

Capital Improvement Plan

Fiscal Year 2016-2021

5-YEAR CAPITAL IMPROVEMENT PROGRAM - FUNDING SOURCES

	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Totals
PROJECT FUNDING SOURCES						
Fund 101 - General Fund	$28,000	$58,000	$5,500	$17,500	$0	**$109,000**
Local Transportation Fund	$152,011	$220,000	$0	$220,000	$0	**$592,011**
Regional Surface Transportation Funds	$513,770	$270,000	$552,500	$227,345	$227,345	**$1,790,960**
Congestion Mitigation Air Quality Funds	$1,590,477	$230,882	$0	$147,710	$0	**$1,969,069**
Park Development Fees/Grants	$0	$3,000,000	$0	$2,080,000	$0	**$5,080,000**
Fundraising Efforts	$0	$20,000	$310,000	$0	$0	**$330,000**
Fund 102 - Gas Tax	$50,000	$125,000	$50,000	$150,000	$146,630	**$521,630**
Fund 106 - Wastewater Treatment	$0	$283,000	$0	$0	$0	**$283,000**
Fund 108 - Sewer Capital Improvements	$200,000	$700,000	$365,000	$250,000	$1,275,000	**$2,790,000**
Fund 114 - Water	$56,200	$0	$0	$0	$0	**$56,200**
Fund 116 - Water Capital Improvements	$0	$733,000	$1,135,000	$1,665,000	$2,115,000	**$5,648,000**
Fund 205 - SDF - Streets Public Works	$546,882	$506,618	$554,000	$311,000	$311,000	**$2,229,500**
Fund 208 - SDF - Storm	$0	$0	$117,200	$755,200	$0	**$872,400**
Landscape & Lighting Districts	$68,925	$26,200	$26,700	$6,200	$6,200	**$134,225**
San Joaquin Valley Air District	$10,689	$0	$0	$0	$0	**$10,689**
To Be Determined - ATP Applications Pending				$1,200,000	$1,614,000	**$2,814,000**
To Be Determined - Funding Source Unknown	$279,375	$1,293,790	$58,978	$146,174	$288,050	**$2,066,367**
TOTAL FUNDING SOURCES	**$3,496,329**	**$7,466,490**	**$3,174,878**	**$7,176,129**	**$5,983,225**	**$27,297,051**

CITY OF RIVERBANK 2015-2020 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
STREETS								
Slurry Seal / Street Maintenance	STR-024	LTF		220,000		220,000		**440,000**
ADA Improvements - Various Locations	STR-041	Fund 102	50,000	50,000	50,000	50,000		**200,000**
Signal Light Roselle @ Claribel (PE/CON) (Stan. Co. Project)	STR-037	CMAQ/205	337,500					**337,500**
Signal Light Patterson @ Roselle/Ped Railroad Crossing/Sidewalk Infill along Roselle & Patterson Roads	STR-035	CMAQ/RSTP/205	1,398,723					**1,398,723**
Bicycle Lanes along Claus Road	STR-039	Valley Air/LTF Non-Motorized	27,700					**27,700**
Alley Improvements - Between Texas & Kansas	STR-031	Fund 102				100,000		**100,000**
Patterson Road Sidewalk - First to Claus (South Side) - Infill	STR-046	LTF/CMAQ	181,906					**181,906**
Eighth Street Overlay - Patterson to Townsend	STR-060	RSTP			270,500			**270,500**
Morrill Road Overlay - Oakdale to Jackson	STR-061	RSTP/LTF	478,000					**478,000**
Roselle @ Morrill Intersection Improvements - ROW/Design/Construction	STR-049	Fund 205/CMAQ	60,000	426,500				**486,500**
Roselle Avenue Sidewalks, ROW, Drainage - Patterson to Pocket (East Side)	STR-066	LTF/CMAQ	330,000					**330,000**
Oakdale Road Overlay - Patterson Road to Silverrock	STR-063	RSTP		270,000				**270,000**
Parsley Lane - Alley Improvements	STR-068	Fund 102					146,630	**146,630**
Kentucky Avenue Overlay - Terminal to Claus	STR-062	RSTP			282,000			**282,000**
Reconstruction/Overlay - Road to be Determined	STR-064	RSTP				227,345	227,345	**454,690**
Bicycle Lanes along Oakdale Road	STR-040	CMAQ				147,710		**147,710**
RR Xing Improvements Patterson near Terminal	STR-054	Fund 205			243,000			**243,000**
RR Xing & Intersection Improvements First Street near Patterson	STR-052	Fund 205		311,000				**311,000**
RR Xing Improvements Patterson @ Snedigar	STR-069	Fund 205			311,000			**311,000**
RR Xing Improvements Third Street near Patterson	STR-051	Fund 205				311,000		**311,000**
RR Xing Improvements Eighth Street near Patterson	STR-053	Fund 205					311,000	**311,000**
Patterson Road Bioretention/Bike & Pedestrian Path (North Side) - First to Claus	STR-047	TBD/ATP Pending				1,200,000		**1,200,000**

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
Roselle Avenue Bike/Pedestrian Path - Crawford Road to Sylvan Avenue	STR-056	TBD/ATP Pending					1,614,000	1,614,000
STREETS TOTALS			2,863,829	1,277,500	1,156,500	2,256,055	2,298,975	9,852,859

CITY OF RIVERBANK 2015-2020 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
STORM DRAIN SYSTEM								
7th Street Outfall Repair	SD-021	TBD	250,000					250,000
Storm Drain Outfall Improvements - Candlewood	SD-011	TBD		57,960				57,960
Study of Eighth Street Storm Drain System	SD-009	TBD		25,000				25,000
Connect OID Snedigar Pipeline to Storm Drain System	SD-019	Fund 208			42,200			42,200
First Street Basin Reconstruction/Improvements	SD-013	Fund 208			75,000	755,200		830,200
Storm Drain Improvements - Topeka & Santa Fe	SD-005	TBD					235,961	235,961
STORM DRAIN SYSTEM TOTALS			250,000	82,960	117,200	755,200	235,961	1,441,321
SEWER SYSTEM								
Cross Connection Reduction	SS-001	Fune 108	200,000	200,000	200,000	200,000		800,000
6" SS, Stanislaus - Sierra Alley from 1st to 3rd	SS-002	Fune 108		75,000				75,000
6" SS, Sierra - Patterson Alley from 1st to 8th	SS-003	Fune 108		275,000				275,000
6" SS, Topeka - Santa Fe Alley 4th to 5th	SS-004	Fune 108		50,000				50,000
6" SS, Topeka - Santa Fe Alley 7th to 8th	SS-005	Fune 108		50,000				50,000
6" SS, Sata Fe - Stanislaus Alley 7th to 8th	SS-006	Fune 108		50,000				50,000
6" SS, Terminal from Kentucky to Castle Park Drive	SS-007	Fune 108			85,000			85,000
6" SS, Texas - Kansas Alley from 8th to Chief Tucker	SS-008	Fune 108			80,000			80,000
8" SS, Galaxy to Jackson Avenue	SS-009	Fune 108				50,000		50,000
6" & 8" SS, 7 State Streets from Terminal to 8th	SS-010	Fune 108					1,000,000	1,000,000
8" SS, Oakdale Road from Patterson to Cedarwood	SS-011	Fune 108					150,000	150,000
6" SS, Orange Avenue from Burneyville to 2nd Street	SS-012	Fune 108					125,000	125,000
SEWER SYSTEM TOTALS			200,000	700,000	365,000	250,000	1,275,000	2,790,000
WASTEWATER TREATMENT								
Resurface Entry Road to WWTP	WWTP025	Fund 106		110,000				110,000
Finish Pond 9 at WWTP	WWTP026	Fund 106		98,000				98,000

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
WASTEWATER TREATMENT TOTALS			0	208,000	0	0	0	208,000

CITY OF RIVERBANK 2015-2020 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
WATER SYSTEM								
Mobile Structure Building		Fund 114	56,200					56,200
Line Replacement Third St. Alley Sierra/Patterson	WTR-001	Fund 116		89,000				89,000
Main Replacement Alley between 3rd and 8th	WTR-002	Fund 116		389,000				389,000
Line Replacement Prospector's to Claribel/Roselle	WTR-003	Fund 116		105,000				105,000
Water Main - Oakdale Road (Morrill to Crawford)	WTR-004	Fund 116		150,000				150,000
Mechanics Shop with Parts & Equipment	WTR-005	Fund 116			500,000			500,000
Novi Drive Well Site - Enclosure	WTR-006	Fund 116			300,000			300,000
Line Installation 2800 Block to Santa Fe	WTR-007	Fund 116			50,000			50,000
Line Installation on 8th from Topeka to SR 108	WTR-008	Fund 116			60,000			60,000
Line Installation on Claus from SR 108 to Cannery Site	WTR-009	Fund 116			75,000			75,000
Novi Well Enclosure for Equipment & Sound Control	WTR-010	Fund 116			75,000			75,000
Line Replacement on Sierra from Patterson to SR-108	WTR-011	Fund 116			75,000			75,000
12' Line Installation on Santa Fe from 8th to 4th Street	WTR-012	Fund 116				325,000		325,000
12' Line Installation in Sierra Alley from 3rd to 8th Street	WTR-013	Fund 116				350,000		350,000
Line Installation in Alley on Riverside from Corp. Yard to 4th Street	WTR-014	Fund 116				325,000		325,000
Line Installation in Topeka Alley from 1st to Cannery Site	WTR-015	Fund 116				150,000		150,000
Talbot/Kentucky Connection (1,330 LF of 12-in pipe)	WTR-016	Fund 116				515,000		515,000
Line Installation on 7th Street to Dead End	WTR-017	Fund 116					75,000	75,000
Line Installation in Alley on Orange from 2nd to Burneyville	WTR-018	Fund 116					100,000	100,000
Replace all Transite Water Lines	WTR-019	Fund 116					1,250,000	1,250,000
Line Installation on 7th from Nevada to Arizona	WTR-020	Fund 116					40,000	40,000
Loop all Dead End Waterlines in Crossroads	WTR-021	Fund 116					500,000	500,000
Install Pump to Waste on 8th, River Heights & Jackson Wells	WTR-022	Fund 116					150,000	150,000
WATER SYSTEM TOTALS			56,200	733,000	1,135,000	1,665,000	2,115,000	5,704,200
MOTOR POOL								
Loader	MP-002	Fund 102/106		150,000				150,000

CITY OF RIVERBANK 2015-2020 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
Replacement Vehicles	MP-001	TBD		70,000		80,000		150,000
MOTOR POOL TOTALS			0	220,000	0	80,000	0	300,000
BUILDING FACILITIES								
Sheriff's Building - HVAC	BF-004	General Fund		23,000				23,000
Community Center - HVAC	BF-002	General Fund	28,000					28,000
Community Center Renovations	BF-010	TBD		500,000				500,000
Carnegie Library - HVAC	BF-007	General Fund			5,500			5,500
City Hall South - HVAC	BF-008	General Fund				17,500		17,500
BUILDING FACILITIES TOTALS			28,000	523,000	5,500	17,500	0	574,000
BUILDING FACILITIES - Identified ADA Improvements								
Teen Center - ADA Improvements	ADA-BF003	TBD	2,375					2,375
City Hall North Council Chambers/Parks & Recreation	ADA-BF002	TBD	7,000	7,000	7,910			21,910
Community Center - ADA Improvements	ADA-BF004	TBD		111,000				111,000
Sheriff's Building - ADA Improvements	ADA-BF006	TBD		3,138				3,138
Scout Hall - ADA Improvements	ADA-BF005	TBD		6,892	6,892	6,892		20,676
Corporation Yard Office Trailer - ADA Improvements	ADA-BF007	TBD			7,192	7,193		14,385
Museum - ADA Improvements	ADA-BF008	TBD				8,905	8,905	17,810
BUILDING FACILITIES - ADA IMPROVEMENT TOTALS			9,375	128,030	21,994	22,990	8,905	191,294
PARKS AND RECREATION								
Parks Master Plan	PRK-015	TBD		200,000				200,000
Homewood Basin -Benches/Tables/ ADA Improvements	PRK-009	L & L District	40,000					40,000
Dog Park	PRK-007	Fundraising		20,000	10,000			30,000
Community Center Pool Renovations	PRK-014	TBD		230,000				230,000
Booster Pump for Sports Complex	PRK-008	General Fund		20,000				20,000
Resurface Cardozo Tennis Courts	PRK-013	School Dist/General Fund		15,000				15,000
Jacob Myers Park Development Phase III (Amphitheatre & Parking)	PRK-004	Grants/PDF		3,000,000				3,000,000
Silva Park Phase III (Water Park)	PRK-012	Fundraising			300,000			300,000

CITY OF RIVERBANK 2015-2020 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
Sports Complex Phase II (Soccer Field & BMX Park)	PRK-005	Grants/PDF				2,080,000		2,080,000
PARKS AND RECREATION TOTALS			40,000	3,485,000	310,000	2,080,000	0	5,915,000

Project Name	Project #	Funding	2016-17	2017-18	2018-19	2019-20	2020-21	5 Year Total
PARKS - Identified ADA Improvements								
Rotary Centennial Park - ADA Improvements	ADA-PF007	L & L District	2,725					2,725
Silva Park - ADA Improvements	ADA-PF006	L & L District	6,300	6,300	6,300			18,900
Sorensen Park - ADA Improvements	ADA-PF008	L & L District	7,000	7,000	7,500			21,500
Harless Park - ADA Improvements	ADA-PF009	L & L District	6,700	6,700	6,700			20,100
Zerillo Park - ADA Improvements	ADA-PF011	L & L District	6,200	6,200	6,200	6,200	6,200	31,000
Jacob Myers Park - ADA Improvements	ADA-PF002	TBD	10,000	10,000	10,000	10,000	10,000	50,000
Castleburg Park - ADA Improvements	ADA-PF003	TBD	10,000	10,000	5,000	5,000	5,000	35,000
Community Center Pool - ADA Improvements	ADA-PF001	TBD		62,800				62,800
Staley Park (Skate Park) - ADA Improvements	ADA-PF004	TBD			4,546	4,546	4,546	13,638
Community Center Park - ADA Improvements	ADA-PF005	TBD			7,538	7,538	7,538	22,614
Pioneer Park - ADA Improvements	ADA-PF010	TBD			6,300	6,300	6,300	18,900
Safreno Park - ADA Improvements	ADA-PF013	TBD			2,000	2,000	2,000	6,000
Plaza Del Rio - ADA Improvements	ADA-PF014	TBD			1,600	1,600	1,600	4,800
Whorton Park - ADA Improvements	ADA-PF012	TBD				2,000	2,000	4,000
Sports Complex - ADA Improvements	ADA-PF015	TBD				2,500	2,500	5,000
Hutchenson Park - ADA Improvements	ADA-PF016	TBD				1,700	1,700	3,400
PARKS AND RECREATION - ADA TOTALS			48,925	109,000	63,684	49,384	49,384	320,377
GRAND TOTALS			3,496,329	7,466,490	3,174,878	7,176,129	5,983,225	27,297,051

CMAQ - Congestion Mitigation Air Quality
RSTP - Regional Surface Transportation Program
PDF - Park Development Fees
Fund 102 - Gas Tax
Fund 106 - Sewer Fund
Fund 108 - Sewer Capital Improvements
Fund 114 - Water Fund
Fund 116 - Water Capital Improvements
Fund 119 - Motor Pool
Fund 205 - System Development Fees Public Works
Fund 206 - System Development Fees Water
Fund 208 - System Development Fees Storm Drainage
TBD - Funding Source Not Determined
ADA - Americans with Disabilities Act
LTF - Local Transportation Funds

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, APPROVING AND ADOPTING A 5-YEAR CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2016-2021

WHEREAS, The Riverbank City Council has reviewed the 5-Capital Improvement Plan (CIP) presented by staff for the Fiscal Years 2016-2021; and

WHEREAS, The Capital Improvement Plan (CIP) has been determined by the Planning Commission to conform with the City's General Plan; and

WHEREAS, The City will continue to closely monitor funding and fiscal processes and make adjustments to plan as needed; and

WHEREAS, the Appropriations listed for Fiscal Year 2016-2017 have been previously approved and listed in the Fiscal Year 2016-2017 budget; and

WHEREAS, the 5-Year Capital Improvement Plan will be used as a planning tool to be used in conjunction with the budget document; and

WHEREAS, each Capital Improvement or Equipment purchase requires specific City Council action at each major milestone; and

WHEREAS, each year a comprehensive review of proposed Capital Improvement Plan projects will be conducted and presented to Council;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the 5-Year Capital Improvement Plan as presented and furthermore encourages prudent expenditures by staff in implementing the 5-Year Capital Improvement Plan for Fiscal Years 2016-2021.

Passed and adopted by the City Council of the City of Riverbank at a regular meeting held on the 28th day of June 2016, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

Attest:

____

Annabelle Aguilar
City Clerk

Approved:

____

Richard D. O'Brien
Mayor

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 5.9

SECTION 5: PUBLIC HEARING

Meeting Date:	June 28, 2016
Subject:	**Resolution of the Local Redevelopment Authority Board of the City of Riverbank, California, Approving the Budget for Fiscal Year 2016-2017**
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director Melissa Holdaway, Administrative Analyst II

RECOMMENDATION

It is recommended that the Local Redevelopment Authority (LRA) Board of Directors (Board) review and approve the Fiscal Year 2016-2017 LRA Budget.

SUMMARY

Attached you will find the Fiscal Year LRA budget for 2016-2017 considered for adoption. The budget statement provides a short-term look at the LRA's fiscal accountability and compliance with restrictions on the use of certain financial resources. This report includes all funds as a whole to assess the LRA's financial condition in the coming year.

BACKGROUND:

The LRA was formed in April 2006 with Federal approval as the agency responsible for decisions related to conveyance and reuse of the former Riverbank Army Ammunition Plant, now known as the Riverbank Industrial Complex. In April 2010, the LRA moved onto the property to perform protection and maintenance duties on behalf of the Army and to begin leasing to private tenants as outlined in the community-led and supported Reuse Plan.

Currently, the site holds leases for over 40 businesses and generates revenues from a variety of services including utilities, propane, public scales, storage and miscellaneous business services.

The LRA has completed one remediation project on behalf of the Army and executed a second remediation project in FY 2015-16 with a grant estimated in excess of $39,000,000.

Site Revenue Projections

Revenues in this category are made up of Rents, Department of Defense (DoD) Caretaker Revenue, Utility Revenue and Miscellaneous Revenue (Fund 197).

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$2,345,485	$2,420,800	$75,315	3%

Several factors are worth noting:

1. Tenant revenues are projected to increase between 1% and 3% in the FY 2016-17 due to tenant CPI increases and additional tenant revenue from planned business expansions.

2. It is anticipated that the Memorandum of Agreement (MOA) to the Economic Development Conveyance will be signed in FY 2016-17, which will provide the LRA with bills of sale for personal property and the ability to increase revenue from the sale of the same.

3. DOD Caretaker Revenue is included through March 30, 2017. Note: this funding is expected to cease upon execution of the Memorandum of Agreement (MOA) to the economic development conveyance (EDC).

4. Utility Revenues are expected to increase due to planned tenant expansions, fuller site utilization and new equipment purchases.

Site Expenditure Projections

Site expenditures are costs associated with facility operations and maintenance, facility management, security and also includes the Office of Economic Adjustment (“OEA”) grant match (Fund 197). These costs are projected to increase in FY 2016-17, as noted below.

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$1,732,200	$2,401,081	$668,881	39%

Site maintenance expenditures in the next fiscal year show a significant increase over the previous year due primarily to needed infrastructure improvements and rising labor costs for facility management and on security personnel contracts.

The OEA grant provides funding for salaries and LRA operations. The OEA grant will end on December 31, 2016 and site revenue will have to pick up the last six months of the year for those costs. This increases the expenditures significantly and accounts for the bulk of the change in this category.

Grant Revenue

Grant revenue includes funding from the OEA (Fund 198). As noted above, OEA funding will end December 31, 2016. The change is as follows:

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$382,483	$197,838	-$184,645	-48%

Grant Expenditure Projections

Grant expenditures consist of Administrative and Professional expenses covered by the OEA grant and will reimburse expenses covered by this grant at 90%. Loss of the OEA grant halfway through the year will result in decreases to grant expenditures as follows:

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$382,483	$197,838	-$184,645	-48%

ESCA #2 Revenue

Grant revenue from the ESCA #2 is captured in a separate fund (Fund 199). Revenues in the FY2016-17 are as follows:

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$8,554,199	$18,679,000	$10,124,801	118%

ESCA #2 Expenditure Projections

ESCA 2 grant expenditures are anticipated as follows:

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$4,681,736	$18,766,601	$14,084,865	301%

Grant expenditures are expected to increase significantly this fiscal year as the remediation project ramps up. Exhibit 2 shows more detail of the Contract Line Item No. (CLIN) that are estimated to be affected in this Fiscal Year highlighted in the performance column.

Cash-on-hand Projections

Estimated Beginning Cash-on-hand from ESCA #2 (July 1, 2016)	$ 4,068,645
FY 2015-16 Estimated Revenues	$21,297,638
FY 2015-16 Estimated Expenditures	$21,372,789
Reserve to Budget	19%
Anticipated Ending Cash-on-hand ESCA #2(June 30, 2017)	$ 3,973,775

The budget proposes $21,372,789 of expenditures this fiscal year, a 200% increase in expenditures over the previous year due to increased activity on the ESCA #2.

Additional Budget Items of Note

The LRA staff is currently working on a CDBG over- the-counter grant to be funded in the fall of 2016. At the time of writing this staff report, there is no signed agreement. As a result, we have not included the revenue or expenditures in this budget. But expect we will be noting the change at Mid-Year with a budget adjustment to show the revenue and expenditures associated with the grant.

FINANCIAL IMPACT

The proposed budget shows the LRA with a little less than $4M cash-on-hand by year end. The excess is largely related to the ESCA 2 remediation work. In reality, the actual net cash on hand at year end to be placed in reserves will be an estimated $19,719.

STRATEGIC PLANNING ALIGNMENT

The presentation of the LRA’s FY 2016-17 budget supports the City’s mission and reinforces the City’s core values of transparency and fiscal responsibility.

ATTACHMENT

1. FY 2016-17 Budget worksheet
2. ESCA #2 Contract Line Item Number/Schedule
3. Resolution

FY 2016-17 Budget Adoption

	FY 2015-16 Adopted	FY 2016-17 Proposed
Revenue		
OEA Grants	382,483	**205,107**
Rents	1,456,800	**1,460,000**
Sale of Real Property		
Sale of Personal Property		
DOD Caretaker Revenue	98,685	**100,800**
Utility Revenue from Tenants	725,000	**840,000**
ESCA #2	8,454,199	**18,679,000**
Miscellaneous Revenue	24,000	**20,000**
Other Revenue	41,000	
Total Revenue	**11,182,167**	**21,304,907**
Expenditures		
Salaries/Benefits	325,123	**395,638**
Administrative Expenses		
Travel	6,807	**6,450**
Equipment	0	**2,500**
Office Supplies/Legal Ads	3,442	**3,400**
Phones	5,101	**5,200**
Copier	5,089	**5,000**
Postage	500	**200**
Janitorial	2,574	**2,600**
Professional Services		
Legal	200,000	**150,000**
Other Services	45,950	**12,500**
Insurance Premiums	100,000	**100,000**
Facilty Operations & Maintenance		
Well maintenance	1,000	**500**
Permits	6,000	**6,000**
Water Testing	3,000	**3,000**
Electrical PM	70,000	**100,000**
Fire Supression Maintenance	24,500	**7,000**
Landscaping	8,000	**8,000**
Propane	1,500	**3,000**
Repairs	115,000	**120,000**
Fire Assessment Fees	200	**200**
Common Area Costs	840,000	**900,000**
Infrastructure Improvements		**50,000**
Future Grant Match		
Tenant Improvements	20,000	**25,000**
Facility Mgmt/Security Services Contracts		
Security	168,000	**195,000**
Facility Management	475,000	**500,000**
Marketing/Branding	5,000	**5,000**
Weston Contract ESCA #2	3,800,146	**16,128,408**
SJES Contract ESCA #2	881,590	**1,550,884**
Contingency ESCA #2		
ESCA-Related Improvements		**1,087,309**
Total Expenditures	**7,113,522**	**21,372,789**
Net Revenues Less Expenditures	**4,068,645**	**-67,882** **

**Structural Deficit will be covered by the carry over of ESCA #2 cash on hand from FY 2015-16

Exhibit 2: Riverbank Army Ammunition Plant
Environmental Services Cooperative Agreement

CLIN	TASK DESCRIPTION	COSTS	Period of Performance
	PART A - TSCA AND CERCLA		
1	WORK PLANS AND REPORTS	$ 740,622	Year 2016 - 2017
2	MOBILIZATION	$ 512,643	Year 2016
3	PITS AND TRENCHES	$ 1,429,182	Year 2016 through 2017
4	PAINT REMOVAL <8 FEET	$ 4,180,827	Year 2016 through 2017
5	PAINT CLEANING >8 FEET	$ 4,043,185	Year 2016 through 2017
6	WATER TREATMENT	$ 1,177,135	Year 2016 through 2017
7	CONCRETE FLOOR HOT SPOT REMEDIATION	$ 846,958	Year 2016 through 2017
8	PANEL REMOVAL	$ 8,815,948	Year 2017 through 2018
9	MISCELLANEOUS ITEMS	$ 1,234,682	Year 2016 through 2018
10	DEMOB	$ 52,451	Year 2018
11	FIELD OFFICE SUPPORT	$ 3,888,345	Year 2016 through 2018
12	CLOSURE REPORT	$ 422,398	Year 2018
13	TRANSPORTATION & DISPOSAL (Variable Price Budget)	$ 1,170,984	Year 2016 through 2018
14.1	SAMPLE & CLEAN FOUR PRESSES	$ 215,688	Year 2016 through 2017
14.2	ENCAPSULATE FOUR PRESSES	$ 113,400	Year 2016 through 2017
15.1	PROJECT MANAGEMENT	$ 1,644,984	Year 2016 through 2018
15.2	LRA PROGAM MGMT	$ 1,593,440	Year 2016 through 2018
15.3	Pre-Award	$ 400,926	Year 2016
	PART A TOTAL	$ 32,483,799	
	PART B - CERCLA		
16.1	CERCLA PLANS AND REPORTS	$ 953,547	Year 2016 through 2019
16.2	MOBILIZATION	$ 84,223	Year 2017
16.3	STORMWATER CLEANING AND EXCAVATION	$ 608,492	Year 2017 through 2018
16.4	SOIL EXCAVATION	$ 1,504,411	Year 2017 through 2018
16.6	TRANSPORTATION & DISPOSAL (Variable Price Budget)	$ 1,998,929	Year 2017 through 2018
16.7	DEMOB	$ 28,500	Year 2018
16.9	FIELD OFFICE SUPPORT	$ 968,585	Year 2017 through 2018
16.10	PROJECT MANAGEMENT	$ 485,857	Year 2017 through 2019
16.11	LRA PROGAM MGMT	$ 348,034	Year 2017 through 2019
	PART B TOTAL	$ 6,980,577	
	GRAND TOTAL	**$ 39,464,376**	

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY

RESOLUTION

A RESOLUTION OF THE LOCAL REDEVELOPMENT AUTHORITY BOARD OF THE CITY OF RIVERBANK, CALIFORNIA, APPROVING THE BUDGET FOR FISCAL YEAR 2016-2017

WHEREAS, the Riverbank Local Redevelopment Authority ("LRA") acts in accordance with the Defense Base Closure and Realignment Act of 1990; and

WHEREAS, the LRA has obtained a lease to operate and manage the 175-acre premises, including the private sector businesses leasing space on the site; and

WHEREAS, as a condition of the lease with the Army, the LRA must obligate all of its revenues to be spent on the protection, maintenance and improvement of the facilities; and

WHEREAS, the LRA has executed leases with said tenants and incurred obligations to expend funds in maintaining and improving the site, and is projecting financing the project in accordance with the attached budget.

NOW, THEREFORE, BE IT RESOLVED that the Local Redevelopment Authority Board of the City of Riverbank, California, hereby approves the budget for Fiscal Year 2016-2017 as follows:

1. Revenues and reserves are estimated to be approximately $25,366,283
2. Expenditures are estimated to be approximately $21,372,789
3. Ending balance is estimated to be approximately $3,993,494

PASSED AND ADOPTED by the Local Redevelopment Authority Board of the City of Riverbank at a meeting held on the 28th day of June, 2016; motioned by Authority Member ______, seconded by Authority Member ______, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

____

Annabelle Aguilar, CMC
Secretary

APPROVED:

____

Richard D. O'Brien
Chair

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.10

SECTION 5: PUBLIC HEARING

Meeting Date:	June 28, 2016
Subject:	**Resolution** of the City Council of the City of Riverbank, California, Adopting the Fiscal Year 2016-17 Annual Operating Budget
From:	Jill Anderson, City Manager
Submitted by:	Marisela H. Garcia, Director of Finance

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution approving the Fiscal Year 2016-2017 Annual Operating Budget.

SUMMARY

At the May 23, 2016 Budget Workshop, the City Council was presented with the details of the proposed FY 2016-2017 Annual Operating Budget. Amendments based on the direction received at the workshop were incorporated into the final operating budget which is being presented tonight for consideration. State statute requires the adoption of a budget prior to June 30th in order to begin expending funds in the new fiscal year beginning July 1, 2016.

GENERAL FUND RESERVE PROJECTIONS

The Finance Department has calculated initial projections for General Fund Reserve, Revenue, and Expenditures for the 2016-17 Fiscal Year. Projections for the status of the General Fund are as follows:

Beginning Reserve	**$ 862,700 (10.5%)**
Estimated Revenues	$ 8,719,200
Estimated Expenditures	$ 8,859,900
Anticipated Ending Reserve	**$ 722,000 (8%)**
Required Minimum Reserve (10%)	$ 871,920
Reserve Deficit	($ 149,920)
Operating Structural Deficit	($ 140,700)

Currently, a projected **<u>structural operating deficit (expenditures exceeding revenues) of $140,700 is anticipated.</u>** This operating deficit includes the proposed allocation of funds necessary for One-Time Expenditures of $104,500. **<u>The deficit attributable to on-going expenditures is $36,200.</u>**

<u>GENERAL FUND REVENUE PROJECTIONS</u>

General Fund revenue projections were discussed with the Budget Advisory Committee at their May 18, 2016 meeting. Overall, staff is projecting a 2.5% increase in General Fund Revenues when compared to the FY 2015-16 projections.

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$8,507,000	$8,719,200	+$212,200	+2.5%

Several factors have contributed to an overall net increase of 2.5% in anticipated General Fund Revenue and include the following:

1. Assessed Values throughout the City continue to increase. Although figures have not yet been released by the Stanislaus County Assessor's Office, it is anticipated that housing values continue to grow. Conservative increases in Assessed Value have been factored in to several revenue sources including:

   - 5% Increase in Property Tax Revenue = $59,300 increase
   - 6% Increase In Property Tax in Lieu of VLF = $99,600 increase

2. Discussions with our sales tax consultants have resulted in obtaining positive figures for the upcoming fiscal year. Although we remain optimistic that our sales tax will continue to increase, we remain conservative with our projections. A 2% increase has been factored which equates to $55,000 in revenue.

3. Increase of $60,000 in revenues for the annual repayment of the loan from Riverbank Oil Transfer.

4. Increase of $39,900 in Franchise Fees from Garbage. This increase is attributable to the rate increase that is to occur in November 2016.

5. A decrease of $169,700 is anticipated in one-time revenues. These decreases are attributed to the following:

   - $50,000 decrease in Building Permit Fees has been factored in. Plans for Diamond Bar West are currently in Plan Check stage but it is difficult to predict when building will begin to occur.
   - A decrease of $119,700 in Transfers In from other funds to reimburse for work being done on capital projects.

GENERAL FUND EXPENDITURE PROJECTIONS

General Fund expenditures for the fiscal year are projected to decrease as reflected below.

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$8,756,690	$8,859,900	+$103,210	+1.2%

Major Expenditure changes in the General Fund include the following:

Department	Projected Amendments
Finance	**$26,500 Increase** in Personnel Costs due to Merit Increases for eligible employees & negotiated Cost of Living Adjustments. **$16,300 Decrease** in Capital Expenditures related to the Financial Software Upgrade.
Economic Development	**$124,900 Decrease** due to the final repayment of the ED Bank Loan made in the current FY.
Legal	**$42,700 Increase** for legal fees associated with the 2017 labor negotiations and other legal matters.
Planning	**$51,200 Decrease** in Professional Services due to cost of MSR/SOI update budgeted in the current FY. **$25,000 Decrease** in Other Contract Services due to costs associated with Building Inspections being transferred to the correct department and services that will not be required next fiscal year.
Building	**$10,000 Increase** in Professional Services for Building Inspection Services. (Transferred from Planning, and is not a new service).
Administrative Services	**$111,000 Increase** in Personnel Costs due to Merit Increases for eligible employees, negotiated Cost of Living Adjustments and a full year of salary & benefits for the Personnel Manager position that is currently vacant. **$21,700 Increase** in Professional Services due to increases in the IT contract costs and the codification of the City's Ordinances. **$40,000 Increase** in Special Community Services related to upgrades to the Council Chamber camera system. This project is

	being funded directly by the PEG Fee Reserve. **<u>$28,500 Increase</u>** in Elections expenses related to the November 2016 elections. **<u>$17,000 Increase</u>** in Capital Expenditures related to the preparation of a Classification & Compensation Study as agreed to in the labor contract.
Police Services	**<u>$45,500 Increase</u>** in the County's Vehicle Mileage and Maintenance Fee **<u>$63,000 Decrease</u>** for the 2016-17 Sheriff's Contract due to savings related to the SR 911 Communications (one-time savings). **<u>$22,600 Decrease</u>** in the Stanislaus Drug Enforcement Agency Contribution as proposed by the Agency.
Stormwater Administration	**<u>$15,000 Decrease</u>** in Rents & Leases (expenses transferred to Gas Tax Fund). **<u>$17,000 Increase</u>** in Professional Services for work related to the Year 3 MS4 permit requirements.
Parks	**<u>$19,000 Increase</u>** in Personnel Costs due to merit increases for eligible employees & negotiated Cost of Living Adjustments and additional part-time employee costs. **<u>$2,800 Decrease</u>** in Professional Services for savings from the landscaping contract with Grover. **<u>$12,000 Decrease</u>** in Bark/Fiber Account. This project is required only every other fiscal year. $43,790 Decrease in Capital Expenditures due to projects being completed this year.
General Fund Subsidy Account	**<u>$45,200 Increase</u>** in subsidy funds to the Recreation Fund for Personnel Costs and the Cheese & Wine Fund.
Recreation Fund	**<u>$24,000 Increase</u>** in Personnel Costs due to the negotiated Cost of Living Adjustment and adjustments to the Part-Time employee costs. **<u>$33,500 Increase</u>** in Salary Request for the proposed Full-Time Administrative Clerk Position.

As proposed, the General Fund is projected to be at a **<u>structural operating deficit (expenditures exceeding revenues) of $140,700.</u>** This operating deficit includes the proposed allocation of one-time funds of $104,500 related to the camera system upgrade and the classification & compensation study. **<u>The deficit attributable to on-going expenditures is $36,200.</u>**

General Fund One-Time Capital Expenditures

In March 2016, the City Council, through its Strategic Plan, continued to support the following three-year goals:

- Improve & Maintain Infrastructure and Facilities, and
- Enhance Professionalism and Customer Service

With the achievement of these goals in mind, the City Council provided direction at the May Budget Workshop to include these one-time capital expenses in the FY 2016-17 General Fund budget:

Project	Department	Allocation Request
Camera System Upgrade***** (funded via PEG Fee Reserves)	Administrative Services	$40,000
Classification & Compensation Study*****	Administrative Services	$60,000
Housing Loan Servicing Program	Finance/Housing	$4,500
Total		**$104,500**

Additional information regarding these proposed projects include:

1. Camera System Upgrade - This project is directly funded via PEG Fee Reserves. These funds can only be used for programs and projects related to public education and government.
2. Classification & Compensation Study – This item was agreed to during the 2014 labor negotiations.

Personnel Positions – General Fund

At the May Budget Workshop the departments discussed their individual needs for additional staff. As development (residential and commercial) continues to grow within the City, the City Council will need to be strategic in its funding for the staff necessary to be able to provide residents with responsive, prompt service. Additional staffing is necessary in the following departments:

1. Building Department: Increases in building activity and the issuance of building permits has led to staff having to be reassigned to this duty, thus leaving little to no time to attend to other necessary duties. **This, and other staffing needs due to increases in development, will be considered by the City Manager as the new fiscal year progresses.**

2. Administrative Services: Administrative support is needed in order to assist with the increasing work related to Water Violation Appeals and District Elections this fiscal year. **A part-time position has been included within the proposed budget at a cost of $17,000.**
3. Recreation Department: With only two full-time staff members, this department has relied significantly on part-time staff in order to provide customer service to our residents at the counter and over the phone. A full-time position is necessary in order provide residents with reliable, consistent service. **Based on direction provided by the City Council at the Budget Workshop, the additional costs associated with transitioning a part-time clerk position to a full-time Administrative Clerk position of $33,000 has been included in the proposed budget.**

4. Development Services Administration: Several years ago the City implemented its Fats, Oils, and Grease (FOG) Program. One of the requirements of the program is that the City perform annual inspections and provide educational information to all businesses with a grease trap. The City has not been actively performing this function due to lack of staff. Fees are currently being collected that would partially offset the cost of a part-time employee to perform this function. This position would be funded via the Sewer Fund. **This position will be reconsidered during the mid-year budget preparation.**

Therefore, based on direction provided by the City Council, the proposed budget includes funding for a part-time Administrative Intern in Administrative Services and the transitioning of a part-time Administrative Intern to a Full-Time Administrative Clerk Position for the Recreation Department. The additional costs associated with these two positions is $50,000. The full-time position will incur future costs increases associated with any changes to salary or benefits.

General Fund Status Options

As directed, the proposed budget does include $50,000 in additional staffing costs for one part-time position and transitioning one part-time position to a full-time position. This does affect the overall status of the General Fund Reserve and assists in creating a structural deficit. The City Council may opt not to include these positions in the adopted budget. Doing so would decrease the anticipated deficit.

	Status with Proposed Staffing	**Status without Proposed Staffing**
Beginning Reserve	**$ 862,700 (10.5%)**	**$862,700**
Estimated Revenues	$ 8,719,200	$8,719,200
Estimated Expenditures	$ 8,859,900	$8,809,900
Anticipated Ending Reserve	**$ 722,000 (8.3%)**	**$771,000 (8.8%)**
Required Minimum Reserve (10%)	$ 871,920	$871,920
Reserve Deficit	($ 149,920)	($100,920)
Operating Structural Deficit	($ 140,700)	($90,700)

One-Time Capital Expenditures	$104,500	$104,500
On-Going Structural Surplus (Deficit)	($36,200)	$13,800

Future Items to Consider

Several items for future consideration that could potentially have an effect on the General Fund are as follows:

1. Future impacts of the State Budget on the General Fund Revenue Sources
2. Unfunded Mandates (including Stormwater)
3. Zoning Code Update (Approximate cost of $135,000)
4. Municipal Code Update
5. 7th Street Storm Line Repairs (Approximate cost of $250,000)
6. Non-Motorized Transportation Plan which will assist the City in applying for transportation-related grant funding
7. Parks and Recreation Master Plan
8. Minimum Wage Increases in future years affecting full-time wages
9. Future increases in Sheriff's Contract. The increase of $43,300 in the proposed contract with the Sheriff's Office was directly offset by savings attributable to the Stanislaus Regional 911 Communications savings. These savings are one-time in nature and we will see increases that will affect the General Fund budget in the 2017-18 fiscal year.

GAS TAX FUND

The Gas Tax Fund is considered a Special Revenue Fund in that the revenues received are legally restricted. Revenues from the State Highways Users Tax are required to be held in its own fund, separate from the General Fund. Funds can only be spent on street maintenance.

Reserve Projections

This fiscal year the Gas Tax Fund will end in a structural deficit as revenues have been insufficient to cover expenditures. This is anticipated to continue occurring in the upcoming fiscal year as gas revenues decrease due to falling gasoline prices. This will require the use of reserves in order to fund annual on-going maintenance costs for our streets and roads. If this trend continue the Gas Tax Fund may require assistance from the General Fund in the future in order to continue funding its operations.

Initial Reserve projections for the Gas Tax Fund have been calculated. For the 2016-17 Fiscal Year, the following reserve projection has been calculated:

Beginning Reserve	**$ 259,500**
Estimated Revenues	$ 662,400

Estimated Expenditures	$ 833,000
Anticipated Ending Reserve	**$ 88,900 (13.4%)**
Structural Deficit	$ 170,600

GAS TAX REVENUE PROJECTIONS

The Gas Tax Fund receives 71% of its revenues from the State Highway Users Tax Allocation. Funds are allocated to cities based on population, per capita, and registered vehicles. Revenue projections are received from the State but the City conservatively budgets 5% below these projections.

For the 2016-17 Fiscal Year Highway Users Tax revenues will decrease by 3% when compared to the current fiscal year. This decrease is due to changes in the Excise Tax Rate that is charged for each gallon of fuel purchased. The Board of Equalization has made amendments to this rate that will lead to a reduction in revenues.

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$666,100	$662,400	-$3,700	-0.6%

GAS TAX EXPENDITURE PROJECTIONS

Expenditures for the 2016-17 Fiscal Year are anticipated to decrease by a net of 5% ($42,900). Significant expenditure adjustments are projected as follows:

Account	Projected Reductions
Personnel Salaries & Benefits	**$25,300 Increase** in Personnel Costs due to merit increases and negotiated Cost of Living Adjustments.
Maintenance of Operations Equipment	**$8,000 Decrease** based on historical expense trends.
Professional Services	**$36,900 Decrease** in Professional Services. Current fiscal year budget included an allocation for the preparation of a traffic study that will be concluded by this fiscal year.
Utilities	**$10,900 Decrease** in utility costs for street lights and traffic signals
Capital Outlay	**$11,800 Decrease** due to the completion of several one-time projects

Capital Outlay requests for the 2016-17 Fiscal Year consist of the following projects:

Project	Allocation Request
ADA Improvements (as required in our ADA Transition	$50,000

Plan)

Due to the instability of the fund and the low Reserve projection being made, the Finance Department will be closely monitoring this fund throughout the upcoming fiscal year. If at mid-year the projections remain as anticipated, the Finance Department will propose the removal of the funding for the ADA Improvements in order to reallocate the funds to the Reserve for future fiscal years.

SEWER FUND RESERVE PROJECTIONS

With the adoption of revised rates in October 2015, the Sewer Fund has begun to replenish its reserve. Although a structural deficit is projected, it is anticipated that the deficit will be closed by the end of the 2016-17 fiscal year. For the 2016-17 Fiscal Year, the Finance Department has made the following reserve projections:

Beginning Reserve	**$ 924,400**
Estimated Revenues	$ 2,226,800
Estimated Expenditures	$ 2,320,200
Anticipated Ending Reserve	**$ 831,000 (37%)**
Structural Deficit	$ 93,400

SEWER FUND REVENUE PROJECTIONS

The Sewer Fund receives 94% of its revenue from user fees charged to customers (residential, commercial, and industrial). Based on historical billings over the past year, a net increase of 1.3% is anticipated in Sewer Fund revenues.

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$2,198,300	$2,226,800	+$28,500	+1.3%

New sewer rates will take effect on July 1, 2016 as approved by the City Council.

SEWER FUND EXPENDITURE PROJECTIONS

Overall, Sewer Fund expenditures are projected to increase by 1.6%.

Division	FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
Sewer Collection	$1,407,800	$1,509,300	+$101,500	+7%
Sewer Treatment	$924,900	$810,900	-$114,000	-12.3%

Significant Expenditure Adjustments for the Sewer Fund are as follows:

Sewer Collection

Account	Projected Reductions
Personnel Expenses	**$12,100 Increase** in Personnel Costs for merit increases and negotiated Cost of Living Adjustments.
Other Contract Services	**$14,000 Increase** in Contract Services for the maintenance of the Utility Billing Software.
Utility Rate Assistance Program	**$25,000 Increase** for the allocation of Fines towards the Utility Rate Assistance Program.
Maintenance of Bldg. & Structures	**$14,400 Increase** for equipment necessary for the maintenance of the sewer system.
Equipment/Projects	**$8,800 Decrease** as projects were completed in the fiscal year.

Sewer Treatment

Account	Projected Reductions
Professional Services	**$10,000 Increase** for the preparation of additional required reports.
Utilities	**$140,000 Decrease** due to energy savings (initial decrease only, a long term decrease is being calculated by Schneider Electric).
Capital Expenditures	**$30,000 Increase** for maintenance to the disposal ponds.

During the upcoming fiscal year, the Public Works Division will be reviewing the proposed capital projects listed in the Sewer Rate Study. A proposal on potential funding sources (including potential grants, low-interest loans, or bonds) will be brought forth to the City Council for consideration.

WATER FUND RESERVE PROJECTIONS

For the 2016-17 Fiscal Year, the Water Fund is anticipated to run an operating structural deficit of $155,100 and will end with a healthy reserve of 80%.

Beginning Reserve	**$ 1,559,900**
Estimated Revenues	$ 1,753,400
Estimated Expenditures	$ 2,302,700
Anticipated Ending Reserve	**$ 1,010,600 (58%)**
Structural Deficit	$ 549,300

In the 2016-17 Fiscal Year, the City will impose a drought surcharge on all water usage based on the approved rates in October 2015. It is anticipated that this surcharge will generate additional revenues that will offset the deficit projected.

WATER FUND REVENUES

The Water Fund receives 99% of its revenues from residential, commercial, and industrial customers throughout the City. For the upcoming fiscal year, revenues are projected to decrease by 3% overall. This figure does not include the drought surcharge that is scheduled to begin on July 1, 2016. A mid-year adjustment will be made to include the revenues generated from the surcharge. This will also allow the City to determine if recent actions by the California State Department of Water Resources allowing Cities to self-certify water conservation needs will impact the collection of the drought surcharge.

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$1,806,700	$1,753,400	-$53,300	-3%

As drought concerns continue and our residents continue their water conservation efforts, we will continually watch our revenues to ensure that our revenue continues to fund the City's Water operations.

WATER FUND EXPENDITURES

Overall, fund expenditures are estimated to increase by 5%.

FY 2015-16 Budget	FY 2016-17 Budget	Difference	% Change
$1,821,400	$2,302,700	+$481,300	+26%

Significant expenditure adjustments are noted in the following accounts:

Account	Projected Reductions
Personnel Expenses	**$10,700 Increase** in Personnel Costs for merit increases and negotiated Cost of Living Adjustments. **$54,000 Increase** for the proposal to transition a part-time Water Conservation Coordinator position to a full-time position has been included due to the Conservation Order. **(Due to recent decisions by the State Water Board, a full-time position may no longer be needed)**
Other Contract Services	**$14,000 Increase** in Contract Services for the

	maintenance of the Utility Billing Software.
Utility Rate Assistance Program	**<u>$25,000 Increase</u>** for the allocation of Fines towards the Utility Rate Assistance Program.
Debt Service	**<u>$387,000 Increase</u>** for the repayment of the long-term lease obtained from Wells Fargo for the funding of the Water Meter Project.
Capital Outlay	**<u>$66,800 Decrease</u>** due to projects being completed in the current fiscal year and no fund allocation for Water Meters as the new water meters will be covered by warranty.

Personnel Needs

In compliance with the Conservation Order received from the State, the Water Division the initial draft budget included a full-time Water Conservation Coordinator. However, actions taken by the State shortly before the Budget Workshop in May 2016 have now been evaluated and data regarding the City's long term water resources has been submitted to the State. As a result of the new state guidelines and the data confirming the City's sustainable water supply, we are no longer recommending that the current part-time positions be converted to full-time. However, the funds are included in the budget and revisions can be made at mid-year, if appropriate, after the City receives a definitive answer from the State Water Resources Control Board regarding the ending date for the Water Conservation Order that was issued to the City earlier this year.

<u>CITY-WIDE OPERATING BUDGET</u>

Tonight's adoption of a final operating budget also includes the appropriation of funds to a variety of Special Revenue, System Development Fee, Housing, Sewer, and Water Enterprise Funds. These funds are legally restricted to be spent in a specific manner and are therefore eligible to be classified as a separate fund from the General Fund. As a result, the adoption of these budgets is also necessary. The following table reflects a breakdown of appropriations by fund class:

Fund Type	Beginning Reserve	Revenues	Expenditures	Ending Reserve
Special Revenue	$857,586	$2,297,500	$2,498,300	$656,786
Sys. Dev. Fees	$6,488,555	$269,600	$707,400	$6,050,755
Housing	$523,919	$144,900	$471,000	$197,819
Sewer Enterprise	$2,798,679	$2,850,900	$3,069,700	$2,588,079
Water Enterprise	$3,825,555	$3,838,000	$4,352,700	$3,310,855

The Final Budget Document will be published and distributed to the City Council and posted onto our City website at www.riverbank.org in July 2016.

FINANCIAL IMPACT

The adoption of the FY 2016-17 Annual Operating Budget will result in an appropriation of $19,959,000 in new revenue and reserves.

STRATEGIC PLAN

This report has been prepared to accomplish the following Goal established at the April 5, 2016 Strategic Planning Session:

"Achieve and maintain financial stability and sustainability"

ATTACHMENT

1. Resolution
2. FY 2016-17 Annual Operating Budget

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ADOPTING THE FISCAL YEAR 2016-2017 ANNUAL OPERATING BUDGET

WHEREAS, The Riverbank City Council has reviewed the submittals from staff for the Fiscal Year 2016-2017 operational budget; and

WHEREAS, The City is required by State statute to adopt a budget by June 30, 2016 in order to begin expending funds on July 1, 2016; and

WHEREAS, The City will continue to closely monitor the State fiscal process and will make adjustments as needed, and

WHEREAS, Article XIII (B) of the California Constitution provides that the Appropriations limit for the 2016-2017 fiscal year is calculated by adjusting the Appropriations limit for the 2015-2016 fiscal year by the changes in both the California Per Capita Cost of Living and the Population for the City of Riverbank; and

WHEREAS, The State of California Department of Finance has established a 5.37% increase in Per Capita Personal Income and a 1.45% increase in the City of Riverbank's population; and

WHEREAS, the Appropriations limit for Fiscal Year 2016-17 has been calculated by the Finance Department to be $19,158,350; and

WHEREAS, the City of Riverbank has complied with all the provisions of Article XIII (B) in determining the Appropriations Limit for Fiscal Year 2016-17; and

WHEREAS, an operating budget is presented for approval by the City Council which reflects the anticipated revenues and expenditures for the 2016-2017 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the preliminary annual operational budget as presented and furthermore encourages prudent expenditures by staff in implementing the Fiscal Year 2016-2017 budget.

Passed and adopted by the City Council of the City of Riverbank at a regular meeting held on the 28th day of June 2016, by the following vote:

AYES:
NAYS:

ABSENT:
ABSTAIN:

Attest:

____
Annabelle Aguilar
City Clerk

Approved:

____
Richard D. O'Brien
Mayor

Attachments: Fiscal Year 2016-2017 Annual Operating Budget

CITY OF RIVERBANK
FUND SUMMARIES
2016-2017 ANNUAL OPERATING BUDGET

FUND NO.	FUND NAME	ESTIMATED REVENUES	TRANSFERS IN	ESTIMATED TOTAL REVENUES	TRANSFERS OUT	SALARIES AND BENEFITS	OPERATIONS AND MAINTENANCE	CAPITAL OUTLAY	DEBT SERVICE	ESTIMATED TOTAL EXPENDITURES	STRUCTURAL SURPLUS (DEFICIT)	FUND BALANCE 7/1/2016	FUND BALANCE 6/30/2017	RESERVE %	FUND NO.
101	**GENERAL FUND**	**7,259,800**	**1,459,400**	**8,719,200**	**499,000**	**3,119,600**	**5,162,100**	**79,200**	**0**	**8,859,900**	**(140,700)**	**862,736**	**722,036**	8.3%	**101**
	SPECIAL REVENUE FUNDS														
102	**Gas Tax Fund**	473,600	188,800	662,400	36,300	433,600	313,100	50,000	0	833,000	(170,600)	259,500	88,900	13%	**102**
103	**Storm Drain Fund**	0	0	0	0	0	1,900	0	0	1,900	(1,900)	2,066	166	0%	**103**
109	**Off-Street Parking Fund**	100	0	100	0	0	0	0	0	0	100	43,000	43,100	43100%	**109**
117	**Code Enforcement Fund**	17,500	75,200	92,700	0	86,300	6,400	0	0	92,700	0	0	0	0%	**117**
118	**Community Center Fund**	130,300	15,900	146,200	0	46,800	93,400	0	0	140,200	6,000	0	6,000	4%	**118**
119	**Equipment Pool Fund**	304,700	0	304,700	0	101,200	203,500	0	0	304,700	0	0	0	0%	**119**
125	**Special Projects Fund**	33,500	0	33,500	33,500	0	0	0	0	33,500	0	0	0	0%	**125**
126	**Vehicle Tow Fund/Grants**	8,000	0	8,000	0	0	24,100	0	0	24,100	(16,100)	49,900	33,800	423%	**126**
132	**Weed Abatement Fund**	2,600	0	2,600	0	0	5,000	0	0	5,000	(2,400)	50,033	47,633	1832%	**132**
134	**Recreation & Park Develop.**	46,600	402,900	449,500	0	415,400	34,100	0	0	449,500	0	0	0	0%	**134**
137	**Worker's Comp Liability**	288,100	0	288,100	0	0	287,900	0	0	287,900	200	249,000	249,200	86%	**137**
138	**General Liability**	217,100	0	217,100	0	0	207,100	25,000	0	232,100	(15,000)	94,400	79,400	37%	**138**
162	**Quimby Fees**	100	0	100	0	0	0	0	0	0	100	108,438	108,538	108538%	**162**
176	**P.S. Augmentation Fund**	90,000	0	90,000	90,000	0	0	0	0	90,000	0	0	0	0%	**176**
196	**Teen Center Fund**	2,500	0	2,500	0	0	0	3,700	0	3,700	(1,200)	1,249	49	2%	**196**
	GRAND TOTAL	**1,614,700**	**682,800**	**2,297,500**	**159,800**	**1,083,300**	**1,176,500**	**78,700**	**0**	**2,498,300**	**(200,800)**	**857,586**	**656,786**		
	SYSTEM DEVELOPMENT FUNDS														
140	**Sys Dev. Fees - Bridges/Roads**	100	0	100	0	0	0	0	0	0	100	33,828	33,928	33928%	**140**
145	**Sys Dev. Fees - Overpasses**	800	0	800	0	0	0	0	0	0	800	176,485	177,285	22161%	**145**
146	**Sys Dev. Fees - RR Crossing**	0	0	0	0	0	0	0	0	0	0	398	398	0%	**146**
205	**Sys Dev. Fees-Streets/PW**	108,000	0	108,000	26,400	0	0	611,000	0	637,400	(529,400)	3,211,609	2,682,209	2484%	**205**
208	**Sys Dev. Storm Drainage**	51,000	0	51,000	0	0	0	7,500	0	7,500	43,500	460,771	504,271	989%	**208**
209	**Sys Dev. Parks & Recreation**	60,400	0	60,400	0	0	0	0	0	0	60,400	721,858	782,258	1295%	**209**
210	**Sys Dev. Police/General Gov.**	30,200	0	30,200	0	0	0	59,500	0	59,500	(29,300)	459,206	429,906	1424%	**210**
211	**System Admin. Fees**	0	0	0	0	0	0	0	0	0	0	0	0	0%	**211**
212	**Sys Dev. Imaging Fee**	6,100	0	6,100	0	0	3,000	0	0	3,000	3,100	5,900	9,000	148%	**212**
222	**Crossroads Undergrouding**	13,000	0	13,000	0	0	0	0	0	0	13,000	1,418,500	1,431,500	11012%	**222**
	GRAND TOTAL	**269,600**	**0**	**269,600**	**26,400**	**0**	**3,000**	**678,000**	**0**	**707,400**	**(437,800)**	**6,488,555**	**6,050,755**		

CITY OF RIVERBANK
FUND SUMMARIES
2016-2017 ANNUAL OPERATING BUDGET

FUND NO.	FUND NAME	ESTIMATED REVENUES	TRANSFERS IN	ESTIMATED TOTAL REVENUES	TRANSFERS OUT	SALARIES AND BENEFITS	OPERATIONS AND MAINTENANCE	CAPITAL OUTLAY	DEBT SERVICE	ESTIMATED TOTAL EXPENDITURES	STRUCTURAL SURPLUS (DEFICIT)	FUND BALANCE 7/1/2016	FUND BALANCE 6/30/2017	RESERVE %	FUND NO.
HOUSING FUNDS															
139	**HCD Old Program Income**	4,600	0	4,600	0	20,000	600	0	0	20,600	(16,000)	31,090	15,090	328%	**139**
153	**HCD CDBG Fund**	29,400	0	29,400	0	0	29,400	0	0	29,400	0	0	0	0%	**153**
154	**HCD HOME Fund**	0	0	0	0	0	310,400	0	0	310,400	(310,400)	310,479	79	0%	**154**
155	**HCD CAL-HOME Fund**	100	0	100	0	0	0	0	0	0	100	88,680	88,780	88780%	**155**
168	**LMI Housing Asset Fund**	200	0	200	0	0	0	0	0	0	200	93,670	93,870	46935%	**168**
213	**Federal & State Grants**	110,600	0	110,600	0	110,600	0	0	0	110,600	0	0	0	0%	**213**
	GRAND TOTAL	**144,900**	**0**	**144,900**	**0**	**130,600**	**340,400**	**0**	**0**	**471,000**	**(326,100)**	**523,919**	**197,819**		
SEWER ENTERPRISE FUNDS															
106	**Sewer Fund**	2,102,800	124,000	2,226,800	1,167,500	505,900	615,500	30,000	8,500	2,327,400	(100,600)	924,400	823,800	37%	**106**
107	**Sewer Debt Service**	1,500	501,100	502,600	65,600	0	8,200	0	643,500	717,300	(214,700)	574,700	368,200	73%	**107**
108	**Sewer Capital Imp. Fund**	2,000	40,000	42,000	0	0	0	25,000	0	25,000	17,000	251,800	268,800	640%	**108**
158	**Sewer Connection Fund**	17,900	0	17,900	0	0	0	0	0	0	17,900	327,979	345,879	1932%	**158**
160	**Sewer Master Plan Preparation**	1,000	0	1,000	0	0	0	0	0	0	1,000	2,363	3,363	336%	**160**
207	**System Development-WW**	60,600	0	60,600	0	0	0	0	0	0	60,600	717,436	778,036	1284%	**207**
	GRAND TOTAL	**2,185,800**	**665,100**	**2,850,900**	**1,233,100**	**505,900**	**623,700**	**55,000**	**652,000**	**3,069,700**	**(218,800)**	**2,798,679**	**2,588,079**		
WATER ENTERPRISE FUNDS															
114	**Water Fund**	1,753,400	0	1,753,400	649,400	623,500	642,800	0	387,000	2,302,700	(549,300)	1,559,900	1,010,600	58%	**114**
116	**Water Capital Imp. Fund**	2,000	52,000	54,000	0	0	0	50,000	0	50,000	4,000	480,500	484,500	897%	**116**
157	**Water Connection Fund**	2,022,600	0	2,022,600	0	0	0	2,000,000	0	2,000,000	22,600	1,240,505	1,263,105	62%	**157**
161	**Water Master Plan Preparation**	200	0	200	0	0	0	0	0	0	200	32,434	32,634	16317%	**161**
206	**Sys. Development-Water**	7,800	0	7,800	0	0	0	0	0	0	7,800	512,216	520,016	6667%	**206**
	GRAND TOTAL	**3,786,000**	**52,000**	**3,838,000**	**649,400**	**623,500**	**642,800**	**2,050,000**	**387,000**	**4,352,700**	**(514,700)**	**3,825,555**	**3,310,855**		
GRAND TOTAL ALL FUNDS		**15,260,800**	**2,859,300**	**18,120,100**	**2,567,700**	**5,462,900**	**7,948,500**	**2,940,900**	**1,039,000**	**19,959,000**	**(1,838,900)**	**15,357,030**	**13,526,330**		

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 101: General Fund

Projected Reserve @ July 1, 2016	**10.5%**	**$862,736**

Add:

Projected FY 2016-2017 Revenues	**$8,719,200**

Less:

Requested Appropriations by Department

CITY COUNCIL	401	$100,200	
CITY MANAGER	402	243,100	
FINANCE	403	711,600	
LEGAL	404	260,000	
PLANNING	405	371,000	
BUILDING	406	277,500	
BUILDING MAINTENANCE	407	168,900	
ADMINISTRATIVE SERVICES	408	874,500	
POLICE	409	3,773,300	
CODE COMPLIANCE	411	235,200	
DEVELOP. SERVICES ADMIN.	412	695,700	
STREET MAINTENANCE	413	26,600	
PARKS	414	688,500	
ECONOMIC DEVELOPMENT	439	10,000	
RECREATION	459	423,800	
Total Appropriations			**$8,859,900**
Projected Reserve @ June 30, 2017			**$722,036**
% of Reserve To Revenues			**8.3%**
10% Reserve Requirement			**$871,920**
Surplus/(Deficit) to Reserve Requirement			**($149,884)**
Structural Surplus/(Deficit) [Rev vs. Exp]			**($140,700)**

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CITY OF RIVERBANK

GENERAL FUND REVENUE PROJECTIONS -- FISCAL YEAR 2016-2017

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 14-15 ACTUAL	FY 15-16 BUDGET	FY 15-16 REVENUES TO DATE	PROJECTED FY 16-17 REVENUES	PROJECTED INCREASE (DECREASE)	% CHANGE
400.010	PROP TAX CURRENT SECURED	$1,179,964	$1,185,700	$640,182	$1,245,000	$59,300	5.00%
400.020	PROP TAX CURRENT UNSECURED	64,900	66,200	65,721	67,000	$800	1.21%
400.030	PROP TAX PRIOR SECURED	28,778	7,200	6,330	7,600	$400	5.56%
400.040	PROP TAX PRIOR UNSECURED	1,348	1,800	1,305	1,500	($300)	-16.67%
400.050	SALES TAX	$2,756,970	2,748,600	$1,700,811	2,803,600	$55,000	2.00%
400.060	PROP TRANSFER TAX	67,575	61,600	71,470	62,200	$600	0.97%
400.070	UNITARY TAXES	22,862	14,100	14,147	18,500	$4,400	31.21%
400.080	PAYMENT IN LIEU OF TAXES (PILOT)	30,795	29,700	31,976	30,000	$300	1.01%
400.090	MOTOR VEHICLE IN LIEU TAX	9,525	9,500	9,476	0	($9,500)	-100.00%
400.100	HOMEOWNERS PROP TAX RELIEF	12,039	15,600	7,925	14,900	($700)	-4.49%
400.130	S/B 813 SUPPL. TAXES	16,069	13,200	14,388	17,400	$4,200	31.82%
400.131	STATE APPORTIONMENTS	27,141	8,700	8,705	0	($8,700)	-100.00%
400.190	PROPERTY TAX IN LIEU OF VLF	1,547,436	1,659,400	829,740	1,759,000	$99,600	6.00%
450.000	BUSINESS LICENSE	64,344	61,400	60,916	62,500	$1,100	1.79%
450.010	ANIMAL CONTROL FEES	12,711	9,900	10,046	11,300	$1,400	14.14%
450.020	MISC LIC-BIKE/YARD SALE	630	1,000	490	600	($400)	-40.00%
450.030	BUILDING PERMIT FEES	168,718	200,000	288,070	150,000	($50,000)	-25.00%
501.000	COPS GRANT	106,230	100,000	102,259	100,000	$0	0.00%
501.001	GRANTS	271,206	10,800	0	0	($10,800)	-100.00%
501.002	SPECIFIC PLAN LOAN	0	0	0	0	$0	0.00%
600.000	FRANCHISE FEES - GARBAGE	256,455	249,000	209,040	288,900	$39,900	16.02%
600.010	POLICE SERVICES	7,612	6,000	11,240	6,000	$0	0.00%
600.030	POLICE/TRAFFIC REPORTS	541	900	1,673	900	$0	0.00%
600.040	SB 1186 REVENUES	540	300	212	300	$0	0.00%
600.050	BOOKING FEES	2,340	1,000	1,057	1,000	$0	0.00%
600.060	PLANNING FEES/SPECIFIC PLAN	0	0	0	0	$0	0.00%
600.090	PLAN CHECK FEES	39,999	60,300	77,872	43,200	($17,100)	-28.36%
600.100	PLANNING & ZONING FEES	10,500	10,000	14,009	10,000	$0	0.00%
600.120	PEG FEES	24,055	22,000	14,665	22,500	$500	2.27%
600.130	FRANCHISE FEES - OTHER	294,037	266,500	253,622	277,900	$11,400	4.28%
600.160	MISC CURRENT SERVICES	1,704	2,300	1,262	2,000	($300)	-13.04%
600.170	VEHICLE CODE FINES	100,459	53,900	64,213	60,000	$6,100	11.32%
655.000	FINES, FORFEITURES,PENALTIES	38,306	31,500	26,755	34,000	$2,500	7.94%
660.040	VEHICLE RELEASES	16,100	18,900	13,300	15,000	($3,900)	-20.63%
664.000	INTEREST INCOME	50,487	41,900	21,171	49,000	$7,100	16.95%
665.000	RENTS	0	0	0	0	$0	0.00%
673.040	LEGAL FEE REIMBURSEMENT	0	0	0	0	$0	0.00%
673.050	PTAF REIMBURSEMENT	0	0	0	0	$0	0.00%
673.060	LOAN REPAYMENT	0	0	10,000	60,000	$60,000	0.00%
675.050	AB 939 REIMBURSEMENT	10,532	1,300	1,256	1,000	($300)	-23.08%
675.060	MISC REVENUE-OTHER AGENCIES	24,552	0	0	0	$0	0.00%
675.090	MISCELLANEOUS REVENUES	13,990	5,000	23,870	10,000	$5,000	100.00%
675.340	PUBLIC WORKS FEES	895	4,400	6,548	2,000	($2,400)	-54.55%
675.350	CAPTIAL PROJECT REIMBURSEMENTS	2,566	0	0	0	$0	0.00%
675.550	UNCLAIMED MONEY REVENUE	0	0	0	0	$0	0.00%
680.025	MISC PROGRAM INCOME	22,906	25,000	17,500	25,000	$0	0.00%
680.034	REALIZED GAIN ON INVESTMENTS	-3,159	0	0	0	$0	0.00%
699.000	TRANSFERS IN	148,898	400,000	0	280,300	($119,700)	-29.93%
699.000	TRANSFERS IN OF MGMT FEES	1,061,924	1,102,400	540,732	1,179,100	$76,700	6.96%
TOTAL GENERAL FUND REVENUES		**$8,515,480**	**$8,507,000**	**$5,173,953**	**$8,719,200**	**$212,200**	**2.49%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund: 101	GENERAL FUND	Department:	401
Function:	General Government		CITY COUNCIL

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries & Benefits						
701.001	PERSONNEL REGULAR	21,600	21,600	18,000	22,700	1,100	5.1%
708.005	MEDICARE	297	350	251	400	50	14.3%
708.006	PERS RETIREMENT	1,432	1,200	1,093	1,400	200	16.7%
	Total Personnel Salaries & Benefits	**$23,329**	**$23,150**	**$19,344**	**$24,500**	**$1,350**	**5.8%**
	Operating Expenses						
702.031	RENTS & LEASES	10,000	10,000	2,605	10,000	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	14,165	13,000	11,305	13,900	900	6.9%
703.024	POSTAGE	5	200	102	200	0	0.0%
703.025	OFFICE EXPENSE	1,936	2,800	541	2,800	0	0.0%
706.026	MISCELLANEOUS EXPENSE	0	400	34	0	-400	-100.0%
706.033	PROMOTIONAL EXPENSE	2,104	3,000	1,142	3,000	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	9,886	11,300	11,299	11,300	0	0.0%
706.037	CONFERENCES & MEETINGS	11,895	11,500	6,521	11,500	0	0.0%
706.056	STATE/COUNTY FEES	22,556	23,000	22,556	23,000	0	0.0%
	Total Operating Expenses	**$72,547**	**$75,200**	**$56,105**	**$75,700**	**$500**	**0.7%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$95,876**	**$98,350**	**$75,449**	**$100,200**	**$1,850**	**1.9%**

TRANSFER IN OF MANAGEMENT FEES	SEWER FUND	($7,200)
	WATER FUND	($7,200)
	NET GENERAL FUND ALLOCATION	$85,800

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	402
Function:		General Government		CITY MANAGER

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	151,981	162,900	132,240	164,700	1,800	1.1%
708.004	MISC EMPLOYEE BENEFITS	5,128	2,400	-26,369	2,400	0	0.0%
708.005	MEDICARE	2,131	2,400	1,821	2,400	0	0.0%
708.006	PERS RETIREMENT	11,721	10,900	8,287	11,400	500	4.6%
708.007	PAYROLL TAXES	434	400	434	500	100	25.0%
708.008	HEALTH DENTAL VISION INSURANCE	7,295	7,500	6,871	7,900	400	5.3%
708.009	NATIONAL RETIREMENT	2,902	3,200	2,411	3,500	300	9.4%
708.010	WORKERS' COMPENSATION	21,704	25,000	19,807	24,500	-500	-2.0%
708.012	DEFERRED COMPENSATION	5,048	5,000	4,183	5,000	0	0.0%
	Total Personnel Salaries & Benefits	**$208,344**	**$219,700**	**$149,685**	**$222,300**	**$2,600**	**1.2%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	0	600	0	0	-600	-100.0%
702.031	RENTS & LEASES	3,700	3,700	286	3,700	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	900	3,000	219	3,000	0	0.0%
703.024	POSTAGE	3	200	4	100	-100	-50.0%
703.025	OFFICE EXPENSE	1,132	1,100	434	1,100	0	0.0%
704.022	COMMUNICATIONS	0	600	260	800	200	0.0%
706.015	EMPLOYEE FUNCTIONS	3,138	2,800	2,070	3,000	200	7.1%
706.035	INSURANCE & SURETY BONDS	625	700	625	700	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	1,595	1,800	1,672	1,900	100	5.6%
706.037	CONFERENCES & MEETINGS	7,216	5,000	2,496	5,000	0	0.0%
706.038	STAFF DEVELOPMENT	0	1,500	0	1,500	0	0.0%
	Total Operating Expenses	**$18,309**	**$21,000**	**$8,065**	**$20,800**	**-$200**	**-1.0%**
	CAPITAL OUTLAY						
707.006	OFFICE EQUIPMENT	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$226,653**	**$240,700**	**$157,750**	**$243,100**	**$2,400**	**1.0%**

TRANSFER IN OF MANAGEMENT FEES	SEWER FUND	($43,030)
	WATER FUND	($43,030)
	NET GENERAL FUND ALLOCATION	$157,040

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City of Riverbank

Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	403
Function:		General Government		FINANCE

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	341,327	351,500	295,893	365,400	13,900	4.0%
701.002	PERSONNEL PART-TIME	8,484	10,600	8,592	14,000	3,400	32.1%
701.003	PERSONNEL OVERTIME	272	300	640	500	200	66.7%
708.004	MISC EMPLOYEE BENEFITS	3,957	500	-45,295	500	0	0.0%
708.005	MEDICARE	4,842	5,300	4,210	5,500	200	3.8%
708.006	PERS RETIREMENT	45,816	56,600	46,782	60,200	3,600	6.4%
708.007	PAYROLL TAXES	2,981	3,300	2,909	3,500	200	6.1%
708.008	HEALTH DENTAL VISION INSURANCE	51,168	53,100	48,370	56,000	2,900	5.5%
708.009	NATIONAL RETIREMENT	14,512	16,000	12,056	17,600	1,600	10.0%
708.010	WORKERS' COMPENSATION	49,965	53,900	43,933	54,400	500	0.9%
708.012	DEFERRED COMPENSATION	11,345	11,100	9,400	11,100	0	0.0%
	Total Personnel Salaries & Benefits	**$534,669**	**$562,200**	**$427,489**	**$588,700**	**$26,500**	**4.7%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	14,707	16,100	1,927	16,200	100	0.6%
702.031	RENTS & LEASES	20,800	20,800	4,784	20,800	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	59,871	51,200	55,544	52,100	900	1.8%
702.034	OTHER CONTRACT SERVICES	9,974	10,000	11,306	10,000	0	0.0%
703.024	POSTAGE	4,283	5,000	4,165	5,000	0	0.0%
703.025	OFFICE EXPENSE	6,888	6,800	2,491	6,800	0	0.0%
706.023	ADVERTISING	294	700	145	700	0	0.0%
706.035	INSURANCE & SURETY BONDS	625	700	625	700	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	375	400	375	400	0	0.0%
706.037	CONFERENCES & MEETINGS	4,098	3,000	2,396	3,000	0	0.0%
706.999	BAD DEBT EXPENSE - GARBAGE	13,136	0	0	0	0	0.0%
	Total Operating Expenses	**$135,051**	**$114,700**	**$83,758**	**$115,700**	**$1,000**	**0.9%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	23,500	20,452	7,200	-16,300	-69.4%
	Total Capital Outlay	**$0**	**$23,500**	**$20,452**	**$7,200**	**-$16,300**	**-69.4%**
	Total Department Appropriations	**$669,720**	**$700,400**	**$531,698**	**$711,600**	**$11,200**	**1.6%**

TRANSFER IN OF MANAGEMENT FEES:	SEWER FUND	($177,214)
	WATER FUND	($181,170)
	SYS DEV FUND	($26,373)
	NET GENERAL FUND ALLOCATION	$326,843

EMPLOYEES:
- 1 DIRECTOR OF FINANCE
- 1 ACCOUNTING MANAGER
- 3 ACCOUNT CLERK II
- 1 PART-TIME COLLECTIONS CLERK

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	404
Function:		General Government		LEGAL

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0.0%
702.033	SPECIAL LEGAL COUNSEL	350,191	217,300	176,185	260,000	42,700	19.7%
706.009	LEGAL SETTLEMENT	287,815	0	0	0	0	0.0%
	Total Operating Expenses	**$638,006**	**$217,300**	**$176,185**	**$260,000**	**$42,700**	**19.7%**
	Total Department Appropriations	**$638,006**	**$217,300**	**$176,185**	**$260,000**	**$42,700**	**19.7%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	**GENERAL FUND**	Department:	**405**
Function:		**Community Development**		**PLANNING**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	74,327	166,900	142,046	179,800	12,900	7.7%
701.003	PERSONNEL OVERTIME	245	0	24	0	0	0.0%
701.005	PLANNING COMMISSIONER COMP.	4,200	6,000	3,650	6,000	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	1,572	1,200	-401	1,200	0	0.0%
708.005	MEDICARE	1,038	2,400	1,950	2,600	200	8.3%
708.006	PERS RETIREMENT	9,388	16,900	14,171	18,500	1,600	9.5%
708.007	PAYROLL TAXES	868	900	868	900	0	0.0%
708.008	HEALTH DENTAL VISION INSURANCE	1,631	16,900	10,814	19,400	2,500	14.8%
708.009	NATIONAL RETIREMENT	3,147	6,400	4,823	7,100	700	10.9%
708.010	WORKERS' COMPENSATION	10,905	25,600	21,539	26,700	1,100	4.3%
708.012	DEFERRED COMPENSATION	2,362	3,500	3,510	4,200	700	20.0%
	Total Personnel Salaries & Benefits	**$109,683**	**$246,700**	**$202,994**	**$266,400**	**$19,700**	**8.0%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	0	500	0	500	0	0.0%
702.031	RENTS & LEASES	2,500	2,500	1,135	2,500	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	166,677	112,200	79,829	61,000	-51,200	-45.6%
702.034	OTHER CONTRACT SERVICES (ED)	65,277	35,000	9,367	10,000	-25,000	-71.4%
703.024	POSTAGE	2,046	1,800	592	2,000	200	11.1%
703.025	OFFICE EXPENSE	2,235	2,200	2,047	2,200	0	0.0%
704.022	COMMUNICATIONS	1,256	1,800	857	1,200	-600	-33.3%
706.023	ADVERTISING	14,596	6,000	7,634	14,000	8,000	133.3%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	1,000	1,700	1,197	1,700	0	0.0%
706.037	CONFERENCES & MEETINGS	1,862	10,600	7,276	9,500	-1,100	-10.4%
	Total Operating Expenses	**$257,449**	**$174,300**	**$109,933**	**$104,600**	**-$69,700**	**-40.0%**
	Total Department Appropriations	**$367,132**	**$421,000**	**$312,927**	**$371,000**	**-$50,000**	**-11.9%**

Staffing:
1 Planning & Building Manager
1 Sr. Community Development Specialist

Transfer In of Management Fees:	
Sewer	(40,143)
Water	(40,143)
Net General Fund Allocation	$290,714

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	406
Function:		Community Development		BUILDING

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	137,572	142,900	120,038	149,700	6,800	4.8%
701.002	PERSONNEL OVERTIME	1,412	1,000	1,003	1,000	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	4,483	0	-17,397	0	0	0.0%
708.005	MEDICARE	1,855	2,100	1,625	2,200	100	4.8%
708.006	PERS RETIREMENT	18,460	23,000	19,107	24,600	1,600	7.0%
708.007	PAYROLL TAXES	868	900	868	900	0	0.0%
708.008	HEALTH DENTAL VISION INSURANCE	33,960	37,100	33,847	40,100	3,000	8.1%
708.009	NATIONAL RETIREMENT	5,805	6,400	4,823	7,100	700	10.9%
708.010	WORKERS' COMPENSATION	20,097	21,900	17,834	22,300	400	1.8%
	Total Personnel Salaries & Benefits	**$224,512**	**$235,300**	**$181,747**	**$247,900**	**$12,600**	**0.0%**
	Operating Expenses						
702.031	RENTS & LEASES (VEHICLES)	8,000	8,000	3	8,000	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	10,000	10,000	0.0%
703.024	POSTAGE	240	300	32	300	0	0.0%
703.025	OFFICE EXPENSE	2,342	2,200	852	2,400	200	9.1%
704.022	COMMUNICATIONS	2,301	2,000	1,776	2,700	700	35.0%
706.027	BOOT & JACKET ALLOWANCE	200	700	387	400	-300	-42.9%
706.028	SMALL TOOLS	53	100	190	100	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	528	500	490	500	0	0.0%
706.037	CONFERENCES & MEETINGS	85	400	426	400	0	0.0%
706.038	STAFF DEVELOPMENT	50	2,500	1,551	3,500	1,000	40.0%
706.073	UNIFORMS & RAGS	0	0	0	1,300	1,300	0.0%
	Total Operating Expenses	**$13,799**	**$16,700**	**$5,708**	**$29,600**	**$12,900**	**77.2%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$238,311**	**$252,000**	**$187,455**	**$277,500**	**$25,500**	**10.1%**

Staffing:
1 Building Inspector II
1 Construction Inspector II

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	**GENERAL FUND**	Department:	**407**
Function:		**Parks & Recreation**		**BUILDING MAINTENANCE**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	50,415	50,500	42,431	52,900	2,400	4.8%
701.002	PERSONNEL PART-TIME	2,514	2,000	3,463	2,500	500	25.0%
701.003	PERSONNEL OVERTIME	0	0	0	0	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	-161	0	-4,164	0	0	0.0%
708.005	MEDICARE	704	700	602	800	100	14.3%
708.006	PERS RETIREMENT	6,786	8,100	6,722	8,700	600	7.4%
708.007	PAYROLL TAXES	636	700	665	800	100	14.3%
708.008	HEALTH DENTAL VISION INSURANCE	10,962	12,300	11,649	13,500	1,200	9.8%
708.009	NATIONAL RETIREMENT	2,902	3,200	2,411	3,500	300	9.4%
708.010	WORKERS' COMPENSATION	7,453	7,700	6,454	7,900	200	2.6%
	Total Personnel Salaries & Benefits	**$82,211**	**$85,200**	**$70,234**	**$90,600**	**$5,400**	**6.3%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	2,194	2,000	2,034	2,000	0	0.0%
702.031	RENTS & LEASES (VEHICLES)	5,000	5,000	0	5,000	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	16,175	16,600	21,333	16,600	0	0.0%
703.028	SMALL TOOLS	79	200	49	200	0	0.0%
704.021	UTILITIES	25,367	26,000	18,519	26,000	0	0.0%
704.022	COMMUNICATIONS	11,844	9,700	10,694	12,000	2,300	23.7%
706.027	BOOT & JACKET ALLOWANCE	200	200	0	200	0	0.0%
706.029	MAINT. OF BLDG. & STRUCTURES	12,227	12,000	7,355	12,000	0	0.0%
706.056	STATE/COUNTY FEES	2,267	3,000	2,208	3,000	0	0.0%
706.073	UNIFORMS & RAGS	957	1,500	307	1,300	-200	-13.3%
	Total Operating Expenses	**$76,310**	**$76,200**	**$62,499**	**$78,300**	**$2,100**	**2.8%**
	Capital Outlay						
707.002	CAPITAL EXPENDITURES	26,550	0	0	0	0	0.0%
707.003	EQUIPMENT/PROJECTS	14,469	0	0	0	0	0.0%
	Total Capital Outlay	**$41,019**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$199,540**	**$161,400**	**$132,733**	**$168,900**	**$7,500**	**4.6%**

EQUIPMENT/PROJECTS

STAFFING: 1 SR. FACILITIES MAINTENANCE WORKER

No Equipment/Projects

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	**GENERAL FUND**	Department:	**408**
Function:		**General Government**		**Administrative Services**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	281,281	281,400	278,428	374,000	92,600	32.9%
701.002	PERSONNEL PART-TIME	86,995	42,300	4,887	0	-42,300	-100.0%
701.003	PERSONNEL OVERTIME	21	0	167	200	200	0.0%
701.080	SALARY REQUEST	0	40,000	0	17,000	-23,000	-57.5%
708.004	MISC EMPLOYEE BENEFITS	3,518	0	-24,433	0	0	0.0%
708.005	MEDICARE	5,040	4,700	3,839	5,400	700	14.9%
708.006	PERS RETIREMENT	44,642	47,800	39,917	53,400	5,600	11.7%
708.007	PAYROLL TAXES	2,682	1,700	2,100	2,200	500	29.4%
708.008	HEALTH DENTAL VISION INSURANCE	51,793	35,000	46,747	76,100	41,100	117.4%
708.009	NATIONAL RETIREMENT	11,609	11,300	11,169	17,600	6,300	55.8%
708.010	WORKERS' COMPENSATION	41,340	30,100	34,713	55,600	25,500	84.7%
708.012	DEFERRED COMPENSATION	7,144	5,300	5,981	9,100	3,800	71.7%
	Total Personnel Salaries & Benefits	**$536,065**	**$499,600**	**$403,515**	**$610,600**	**$111,000**	**22.2%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	8,740	10,200	5,969	11,200	1,000	9.8%
702.031	RENTS & LEASES	5,185	4,600	3,143	4,600	0	0.0%
702.032	PROFESSIONAL SERVICES	44,030	47,800	41,243	69,500	21,700	45.4%
702.034	OTHER CONTRACT SERVICES	2,290	10,800	3,590	5,700	-5,100	-47.2%
702.039	SPECIAL COMMUNITY SERVICES	8,214	15,000	95	55,000	40,000	266.7%
703.023	ADVERTISING	2,965	1,000	707	1,000	0	0.0%
703.024	POSTAGE	155	500	82	500	0	0.0%
703.025	OFFICE EXPENSE	3,470	4,000	1,416	4,000	0	0.0%
704.022	COMMUNICATIONS	0	1,000	455	2,400	1,400	140.0%
706.014	MISC. PERSONNEL EXPENSE	1,151	1,500	1,557	1,500	0	0.0%
706.035	INSURANCE & SURETY BOND	318	400	318	400	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	774	1,100	350	1,100	0	0.0%
706.037	CONFERENCES & MEETINGS	691	500	535	500	0	0.0%
706.042	SAFETY	124	500	211	500	0	0.0%
706.047	WEBSITE	12,372	12,000	12,097	12,000	0	0.0%
706.066	ELECTIONS	13,053	1,500	4,682	30,000	28,500	1900.0%
	Total Operating Expenses	**$103,532**	**$112,400**	**$76,451**	**$199,900**	**$87,500**	**77.8%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	43,000	23,194	60,000	17,000	39.5%
707.003	EQUIPMENT/PROJECTS	3,000	0	0	0	0	0.0%
707.017	COMPUTER COMPONENTS	1,993	4,000	0	4,000	0	0.0%
	Total Capital Outlay	**$4,993**	**$47,000**	**$23,194**	**$64,000**	**$17,000**	**36.2%**
	Total Department Appropriations	**$644,590**	**$659,000**	**$503,159**	**$874,500**	**$215,500**	**32.7%**

TRANSFER IN OF MANAGEMENT FEES:	SEWER FUND	($57,263)
	WATER FUND	($69,302)
	NET GENERAL FUND ALLOCATION	$747,935

COMPUTER COMPONENTS:
COMPUTER REPLACEMENT PROGRAM $4,000

EMPLOYEES:
1 HUMAN RESOURCE MANAGER
1 CITY CLERK
1 ADMINISTRATIVE ASSISTANT/CONFIDENTIAL
1 HUMAN RESOURCE ANALYST
1 HUMAN SERVICES SPECIALIST/ADMINISTRATIVE ANALYST II

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	**GENERAL FUND**	Department:	**409**
Function:		**Public Safety**		**POLICE SERVICES**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	766	1,500	1,066	1,500	0	0.0%
702.031	RENTS & LEASES/BLDG REPLACE.	40,223	25,000	8,000	19,500	-5,500	-22.0%
702.034	VEHICLE MILEAGE FEE	148,576	154,500	105,340	200,000	45,500	29.4%
702.039	SPECIAL COMMUNITY SERVICES	0	15,000	0	15,000	0	0.0%
702.060	CONTRACT SHERIFF SERVICES	3,453,364	3,531,500	2,313,798	3,468,500	-63,000	-1.8%
703.024	POSTAGE	1,226	1,500	400	1,000	-500	-33.3%
703.025	OFFICE EXPENSE	3,014	2,000	1,313	2,000	0	0.0%
704.021	UTILITIES	33,593	40,000	23,645	36,000	-4,000	-10.0%
704.022	COMMUNICATIONS	3,314	3,000	1,582	3,000	0	0.0%
706.023	ADVERTISING	108	100	133	200	100	100.0%
706.026	MISCELLANEOUS EXPENSE	408	200	0	200	0	0.0%
706.029	MAINT. OF BLDG. & STRUCTURES	189	0		0	0	0.0%
706.072	SDEA CONTRIBUTION	48,709	30,600	0	8,000	-22,600	-73.9%
708.006	PERS UNFUNDED LIABILITY	0	10,400	10,357	18,400	8,000	76.9%
	Total Operating Expenses	**$3,733,490**	**$3,815,300**	**$2,465,634**	**$3,773,300**	**-$42,000**	**-1.1%**
	Capital Outlay						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$3,733,490**	**$3,815,300**	**$2,465,634**	**$3,773,300**	**-$42,000**	**-1.1%**

STAFFING:

1 Lieutenant (Chief of Police)
2 Sergeants
15 Deputy Sheriff/Detective
1 Supervising Legal Clerk
2 Legal Clerks
1 Community Services Officer

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	411
Function:		Public Safety		CODE COMPLIANCE

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.034	ANIMAL CONTROL SERVICES	155,582	159,000	105,647	160,000	1,000	0.6%
999.000	TRANSFERS OUT TO FUND 117	65,287	66,100	0	75,200	9,100	13.8%
	Total Operating Expenses	**$220,869**	**$225,100**	**$105,647**	**$235,200**	**$10,100**	**4.5%**
	Total Department Appropriations	**$220,869**	**$225,100**	**$105,647**	**$235,200**	**$10,100**	**4.5%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	412
Function:		Public Works		DEVELOPMENT SERVICES ADMIN

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	342,882	373,600	309,623	382,400	8,800	2.4%
701.002	PERSONNEL PART-TIME	17,980	18,500	16,187	20,300	1,800	9.7%
701.003	PERSONNEL OVERTIME	98	0	120	100	100	0.0%
701.080	SALARY & BENEFIT REQUEST	0	0	0	0	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	1,489	0	-10,362	0	0	0.0%
708.005	MEDICARE	4,876	5,700	4,348	5,800	100	1.8%
708.006	PERS RETIREMENT	41,878	51,700	41,148	54,400	2,700	5.2%
708.007	PAYROLL TAXES	2,604	2,700	2,442	2,600	-100	-3.7%
708.008	HEALTH DENTAL VISION INSURANCE	69,455	74,800	64,398	81,200	6,400	8.6%
708.009	NATIONAL RETIREMENT	13,866	16,000	11,016	17,600	1,600	10.0%
708.010	WORKERS' COMPENSATION	50,505	57,200	45,777	57,800	600	1.0%
708.012	DEFERRED COMPENSATION	3,938	3,900	3,263	3,900	0	0.0%
	Total Personnel Salaries & Benefits	**$549,571**	**$604,100**	**$487,958**	**$626,100**	**$22,000**	**3.6%**
	Operating Expenses						
702.031	RENTS & LEASES	3,600	3,600	2,322	3,600	0	0.0%
702.032	PROFESSIONAL SERVICES	560	2,000	360	2,000	0	0.0%
702.035	CONTRACT ENGINEERING	42,298	50,000	39,563	50,000	0	0.0%
703.023	ADVERTISING	988	350	520	700	350	100.0%
703.024	POSTAGE	848	1,000	1,827	2,000	1,000	100.0%
703.025	OFFICE EXPENSE	2,699	2,400	2,292	3,200	800	33.3%
704.021	UTILITIES	2,747	3,000	2,501	0	-3,000	-100.0%
704.022	COMMUNICATIONS	1,076	1,900	828	1,300	-600	-31.6%
706.026	MISCELLANEOUS EXPENSE	65	300	314	300	0	0.0%
706.027	BOOT & JACKET ALLOWANCE	0	300	0	300	0	0.0%
706.029	MAINT. OF BLDG. & STRUCTURES	73	0	0	0	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	343	1,000	558	800	-200	-20.0%
706.037	CONFERENCES & MEETINGS	4,517	800	1,114	0	-800	-100.0%
706.038	STAFF DEVELOPMENT	522	2,200	3,625	5,400	3,200	145.5%
	Total Operating Expenses	**$60,336**	**$68,850**	**$55,824**	**$69,600**	**$750**	**1.1%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0.0%
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$609,907**	**$672,950**	**$543,782**	**$695,700**	**$22,750**	**3.4%**

TRANSFER IN OF MANAGEMENT FEES:	SEWER FUND	($184,748)
	WATER FUND	($235,831)
	LTF	($7,964)
	GAS TAX	($36,852)
	LANDSCAPE & LIGHTING	($6,143)
	NET GENERAL FUND ALLOCATION	$224,162

Staffing:
- 1 Public Works Superintendent
- 1 Development Services Administration Manager
- 1 Project Coordinator
- 2 Administrative Assistants
- 1 Part-Time Administrative Clerk

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	413
Function:		Public Works		STORMWATER ADMINISTRATION

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	14,548	0	8,467	0	0	0.0%
702.031	RENTS & LEASES	15,000	15,000	0	0	-15,000	-100.0%
702.032	PROFESSIONAL SERVICES	8,538	4,300	4,641	21,900	17,600	409.3%
703.055	BARRICADES	643	800	628	0	-800	-100.0%
704.021	UTILITIES	3,979	5,000	2,208	4,000	-1,000	-20.0%
706.029	MAINT. OF BLDG. & STRUCTURES	0	0	540	0	0	0.0%
706.056	STATE/COUNTY FEES	584	700	676	700	0	0.0%
706.073	UNIFORMS & RAGS	0	0	0	0	0	0.0%
	Total Operating Expenses	**$43,292**	**$25,800**	**$17,161**	**$26,600**	**$800**	**3.1%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	38,399	10,500	10,440	0	-10,500	-100.0%
	Total Capital Outlay	**$38,399**	**$10,500**	**$10,440**	**$0**	**-$10,500**	**-100.0%**
	Total Department Appropriations	**$81,691**	**$36,300**	**$27,600**	**$26,600**	**-$9,700**	**-26.7%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	**101**	**GENERAL FUND**	Department:	**414**
Function:		**Parks & Recreation**		**PARKS**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	209,536	218,600	184,971	224,500	5,900	2.7%
701.002	PERSONNEL PART-TIME	33,122	39,300	24,804	45,000	5,700	14.5%
701.003	PERSONNEL OVERTIME	1,519	1,000	1,308	1,500	500	50.0%
701.004	STANDBY PAY	2,899	4,000	1,910	3,000	-1,000	-25.0%
708.004	MISC EMPLOYEE BENEFITS	4,218	0	-16,884	0	0	0.0%
708.005	MEDICARE	3,432	3,800	2,929	4,000	200	5.3%
708.006	PERS RETIREMENT	27,678	35,200	28,754	37,000	1,800	5.1%
708.007	PAYROLL TAXES	5,481	6,500	4,286	7,300	800	12.3%
708.008	HEALTH DENTAL VISION INSURANCE	64,902	66,800	61,000	70,700	3,900	5.8%
708.009	NATIONAL RETIREMENT	11,038	12,800	9,645	14,100	1,300	10.2%
708.010	WORKERS' COMPENSATION	29,895	33,500	26,934	33,400	-100	-0.3%
708.012	DEFERRED COMPENSATION	1,969	2,000	1,631	2,000	0	0.0%
	Total Personnel Salaries & Benefits	**$395,689**	**$423,500**	**$331,289**	**$442,500**	**$19,000**	**4.5%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	268	300	156	500	200	66.7%
702.031	RENTS & LEASES	51,800	51,800	1,797	51,800	0	0.0%
702.032	PROFESSIONAL SERVICES	95,923	93,800	71,864	91,000	-2,800	-3.0%
703.025	OFFICE EXPENSE	227	200	338	500	300	150.0%
703.028	SMALL TOOLS	409	500	60	400	-100	-20.0%
703.049	CHEMICALS	1,102	5,000	3,408	4,000	-1,000	-20.0%
703.050	POOL EXPENSES & CHEMICALS	26,246	22,000	6,517	22,000	0	0.0%
703.051	BARK/FIBER	0	12,000	0	0	-12,000	-100.0%
704.021	UTILITIES	24,935	26,000	21,570	26,000	0	0.0%
704.022	COMMUNICATIONS	378	1,000	479	1,300	300	30.0%
706.027	BOOT & JACKET ALLOWANCE	730	800	394	800	0	0.0%
706.029	MAINT. OF BLDG & STRUCTURES	33,980	28,000	29,887	28,000	0	0.0%
706.038	STAFF DEVELOPMENT	2,736	3,000	2,777	3,000	0	0.0%
706.050	SAFETY EQUIPMENT	219	400	75	400	0	0.0%
706.056	STATE/COUNTY FEES	3,494	3,600	3,497	3,500	-100	-2.8%
706.073	UNIFORMS & RAGS	529	700	335	2,300	1,600	228.6%
706.081	DOWNTOWN & WATERFALL MAINT.	2,390	3,000	1,301	2,500	-500	-16.7%
	Total Operating Expenses	**$245,366**	**$252,100**	**$144,455**	**$238,000**	**-$14,100**	**-5.6%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	43,790	11,072	0	-43,790	-100.0%
707.003	EQUIPMENT/PROJECTS	5,295	8,000	9,480	8,000	0	0.0%
	Total Capital Outlay	**$5,295**	**$51,790**	**$20,553**	**$8,000**	**-$43,790**	**-84.6%**
	Total Department Appropriations	**$646,350**	**$727,390**	**$496,297**	**$688,500**	**-$38,890**	**-5.3%**

EQUIPMENT AND PROJECTS:

PLAYGROUND EQUIPMENT REPLACEMENT PROGRAM	$8,000

JMP Parking Fee Reimbursement	(12,300)
Crossroads L&L Reimbursement	(20,000)
NET GENERAL FUND EFFECT	$656,200

STAFFING:

1 PARKS SUPERVISOR
2 SR. PARKS MAINTENANCE WORKERS
1 PARKS MAINTENANCE WORKER II
V PT PARKS MAINTENANCE AIDES (SEASONAL)

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	GENERAL FUND	Department:	439
Function:		Community Development		ECONOMIC DEVELOPMENT

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.043	AMMO PLANT SPECIFIC PLAN	0	0	0	0	0	0%
702.032	SR 108 RELINQUISHMENT GRANT	250,892	16,000	16,086	0	-16,000	-100%
702.034	OTHER CONTRACT SERVICES	10,100	10,000	0	10,000	0	0%
707.122	PUBLIC BENEFIT GRANT	0	0	0	0	0	0%
706.026	DEBT SERVICE - ED BANK LOAN	101,736	124,900	124,218	0	-124,900	-100%
	Total Operating Expenses	**$362,728**	**$150,900**	**$140,304**	**$10,000**	**-$140,900**	**-93%**
	Total Department Appropriations	**$362,728**	**$150,900**	**$140,304**	**$10,000**	**-$140,900**	**-93%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	101	**GENERAL FUND**	Department:	**459**
Function:		**Culture & Liesure**		**RECREATION**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
706.026	MISCELLANEOUS EXPENSE	-4,300	0	4,300	0	0	0.0%
999.000	GENERAL FUND SUBSIDIES	334,200	378,600	160,698	423,800	45,200	11.9%
	Total Operating Expenses	**$329,900**	**$378,600**	**$164,998**	**$423,800**	**$45,200**	**11.9%**
	Total Department Appropriations	**$329,900**	**$378,600**	**$164,998**	**$423,800**	**$45,200**	**11.9%**

General Fund Subsidies:

Recreation Fund	402,900
Community Center Fund	15,900
Cheese & Wine Advance	5,000
	$423,800

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 102: Gas Tax Fund

Projected Reserve @ July 1, 2016	**$259,500**
Add:	
Projected '16-'17 Revenues	**$662,400**
Less:	
Requested Appropriations	

SALARIES & BENEFITS	$433,600	
CONTRACT SERVICES	134,900	
UTILITIES	90,000	
OTHER OPERATING EXPENSES	88,200	
TRANSFERS OUT	36,300	
CAPITAL OUTLAY	50,000	
Total Gas Tax Appropriations		**$833,000**
Projected Reserve @ June 30, 2017		**$88,900**
% Of Revenues		**13.4%**
Structural Deficit		**($170,600)**

Proposed

GAS TAX REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
SECTION 2103 GAS TAX	$109,500	$79,289	$55,000
SECTION 2105 GAS TAX	126,200	97,573	139,300
SECTION 2106 GAS TAX	69,600	59,844	76,400
SECTION 2107 GAS TAX	173,400	124,927	193,500
SECTION 2107.5 GAS TAX	5,000	0	5,000
STREET SWEEPING	4,200	2,080	4,200
INTEREST INCOME	100	333	200
MISCELLANEOUS REVENUE	0	46	0
TRANSFER IN OF MGMT FEES	178,100	80,131	188,800
	$666,100	**$444,221**	**$662,400**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	102	GAS TAX	Department:	418
Function:		Public Works		STREETS

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	232,173	241,000	189,424	247,700	6,700	3%
701.002	PERSONNEL PART-TIME	0	0	0	0	0	0%
701.003	PERSONNEL OVERTIME	4,658	3,500	3,972	3,500	0	0%
701.004	STANDBY PAY	5,637	5,500	6,316	5,000	-500	-9%
708.004	MISC EMPLOYEE BENEFITS	4,578	0	-22,153	0	0	0%
708.005	MEDICARE	2,580	2,700	2,457	2,800	100	4%
708.006	PERS RETIREMENT	23,705	28,200	19,404	25,000	-3,200	-11%
708.007	PAYROLL TAXES	2,170	2,200	2,213	2,200	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	55,059	72,200	55,199	93,000	20,800	29%
708.009	NATIONAL RETIREMENT	14,512	16,000	10,722	17,600	1,600	10%
708.010	WORKERS' COMPENSATION	33,879	37,000	26,879	36,800	-200	-0.5%
	Total Personnel Salaries & Benefits	**$378,951**	**$408,300**	**$294,433**	**$433,600**	**$25,300**	**6%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	2,017	18,000	9,635	10,000	-8,000	-44%
702.031	RENTS & LEASES (VEHICLE REP/MAINT)	10,000	10,000	1,720	10,000	0	0%
702.032	PROFESSIONAL/SPECIAL SERVICES	19,068	59,800	25,562	22,900	-36,900	-62%
702.034	OTHER CONTRACT SERVICES	0	5,000	0	0	-5,000	-100%
702.036	STREET SWEEPING CONTRACT	86,031	88,100	65,064	91,000	2,900	3%
702.037	STREET LIGHT REPAIR	3,430	2,000	2,426	1,000	-1,000	-50%
703.028	SMALL TOOLS	946	1,000	371	1,000	0	0%
703.062	STREET SIGNS/STRIPING	53,018	56,000	35,803	56,000	0	0%
704.021	UTILITIES	98,134	100,900	66,782	90,000	-10,900	-11%
706.026	MISCELLANEOUS EXPENSE	1,706	2,000	1,227	2,000	0	0%
706.027	BOOT & JACKET ALLOWANCE	685	1,000	200	1,000	0	0%
706.029	MAINT. OF BLDG. & STRUCTURES	12,772	21,000	10,451	21,000	0	0%
706.036	MEMBERSHIP, DUES, BOOKS,ETC.	60	1,500	245	1,500	0	0%
706.037	CONFERENCES & MEETINGS	317	500	280	500	0	0%
706.038	STAFF DEVELOPMENT	298	1,800	1,185	1,800	0	0%
706.050	SAFETY EQUIPMENT	1,683	1,600	945	1,600	0	0%
706.073	UNIFORMS & RAGS	1,952	1,800	1,314	1,800	0	0%
999.000	TRANSFER OUT OF MGMT FEES	31,405	33,800	16,582	36,300	2,500	7%
	Total Operating Expenses	**$323,522**	**$405,800**	**$239,792**	**$349,400**	**-$56,400**	**-14%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	11,800	8,200	0	-11,800	-100%
707.003	EQUIPMENT/PROJECTS	89,378	50,000	0	50,000	0	0%
	Total Capital Outlay	**$89,378**	**$61,800**	**$8,200**	**$50,000**	**-$11,800**	**-19%**
	Total Department Appropriations	**$791,851**	**$875,900**	**$542,426**	**$833,000**	**-$42,900**	**-5%**

TRANSFER IN OF MANAGEMENT FEES:		
	SEWER FUND	($103,655)
	LTF	($21,366)
	WATER FUND	($12,502)
	STERLING RIDGE STORM DRAIN DISTRICT	($10,577)
	HEARTLANDS STORM DRAIN DISTRICT	($10,577)
	CROSSROADS LANDSCAPE & LIGHTING DISTRICT	($30,132)
	NET GAS TAX FUND ALLOCATION	$644,191

EQUIPMENT/PROJECTS:

ADA IMPROVEMENTS 50,000

STAFFING:

1 PUBLIC WORKS SUPERVISOR
1 SR. MAINTENANCE WORKERS
3 MAINTENANCE WORKER I

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 103: Storm Drain Fund

Reserve @ July 1, 2016		**$2,066**
Add:		
Projected '16-'17 Revenues		**$0**
Less:		
Requested Appropriations		
OPERATING EXPENSES	1,900	
Total Appropriations		**$1,900**
Projected Reserve @ June 30, 2017		**$166**

STORM DRAIN REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	0	0	0
TRANSFERS IN	0	0	0
	$0	**$0**	**$0**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	103	STORM DRAIN FUND	Department:	419
Function:		Public Works		STORM

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	0	1,900	1,920	1,900	0	0%
	Total Operating Expenses	**$0**	**$1,900**	**$1,920**	**$1,900**	**$0**	**0%**
	Total Department Appropriations	**$0**	**$1,900**	**$1,920**	**$1,900**	**$0**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 106: Sewer Fund Summary

Projected Reserve @ July 1, 2016			**$924,400**
Add:			
Projected '16-'17 Revenues			**$2,226,800**
Less:			
Requested Appropriations			
	SEWER COLLECTION	**SEWER TREATMENT**	
SALARIES & BENEFITS	$167,300	$338,600	
CONTRACT SERVICES	91,000	167,500	
UTILITIES	25,000	210,000	
OPERATING EXPENSES	65,700	56,300	
BOND EXPENSES	0	8,500	
CAPITAL OUTLAY	0	30,000	
TRANSFERS OUT	1,167,500	0	
	$1,516,500	$810,900	
Total Appropriations			**$2,327,400**
Projected Reserve @ June 30, 2017			**$823,800**
% of Reserve to Budget			37%
Structural Surplus (Deficit)			**($100,600)**

SEWER REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
SEWER SERVICE CHARGES	1,976,200	1,405,058	2,000,000
INSPECTION FEES (FOG)	500	543	500
FINES, FORFEITURES, PENALTIES	34,800	25,308	35,500
INTEREST INCOME	7,200	3,675	6,800
MISCELLANEOUS REVENUES	0	200	0
INDUSTRIAL PERMITS	60,000	59,336	60,000
TRANSFER IN for SRF LOAN PYMT	65,600	0	65,600
TRANSFER IN MANAGEMENT FEES	54,000	25,467	58,400
TRANSFER IN OF LOAN PROCEEDS	0	0	0
	$2,198,300	**$1,519,587**	**$2,226,800**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	106	SEWER FUND	Department:	423
Function:		Public Works		SEWER COLLECTION

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	86,448	87,000	75,160	91,100	4,100	5%
701.003	PERSONNEL OVERTIME	1,583	2,000	1,089	2,000	0	0%
701.004	STANDBY PAY	12,498	11,000	6,765	11,000	0	0%
708.004	MISC EMPLOYEE BENEFITS	2,924	0	-7,912	0	0	0%
708.005	MEDICARE	1,227	1,300	1,072	1,300	0	0%
708.006	PERS RETIREMENT	9,347	10,100	8,605	11,000	900	9%
708.007	PAYROLL TAXES	868	900	868	900	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	23,618	23,200	21,320	29,400	6,200	27%
708.009	NATIONAL RETIREMENT	5,805	6,400	4,823	7,100	700	11%
708.010	WORKERS' COMPENSATION	12,655	13,300	11,201	13,500	200	2%
	Total Personnel Salaries & Benefits	**$156,973**	**$155,200**	**$122,990**	**$167,300**	**$12,100**	**8%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIP.	11,880	15,000	1,419	15,000	0	0%
702.031	RENTS & LEASES (VEHICLE REP/MAINT)	30,000	30,000	3,632	30,000	0	0%
702.032	PROFESSIONAL SERVICES	31,339	22,000	11,026	22,000	0	0%
702.034	OTHER CONTRACT SERVICES	9,940	10,000	7,643	24,000	14,000	140%
703.023	ADVERTISING	0	300	91	300	0	0%
703.024	POSTAGE	7,144	7,000	7,176	7,000	0	0%
703.025	OFFICE EXPENSE	488	1,000	368	1,000	0	0%
703.049	CHEMICALS	1,041	1,500	717	1,500	0	0%
703.068	UTILITY RATE ASSISTANCE PROGRAM	0	0	0	25,000	25,000	0%
704.021	UTILITIES	26,227	25,000	19,924	25,000	0	0%
704.022	COMMUNICATIONS	2,710	2,600	2,563	2,000	-600	-23%
706.010	DEPRECIATION EXPENSE	177,353	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	276	2,000	175	2,000	0	0%
706.027	BOOT & JACKET ALLOWANCE	308	400	200	400	0	0%
706.028	SMALL TOOLS	-289	500	500	500	0	0%
706.029	MAINT. OF BLDG & STRUCTURES	9,707	7,000	2,278	21,400	14,400	206%
706.036	MEMBERSHIP,DUES,BOOKS,ETC.	245	500	76	500	0	0%
706.038	STAFF DEVELOPMENT	2,097	2,000	2,685	2,000	0	0%
706.050	SAFETY EQUIPMENT	427	1,300	118	1,300	0	0%
706.073	UNIFORMS & RAGS	723	800	437	800	0	0%
706.099	BAD DEBTS (SEWER SERVICES)	13,644	0	0	0	0	0%
999.000	TRANSFERS OUT (BOND/CIP FUND)	542,667	544,700	364,817	546,400	1,700	0%
999.000	TRANSFER OUT MANAGEMENT FEE	488,970	567,200	272,155	621,100	53,900	10%
	Total Operating Expenses	**$1,356,897**	**$1,240,800**	**$697,998**	**$1,349,200**	**$108,400**	**9%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0%
707.003	EQUIPMENT/PROJECTS	0	11,800	8,800	0	-11,800	-100%
	Total Capital Outlay	**$0**	**$11,800**	**$8,800**	**$0**	**-$11,800**	**-100%**
	Total Department Appropriations	**$1,513,870**	**$1,407,800**	**$829,788**	**$1,516,500**	**$108,700**	**8%**

STAFFING 2 - MAINTENANCE WORKERS

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	106	**SEWER FUND**	Department:	**424**
Function:		**Public Works**		**SEWER TREATMENT**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	181,236	182,200	147,826	180,100	-2,100	-1%
701.003	PERSONNEL OVERTIME	31,424	30,000	21,630	30,000	0	0%
708.004	MISC EMPLOYEE BENEFITS	729	0	-18,995	0	0	0%
708.005	MEDICARE	2,905	2,600	2,327	2,600	0	0%
708.006	PERS RETIREMENT	24,265	29,400	22,692	24,400	-5,000	-17%
708.007	PAYROLL TAXES	1,302	1,300	1,302	1,300	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	51,276	54,400	44,076	61,300	6,900	13%
708.009	NATIONAL RETIREMENT	8,707	9,600	6,695	10,600	1,000	10%
708.010	WORKERS' COMPENSATION	26,291	27,900	20,292	26,800	-1,100	-4%
708.012	DEFERRED COMPENSATION	1,514	1,500	1,255	1,500	0	0%
708.020	PENSION EXPENSE	-4,406	0	0	0	0	0%
	Total Personnel Salaries & Benefits	**$325,243**	**$338,900**	**$249,100**	**$338,600**	**-$300**	**0%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	21,139	35,000	11,331	35,000	0	0%
702.031	RENTS & LEASES (VEH REP./MAINT)	25,000	25,000	0	25,000	0	0%
702.032	PROFESSIONAL SERVICES	95,168	95,000	55,531	105,000	10,000	11%
702.056	TAXES	4,046	2,500	1,719	2,500	0	0%
703.025	OFFICE EXPENSE	3,240	4,000	1,903	4,000	0	0%
703.049	CHEMICALS	2,611	2,500	1,845	3,700	1,200	48%
704.021	UTILITIES	214,956	350,000	133,792	210,000	-140,000	-40%
704.022	COMMUNICATIONS	414	1,700	705	1,200	-500	-29%
706.010	DEPRECIATION EXPENSE	262,218	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	847	2,900	447	2,900	0	0%
706.027	BOOT & JACKET ALLOWANCE	703	600	200	600	0	0%
706.028	SMALL TOOLS	2,200	3,000	1,245	3,000	0	0%
706.029	MAINT. OF BLDG & STRUCTURES	15,936	20,000	6,908	20,000	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	1,503	3,000	1,696	3,000	0	0%
706.038	STAFF DEVELOPMENT	1,232	3,000	1,046	3,000	0	0%
706.050	SAFETY EQUIPMENT	2,810	5,100	3,347	3,300	-1,800	-35%
706.053	LEVEE REPAIR & A.C.	6,558	8,000	4,118	8,000	0	0%
706.060	INTEREST PAYMENTS (I-F LOAN)	4,408	3,000	0	1,600	-1,400	-47%
706.073	UNIFORMS & RAGS	2,887	3,000	2,228	2,000	-1,000	-33%
706.076	SRF LOAN INTEREST EXPENSE	11,333	9,900	3,588	8,500	-1,400	-14%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$679,209**	**$577,200**	**$231,648**	**$442,300**	**-$134,900**	**-23%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	30,000	30,000	0%
707.043	AERATOR REPLACEMENT	0	8,800	8,800	0	-8,800	-100%
	Total Capital Outlay	**$0**	**$8,800**	**$8,800**	**$30,000**	**$21,200**	**100%**
	Total Department Appropriations	**$1,004,452**	**$924,900**	**$489,548**	**$810,900**	**-$114,000**	**-12.3%**

STAFFING:
1 WASTE WATER TREATMENT PLANT SUPERVISOR
1 SR. WATER WATER TREATMENT PLANT OPERATOR
1 WASTE WATER TREATMENT PLANT OPERATOR

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 107: Sewer Debt Service

Projected Reserve @ July 1, 2016 **$574,700**

Add:

Projected '16-'17 Revenues **$502,600**

Less:

Requested Appropriations

BOND DEBT SERVICES	643,500	
TRANSFER OUT FOR DEBT SERVICE	65,600	
ADMINISTRATIVE EXPENSES (Non-Cash)	8,200	
Total Appropriations		**717,300**
Projected Reserve @ June 30, 2017		**$368,200**

SEWER DEBT SERVICE REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	2,000	1,065	1,500
REALIZED GAIN/LOSS ON INV.	0	0	0
TRANSFERS IN	499,800	334,502	501,100
	$501,800	**$335,568**	**$502,600**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	107	**Sewer Debt Services**	Department:	**426**
Function:		**Bond Administration**		**SEWER DEBT SERVICES**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Debt Service Expenses						
706.054	DEBT SERVICES	2,528,297	470,900	470,875	484,800	13,900	3.0%
706.071	ADMIN EXPENSES	0	0	0	0	0	0.0%
706.076	BOND INTEREST EXPENSE	233,126	172,500	172,473	158,700	-13,800	-8.0%
706.078	BOND AMORTIZATION EXPENSE	11,950	8,200	0	8,200	0	0.0%
999.000	TRANSFERS OUT FOR SRF LOAN	65,563	65,600	0	65,600	0	0.0%
999.000	TRANSFERS OUT LOAN FUNDS	0	0	0	0	0	0.0%
	Total Debt Service Expenses	**$2,838,936**	**$717,200**	**$643,348**	**$717,300**	**$100**	**0.0%**
	Total Department Appropriations	**$2,838,936**	**$717,200**	**$643,348**	**$717,300**	**$100**	**0.0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 108: Sewer Capital Improvement Fund

Projected Reserve @ July 1, 2016		**$251,800**
Add:		
Projected '16-'17 Revenues		**$42,000**
Less:		
Requested Appropriations		
CAPITAL OUTLAY	25,000	
FINANCE SOFTWARE	0	
WASTE WATER TREATMENT PLANT UPGRADE	0	
Total Appropriations		**$25,000**
Projected Reserve @ June 30, 2017		**$268,800**

SEWER CAPITAL IMPROVEMENT REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	200	911	2,000
TRANSFERS IN-SINKING FUND	37,000	30,314	40,000
TRANSFERS IN-LINE REPLACEMENT (F 124)	0	0	0
TRANSFER IN - SCHNEIDER ELECTRIC	0	0	0
	$37,200	**$31,226**	**$42,000**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	108	SEWER CAPITAL IMPROVEMENT	Department:	427 CAPITAL IMPROVEMENT

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	38,500	23,500	25,000	-13,500	-35%
707.124	SCHNEIDER ELECTRIC PROJECT	2,646,057	936,535	175,307	0	-936,535	-100%
	Total Capital Outlay	**$2,646,057**	**$975,035**	**$198,807**	**$25,000**	**-$950,035**	**-97%**
	Total Department Appropriations	**$2,646,057**	**$975,035**	**$198,807**	**$25,000**	**-$950,035**	**-97%**

EQUIPMENT & PROJECTS:

EMERGENCY SEWER LINE REPAIRS	$18,000
MORRILL ROAD RESURFACING PROJECT	$7,000
	$25,000

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City of Riverbank

Annual Operating Budget -- Fiscal Year 2016-2017

Fund 109: Off-Street Parking Fund

Projected Reserve @ July 1, 2016	**$43,000**
Add:	
Projected '16-'17 Revenues	**$100**
Less:	
Requested Appropriations	

CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$43,100**

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	0	74	100
	$0	**$74**	**$100**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	109	**OFF-STREET PARKING**	Department:	**428**
Function:		**Public Works**		**OFF-STREET PARKING**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**

EQUIPMENT & PROJECTS:

No Equipment/Projects

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 114: Water Fund Summary

Projected Reserve @ July 1, 2016 **$1,559,900**

Add:

Projected '16-'17 Revenues **$1,753,400**

Less:

Requested Appropriations

	WATER COLLECTION
SALARY & BENEFITS	$623,500
CONTRACT SERVICES	207,000
UTILITIES	300,000
OPERATING EXPENSES	135,800
DEBT SERVICE	387,000
CAPITAL OUTLAY	0
TRANSFERS OUT	649,400
	$2,302,700

Total Appropriations **2,302,700**

Projected Reserve @ June 30, 2017 **$1,010,600**

% of Reserve to Budget **58%**

Structural Surplus/(Deficit) **($549,300)**

WATER REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
WATER SERVICE CHARGES	$1,750,100	$1,155,621	$1,700,000
GRANTS	$0	0	$0
BACKFLOW INSPECTIONS	300	0	0
FINES, FORFEITURES, PENALTIES	47,800	37,513	46,000
INSPECTION FEES	0	0	0
INTEREST INCOME	8,000	4,249	7,100
MISCELLANEOUS REVENUES	500	8,050	300
TRANSFERS IN (FIXED ASSETS)	0	0	0
	$1,806,700	**$1,205,434**	**$1,753,400**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund: 114	**WATER**	Department:	**433**
Function:	**Public Works**		**WATER COLLECTION**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	275,974	278,100	240,602	287,700	9,600	3%
701.002	PERSONNEL PART-TIME	1,699	58,800	43,015	51,200	-7,600	-13%
701.003	PERSONNEL OVERTIME	28,231	25,000	16,087	25,000	0	0%
701.004	STANDBY PAY	18,454	18,000	13,708	18,000	0	0%
701.080	SALARY REQUEST	0	0	0	54,000	54,000	0%
708.004	MISC EMPLOYEE BENEFITS	4,600	0	-36,540	0	0	0%
708.005	MEDICARE	3,189	3,800	3,323	3,800	0	0%
708.006	PERS RETIREMENT	34,210	41,500	34,645	44,600	3,100	7%
708.007	PAYROLL TAXES	2,374	6,700	6,280	5,100	-1,600	-24%
708.008	HEALTH DENTAL VISION INSURANCE	60,142	66,300	60,439	71,600	5,300	8%
708.009	NATIONAL RETIREMENT	14,512	16,000	12,056	17,600	1,600	10%
708.010	WORKERS' COMPENSATION	39,737	42,600	34,648	42,900	300	1%
708.012	DEFERRED COMPENSATION	1,969	2,000	1,631	2,000	0	0%
708.020	PENSION EXPENSE (BOOK ONLY)	-4,484	0	0	0	0	0%
	Total Personnel Salaries & Benefits	**$480,607**	**$558,800**	**$429,895**	**$623,500**	**$64,700**	**11.6%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	63,426	68,000	40,123	68,000	0	0%
702.031	RENTS & LEASES (Vehicle Rep/Maint)	22,000	22,000	3,632	22,000	0	0%
702.032	PROFESSIONAL SERVICES	93,000	93,000	31,400	93,000	0	0%
702.034	OTHER CONTRACT SERVICES	10,353	10,000	7,470	24,000	14,000	140%
703.023	ADVERTISING	0	300	550	300	0	0%
703.024	POSTAGE	7,749	7,000	7,702	7,000	0	0%
703.025	OFFICE EXPENSE	1,714	2,000	820	2,000	0	0%
703.064	BACKFLOW INSPECTION EXPENSES	0	3,000	0	3,000	0	0%
703.067	WATER CONSERVATION PROGRAM	2,601	25,000	15,623	25,000	0	0%
703.068	UTILITY RATE ASSISTANCE PROGRAM	0	0	0	37,000	37,000	0%
704.021	UTILITIES	339,308	300,000	217,081	300,000	0	0%
704.022	COMMUNICATIONS	1,713	1,200	1,529	1,200	0	0%
706.010	DEPRECIATION EXPENSE	308,072	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	3,834	2,200	704	2,200	0	0%
706.027	BOOT & JACKET ALLOWANCE	734	1,000	139	1,000	0	0%
706.028	SMALL TOOLS	471	1,500	1,703	1,500	0	0%
706.029	MAINT. OF BLDG & STRUCTURES	23,644	25,000	11,350	25,000	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	2,134	1,800	449	1,800	0	0%
706.038	STAFF DEVELOPMENT	4,967	4,500	3,662	4,500	0	0%
706.050	SAFETY EQUIPMENT	2,447	2,800	2,751	2,800	0	0%
706.054	DEBT SERVICE - WATER METERS	0	0	0	387,000	387,000	0%
706.056	STATE & COUNTY WATER FEES	16,558	19,000	17,374	19,000	0	0%
706.073	UNIFORMS & RAGS	2,394	2,500	1,882	2,500	0	0%
706.999	BAD DEBTS (WATER SERVICE)	8,717	0	0	0	0	0%
999.000	TRANSFERS OUT	64,981	52,000	40,289	52,500	500	1%
999.000	TRANSERS OUT MANAGEMENT FEE	465,507	552,000	259,255	596,900	44,900	8%
	Total Operating Expenses	**$1,446,324**	**$1,195,800**	**$665,490**	**$1,679,200**	**$483,400**	**40%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	3,000	0	0	-3,000	-100%
707.003	EQUIPMENT/PROJECTS	0	8,800	8,200	0	-8,800	-100%
707.010	WATER METERS	32,959	50,000	5,620	0	-50,000	-100%
707.011	TWO INCH WATER METERS	5,000	5,000	0	0	-5,000	-100%
	Total Capital Outlay	**$37,959**	**$66,800**	**$13,820**	**$0**	**-$66,800**	**-400%**
	Total Department Appropriations	**$1,964,890**	**$1,821,400**	**$1,109,205**	**$2,302,700**	**$481,300**	**26%**

STAFFING:
1 - WATER SUPERVISOR
1 - SR. WATER MW
2 - WATER MW II
1 - WATER MW I

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 116: Water Capital Improvement Fund

Projected Reserve @ July 1, 2016		**$480,500**
Add:		
Projected '16-'17 Revenues		**$54,000**
Less:		
Requested Appropriations		
FINANCE SOFTWARE	0	
CAPITAL OUTLAY	50,000	
Total Appropriations		**$50,000**
Projected Reserve @ June 30, 2017		**$484,500**

WATER CAPITAL IMPROVEMENT REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
TRANSFERS IN	52,000	35,035	52,000
MISCELLANEOUS REVENUES	0	0	0
INTEREST INCOME	2,000	1,082	2,000
	$54,000	**$36,117**	**$54,000**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	116	WATER CAPITAL IMPROVEMENT	Department:	436 CAPITAL IMPROVEMENTS

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	73,500	23,500	50,000	-23,500	-32%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$73,500**	**$23,500**	**$50,000**	**-$23,500**	**-32%**
	Total Department Appropriations	**$0**	**$73,500**	**$23,500**	**$50,000**	**-$23,500**	**-32%**

CAPITAL EXPENDITURES:

EMERGENCY WATER LINE REPAIRS	$37,500
MORRILL ROAD RESURFACING PROJECT	$12,500
	$50,000

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 117: Neighborhood Improvement Fund

Reserve @ July 1, 2016		**$0**
Add:		
Projected '16-'17 Revenues		**$92,700**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$86,300	
OPERATING EXPENSES	6,400	
TRANSFERS OUT	0	
CAPITAL OUTLAY	0	
Total Appropriations		**92,700**
Projected Reserve @ June 30, 2017		**$0**

NEIGHBORHOOD IMPROVEMENT REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
FINES, FORFEITURES, PENALTIES	5,000	5,522	1,000
ABANDONED VEHICLE	16,000	12,020	16,000
MISCELLANEOUS REVENUES	500	550	500
OTHER FINANCIAL RESOURCES	0	0	0
TRANSFERS IN OF MGMT FEES	66,100	0	75,200
	$87,600	**$18,093**	**$92,700**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	117	NEIGHBORHOOD IMPROVEMENT	Department:	411
Function:		Administration		CODE COMPLIANCE

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	57,663	58,700	49,325	61,400	2,700	5%
701.002	PERSONNEL PART-TIME	0	0	0	0	0	0%
701.003	PERSONNEL OVERTIME	0	0	0	0	0	0%
708.004	MISC EMPLOYEE BENEFITS	6	0	-438	0	0	0%
708.005	MEDICARE	746	900	644	900	0	0%
708.006	PERS RETIREMENT	7,364	9,000	7,502	9,600	600	7%
708.007	PAYROLL TAXES	434	400	434	400	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	1,631	1,800	1,572	1,800	0	0%
708.009	NATIONAL RETIREMENT	2,902	3,200	2,411	3,500	300	9%
708.010	WORKERS' COMPENSATION	8,088	8,500	7,130	8,700	200	2%
	Total Personnel Salaries & Benefits	**$78,834**	**$82,500**	**$68,581**	**$86,300**	**$3,800**	**5%**
	Operating Expenses						
702.034	OTHER CONTRACT SERVICES	949	0	0	900	900	0%
702.042	RELEASE OF LIENS	0	0	0	0	0	0%
703.025	OFFICE EXPENSE	958	1,000	284	1,000	0	0%
704.022	COMMUNICATIONS	414	1,000	835	1,200	200	20%
706.025	WEED & RUBBISH REMOVAL	0	1,000	0	1,000	0	0%
706.027	BOOT & JACKET ALLOWANCE	200	200	159	200	0	0%
706.028	SMALL TOOLS	0	300	0	300	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	150	100	300	200	100	100%
706.037	CONFERENCES & MEETINGS	1,349	1,300	1,511	1,400	100	8%
706.073	UNIFORMS EXPENSE	183	200	0	200	0	0%
706.077	SPRING CLEAN/ALLEY CLEANUP	0	0	0	0	0	0%
	Total Operating Expenses	**$4,203**	**$5,100**	**$3,089**	**$6,400**	**$1,300**	**25%**
	CAPITAL OUTLAY						
707.013	EQUIPMENT GRANT	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$83,037**	**$87,600**	**$71,670**	**$92,700**	**$5,100**	**6%**

TRANSFER IN OF MANAGEMENT FEES:	GENERAL FUND	($75,200)
	NET NEIGHBORHOOD IMPROVEMENT ALLOCATION	$17,500

STAFFING: 1 NEIGHBORHOOD IMPROVEMENT OFFICER II

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 118: Recreation Enterprise Fund

Projected Reserve @ July 1, 2016		**$0**
Add:		
Projected '16-'17 Revenues		**$146,200**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$46,800	
OPERATING EXPENSES	93,400	
CAPITAL OUTLAY	0	
TRANSFERS OUT	0	
Total Appropriations		**$140,200**
Projected Reserve @ June 30, 2017		**$6,000**

COMMUNITY CENTER REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
DONATIONS	500	1,050	300
JACOB MEYER PARKING FEES	27,500	26,275	39,000
CUSTOMER DEPOSITS FORFEITED	0	0	0
MISCELLANEOUS REVENUES	8,500	10,621	10,500
COMMUNITY CENTER FEES	26,000	36,688	30,000
CONTRACT PROGRAMS	28,000	7,527	12,000
MISC PROGRAM INCOME	3,000	4,935	3,000
GENERAL FUND SUBSIDIES	15,000	15,000	15,900
SOCCER LEAGUE REVENUE	6,350	6,541	6,000
SWIM TEAM REVENUE	6,400	15	6,500
HALLOWEEN HAYRIDE REVENUE	6,000	3,142	3,000
TOT TIME REVENUE	16,000	8,612	8,500
DAY CAMP REVENUE	8,000	1,853	7,000
JMP DEVELOPMENT SET ASIDE	0	2,001	4,500
	$151,250	**$124,260**	**$146,200**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	118	COMMUNITY CENTER	Department:	441
Function:		Recreation & Park Development		COMMUNITY CENTER

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits- GENERAL						
701.002	PERSONNEL PART-TIME	55,526	14,800	18,768	16,000	1,200	8%
701.003	PERSONNEL OVERTIME	127	0	0	0	0	0%
708.005	MEDICARE	808	200	316	200	0	0%
708.006	PERS RETIREMENT	202	300	5,487	200	-100	-33%
708.007	PAYROLL TAXES	6,495	1,800	2,272	2,000	200	11%
	Total Personnel Salaries & Benefits	**$63,158**	**$17,100**	**$26,843**	**$18,400**	**$1,300**	**8%**
	Operating Expenses - GENERAL						
702.032	PROFESSIONAL/SPECIAL SERVICES	888	1,500	318	1,000	-500	-33%
703.030	CONTRACT PROGRAMS	8,239	13,000	1,960	5,000	-8,000	-62%
704.021	UTILITIES	31,893	29,000	20,621	31,000	2,000	7%
706.010	DEPRECIATION EXPENSE	2,615	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	18,412	10,000	10,202	10,500	500	5%
706.029	MAINT. OF BLDG & STRUCTURES	4,620	5,000	933	5,000	0	0%
706.035	INSURANCE & SURETY BONDS	1,456	2,500	1,306	1,500	-1,000	-40%
706.056	STATE/COUNTY FEES	508	500	508	500	0	0%
	Total Operating Expenses	**$68,631**	**$61,500**	**$35,849**	**$54,500**	**-$7,000**	**-11%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	SOCCER LEAGUE PROGRAM (441.002)						
701.002	PERSONNEL PART-TIME	0	3,700	74	3,700	0	0%
706.026	MISCELLANEOUS EXPENSE	0	2,650	0	0	-2,650	-100%
708.005	MEDICARE	0	100	1	100	0	0%
708.007	PAYROLL TAXES	0	400	12	400	0	0%
	Total Soccer League Program Expenses	**$0**	**$6,850**	**$87**	**$4,200**	**-$2,650**	**-39%**
	SWIM TEAM PROGRAM (441.003)						
701.002	PERSONNEL PART-TIME	0	3,600	3,145	4,300	700	0%
706.026	MISCELLANEOUS EXPENSE	0	1,300	659	600	-700	0%
708.005	MEDICARE	0	100	45	100	0	0%
708.006	PERS RETIREMENT	0	0	23	0	0	0%
708.007	PAYROLL TAXES	0	400	369	400	0	0%
	Total Swim Team Expenses	**$0**	**$5,400**	**$4,240**	**$5,400**	**$0**	**0%**
	HALLOWEEN HAYRIDE (441.004)						
701.002	PERSONNEL PART-TIME	0	2,400	1,919	2,500	100	4%
706.026	MISCELLANEOUS EXPENSE	0	2,300	1,328	500	-1,800	-78%
708.005	MEDICARE	0	100	27	100	0	0%
708.006	PERS RETIREMENT	0	0	25	0	0	0%
708.007	PAYROLL TAXES	0	300	177	300	0	0%
	Total Haunted Hayride Expenses	**$0**	**$5,100**	**$3,477**	**$3,400**	**-$1,700**	**-33%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund: 118	COMMUNITY CENTER	Department:	441
Function:	Recreation & Park Development		COMMUNITY CENTER

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	TOT TIME (441.005)						
701.002	PERSONNEL PART-TIME	0	11,000	8,369	10,000	-1,000	-9%
706.026	MISCELLANEOUS EXPENSE	0	0	0	0	0	0%
708.005	MEDICARE	0	200	91	200	0	0%
708.006	PERS RETIREMENT	0	0	223	200	200	100%
708.007	PAYROLL TAXES	0	1,400	556	1,400	0	0%
	Total Tot Time Expenses	**$0**	**$12,600**	**$9,238**	**$11,800**	**-$800**	**-6%**
	DAY CAMPS (441.006)						
701.002	PERSONNEL PART-TIME	0	4,500	1,652	4,000	-500	-11%
706.026	MISCELLANEOUS EXPENSE	0	700	0	700	0	0%
708.005	MEDICARE	0	100	24	100	0	0%
708.007	PAYROLL TAXES	0	600	205	600	0	0%
	Total Day Camp Expenses	**$0**	**$5,900**	**$1,880**	**$5,400**	**-$500**	**-8%**
	JMP IMPROVEMENTS (441.007)						
706.026	MISCELLANEOUS EXPENSE	0	0	0	0	0	0%
	Total JMP Improvement Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	JMP PARKING FEE (441.008)						
703.066	JMP PARKING EXPENSE	35,240	22,000	30,045	35,000	13,000	59%
706.079	PARK HOST	2,068	2,000	1,495	2,100	100	5%
	Total JMP Parking Fee Expenses	**$37,308**	**$24,000**	**$31,540**	**$37,100**	**$13,100**	**55%**
	Total Department Appropriations	**$169,097**	**$138,450**	**$113,154**	**$140,200**	**$1,750**	**1%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 119: Vehicle Maintenance Fund

Reserve @ July 1, 2016		**$0**
Add:		
Projected '16-'17 Revenues		**$304,700**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$101,200	
OPERATING EXPENSES	203,500	
TRANSFER OUT	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$304,700**
Projected Reserve @ June 30, 2017		**$0**

EQUIPMENT POOL REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
SALE OF FUEL	15,000	8,390	10,000
VEHICLE & EQUIP RENTAL	125,000	0	125,000
MAINT. CHARGES - LABOR	97,400	0	101,200
MAINT. CHARGES - PARTS	71,800	0	68,500
SALE OF CAPITAL ASSETS	0	1,250	0
MISCELLANEOUS REVENUES	300	0	0
TRANSFERS IN	0	0	0
	$309,500	**$9,640**	**$304,700**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	119	**VEHICLE MAINTENANCE**	Department:	**442**
Function:		**Public Works**		**Vehicle Maintenance**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	60,877	60,900	50,763	62,300	1,400	2%
708.004	MISC EMPLOYEE BENEFITS	-467	0	-7,806	0	0	0%
708.005	MEDICARE	802	900	673	900	0	0%
708.006	PERS RETIREMENT	8,118	9,800	8,312	10,300	500	5%
708.007	PAYROLL TAXES	434	400	434	400	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	10,513	13,200	11,616	14,500	1,300	10%
708.009	NATIONAL RETIREMENT	2,902	3,200	2,411	3,500	300	9%
708.010	WORKERS' COMPENSATION	8,706	9,300	7,419	9,300	0	0%
	Total Personnel Salaries & Benefits	**$91,885**	**$97,700**	**$73,822**	**$101,200**	**$3,500**	**4%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	4,335	3,200	1,700	3,200	0	0%
702.038	SPRINT LEASE/PURCHASE	2,865	2,600	2,740	5,000	2,400	92%
702.044	CNG FUELING PUMP MAINTENANCE	6,200	20,000	11,119	20,000	0	0%
703.025	OFFICE EXPENSE	329	300	213	300	0	0%
704.021	UTILITIES	19,017	30,000	20,671	30,000	0	0%
704.022	COMMUNICATIONS	792	1,500	764	1,500	0	0%
705.040	VEHICLE MAINTENANCE EXPENSE	68,717	65,000	41,773	65,000	0	0%
705.041	VEHICLE FUEL	71,919	80,000	40,019	70,000	-10,000	-13%
706.026	MISCELLANEOUS EXPENSE	549	300	423	300	0	0%
706.027	BOOT & JACKET ALLOWANCE	0	200	124	200	0	0%
706.028	SMALL TOOLS	777	1,000	759	1,000	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	100	300	318	300	0	0%
706.037	TRAVEL,CONF & MEETINGS	157	500	0	500	0	0%
706.040	PERMITS & LICENSES	1,347	3,000	1,510	3,000	0	0%
706.050	SAFETY EQUIPMENT	108	1,100	366	1,100	0	0%
706.056	STATE/COUNTY FEES	978	1,100	978	1,100	0	0%
706.073	UNIFORMS & RAGS	1,059	2,000	928	1,000	-1,000	-50%
	Total Operating Expenses	**$179,249**	**$212,100**	**$124,405**	**$203,500**	**-$8,600**	**-4%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	16,144	0	0	0	0	0%
	Total Capital Outlay	**$16,144**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$287,278**	**$309,800**	**$198,227**	**$304,700**	**-$5,100**	**-2%**

STAFFING: 1 CITY MECHANIC

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 125: Special Building Projects Fund

Projected Reserve @ July 1, 2016		**$0**
Add:		
Projected '16-'17 Revenues		**$33,500**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$0	
OPERATING EXPENSES	0	
CAPITAL OUTLAY	0	
TRANSFERS OUT	33,500	
Total Appropriations		**$33,500**
Projected Reserve @ June 30, 2017		**$0**
		0%

SPECIAL BUILDING PROJECT REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	3,100	36	200
MISCELLANEOUS REVENUE	0	0	0
GRANT REIMBURSEMENTS	0	0	0
DEVELOPER FEES	0	0	0
SYSTEM ADMIN FEES	25,000	86,352	25,000
TRANSFERS IN (REPAY DUE FROM)	72,000	0	8,300
	$100,100	**$86,388**	**$33,500**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	125	SPECIAL BUILDING PROJECTS	Department:	448
Function:		Public Works		SPECIAL BUILDING PROJECTS

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	0	0	0	0	0	0%
701.002	PERSONNEL PART-TIME	0	0	0	0	0	0%
708.004	MISC EMPLOYEE BENEFITS	0	0	0	0	0	0%
708.005	MEDICARE	0	0	0	0	0	0%
708.006	PERS RETIREMENT	0	0	0	0	0	0%
708.007	PAYROLL TAXES	0	0	0	0	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	0	0	0	0	0	0%
708.009	NATIONAL RETIREMENT	0	0	0	0	0	0%
708.010	WORKERS' COMPENSATION	0	0	0	0	0	0%
708.012	DEFERRED COMPENSATION	0	0	0	0	0	0%
	Total Personnel Salaries & Benefits	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	0	0	0	0	0	0%
702.031	RENTS & LEASES	0	0	0	0	0	0%
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0%
702.034	OTHER CONTRACT SERVICES	0	0	0	0	0	0%
702.061	GENERAL PLAN UPDATE	0	0	0	0	0	0%
703.024	POSTAGE	0	0	0	0	0	0%
703.025	OFFICE EXPENSE	0	0	0	0	0	0%
704.022	COMMUNICATIONS	0	0	0	0	0	0%
706.027	BOOT & JACKET ALLOWANCE	0	0	0	0	0	0%
706.028	SMALL TOOLS	0	0	0	0	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	0	0	0	0	0	0%
706.037	CONFERENCES & MEETINGS	0	0	0	0	0	0%
999.000	TRANSFER OUT OF MGMT FEE TO GF	119,041	15,000	15,000	33,500	18,500	123%
	Total Operating Expenses	**$119,041**	**$15,000**	**$15,000**	**$33,500**	**$18,500**	**123%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$119,041**	**$15,000**	**$15,000**	**$33,500**	**$18,500**	**123%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 126: Vehicle Tow Fund/Equitable Sharing/AB 109

Reserve @ July 1, 2016 **$49,900**

Add:

Projected '16-'17 Revenues **$8,000**

Less:

Requested Appropriations

OPERATING EXPENSES-TOW FUND	3,000
OPERATING EXPENSES-ARRA GRANT	0
OPERATING EXPENSES-EQUITABLE SHARING	1,100
OPERATING EXPENSES-AB 109 REALIGNMENT	20,000

Total Appropriations **$24,100**

Projected Reserve @ June 30, 2017 **$33,800**

423%

VEHICLE TOW FUND - EQUITABLE SHARING REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
VEHICLE RELEASE	9,000	6,500	8,000
ASSET SEIZURE/FORFEITURES	0	0	0
MISCELLANEOUS REVENUES	0	0	0
GRANT REIMBURSEMENTS	0	0	0
EQUITABLE SHARING REVENUE	0	0	0
AB 109 REALIGNMENT FUNDS	0	23,858	0
TRANSFERS IN	0	0	0
	$9,000	**$30,358**	**$8,000**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	**126**	**TOW FUND/POLICE GRANTS**	Department:	**449**
Function:		**Police Services**		**POLICE SERVICES**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses-TOW						
706.029	MAINT. OF BLDG STRUCTURES GRNDS	3,668	3,000	1,515	3,000	0	0%
702.034	OTHER CONTRACT SERVICES	0	0	0	0	0	0%
	Total Operating Expenses	**$3,668**	**$3,000**	**$1,515**	**$3,000**	**$0**	**0%**
	Operating Expenses-ARRA GRANT						
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0%
706.029	MAINT. OF BLDG STRUCTURES GRNDS	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Operating Expenses-EQUITABLE SHARING						
702.032	PROFESSIONAL/SPECIAL SERVICES	3,246	1,100	0	1,100	0	0%
706.029	MAINT. OF BLDG STRUCTURES GRNDS	0	0	0	0	0	0%
	Total Operating Expenses	**$3,246**	**$1,100**	**$0**	**$1,100**	**$0**	**0%**
	Operating Expenses-AB 109 REALIGNMENT						
702.032	PROFESSIONAL/SPECIAL SERVICES	53,362	18,000	9,876	20,000	2,000	11%
706.029	MAINT. OF BLDG STRUCTURES GRNDS	0	0	0	0	0	0%
	Total Operating Expenses	**$53,362**	**$18,000**	**$9,876**	**$20,000**	**$2,000**	**11%**
	Total Department Appropriations	**$60,276**	**$22,100**	**$11,390**	**$24,100**	**$2,000**	**9%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 132: Weed Abatement Fund

Reserve @ July 1, 2016		**$50,033**
Add:		
Projected '16-'17 Revenues		**$2,600**
Less:		
Requested Appropriations		
OPERATING EXPENSES	5,000	
Total Appropriations		**$5,000**
Projected Reserve @ June 30, 2017		**$47,633**
		1832%

WEED ABATEMENT FUND

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	100	80	100
WEED & LOT CLEANING	2,500	1,980	2,500
	$2,600	**$2,060**	**$2,600**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	132	WEED ABATEMENT FUND	Department:	457
Function:		Code Compliance		CODE COMPLIANCE

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses-TOW						
702.032	PROFESSIONAL/SPECIAL SERVICES	4,175	7,000	-1,602	5,000	-2,000	-29%
706.025	WEED & RUBBISH REMOVAL	0	0	0	0	0	0%
	Total Operating Expenses	**$4,175**	**$7,000**	**-$1,602**	**$5,000**	**-$2,000**	**-29%**
	Total Department Appropriations	**$4,175**	**$7,000**	**-$1,602**	**$5,000**	**-$2,000**	**-29%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 134: Recreation & Park Development

Reserve @ July 1, 2016	**$0**
Add:	
Projected '16-'17 Revenues	**$449,500**
Less:	
Requested Appropriations	

SALARY & BENEFITS	$415,400	
OPERATING EXPENSES	34,100	
TRANSFERS OUT	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$449,500**
Projected Reserve @ June 30, 2017		**$0**

RECREATION REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
POOL REVENUE	25,000	10,066	30,000
POOL CONCESSIONS	200	155	400
POOL/RECREATION DONATIONS	1,100	1,291	1,200
MISCELLANEOUS REVENUES	2,100	1,840	1,000
OPEN GYM	10,500	12,230	14,000
SUMMER PROGRAMS	0	200	0
MISC PROGRAM INCOME	0	0	0
GENERAL FUND SUBSIDY-TR. IN	353,300	145,698	402,900
	$392,200	**$171,480**	**$449,500**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	134	RECREATION & PARK DEVELOPMENT	Department:	459 RECREATION

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	180,879	186,100	158,059	199,800	13,700	7%
701.002	PERSONNEL PART-TIME	71,312	77,500	57,525	82,200	4,700	6%
701.003	PERSONNEL OVERTIME	203	100	99	0	-100	-100%
701.080	SALARY REQUEST	0	0	0	33,500	33,500	0%
708.004	MISC EMPLOYEE BENEFITS	2,810	400	-9,722	400	0	0%
708.005	MEDICARE	3,530	3,800	2,971	4,100	300	8%
708.006	PERS RETIREMENT	25,464	29,500	27,771	34,500	5,000	17%
708.007	PAYROLL TAXES	7,019	10,500	4,499	8,200	-2,300	-22%
708.008	HEALTH DENTAL VISION INSURANCE	9,432	9,300	8,394	10,000	700	8%
708.009	NATIONAL RETIREMENT	5,805	6,400	4,823	7,100	700	11%
708.010	WORKERS' COMPENSATION	25,760	28,500	22,718	29,800	1,300	5%
708.012	DEFERRED COMPENSATION	5,897	5,800	4,886	5,800	0	0%
	Total Personnel Salaries & Benefits	**$338,111**	**$357,900**	**$282,024**	**$415,400**	**$57,500**	**16%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	302	300	600	300	0	0%
702.031	RENTS & LEASES	175	1,500	6	400	-1,100	-73%
702.032	PROFESSIONAL SERVICES	987	1,000	862	1,000	0	0%
703.024	POSTAGE	311	300	342	300	0	0%
703.025	OFFICE EXPENSE	1,141	1,000	984	1,300	300	30%
703.027	RECREATION PROGRAM SUPPLIES	3,233	3,200	1,289	3,200	0	0%
704.022	COMMUNICATIONS	1,441	1,200	786	1,200	0	0%
706.023	ADVERTISING	2,044	1,500	1,910	2,000	500	33%
706.027	BOOT & JACKET ALLOWANCE	385	300	380	400	100	33%
706.037	CONFERENCES & MEETINGS	2,558	2,500	3,274	2,500	0	0%
706.052	GYM EXPENSES	15,544	19,500	10,602	17,000	-2,500	-13%
706.065	PRINTING EXPENSE	3,987	5,000	5,084	4,500	-500	-10%
	Total Operating Expenses	**$32,108**	**$37,300**	**$26,120**	**$34,100**	**-$3,200**	**-9%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0%
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$370,219**	**$395,200**	**$308,144**	**$449,500**	**$54,300**	**13.7%**

STAFFING:
1 PARKS & RECREATION DIRECTOR
1 RECREATION SUPERVISOR
V PART-TIME (ADMIN, AQUATICS, TEEN CENTER, REC PROGRAMS)

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 137: Workers' Comp Liability Reserve

Reserve @ July 1, 2016	**$249,000**
Add:	
Projected '16-'17 Revenues	**$288,100**
Less:	
Requested Appropriations	

CONTRACT SERVICES	0
INSURANCE & SURETY BONDS	287,900
MISC. MEDICAL EXPENSES	0

Total Appropriations	**$287,900**
Projected Reserve @ June 30, 2017	**$249,200**

WORKERS' COMP LIABILITY RESERVE REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	200	194	200
PREMIUM REBATE	0	8,105	0
WORKERS' COMP PREMIUM ASSMT	277,900	182,845	287,900
	$278,100	**$191,144**	**$288,100**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	137	WORKERS COMP LIABILITY RESERVE	Department:	460 WC LIABILITY

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL SERVICES	0	0	0	0	0	0%
706.035	INSURANCE & SURETY BONDS	233,108	277,900	255,353	287,900	10,000	4%
708.015	MISC. MEDICAL EXPENSE	0	0	0	0	0	0%
	Total Operating Expenses	**$233,108**	**$277,900**	**$255,353**	**$287,900**	**$10,000**	**4%**
	Total Department Appropriations	**$233,108**	**$277,900**	**$255,353**	**$287,900**	**$10,000**	**4%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 138: General Liability Reserve

Reserve @ July 1, 2016 **$94,400**

Add:

Projected '16-'17 Revenues **$217,100**

Less:

Requested Appropriations

CONTRACT SERVICES	25,000
INSURANCE & SURETY BONDS	182,100
CAPITAL OUTLAY	25,000

Total Appropriations **$232,100**

Projected Reserve @ June 30, 2017 **$79,400**

GENERAL LIABILITY RESERVE REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
GENERAL LIABILITY PREMIUM ASSMT	205,000	135,146	217,100
PREMIUM REBATE	0	0	0
MISCELLANEOUS REVENUES	0	0	0
	$205,000	**$135,146**	**$217,100**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	138	GENERAL LIABILITY RESERVE (RMA)	Department:	461 GENERAL LIABILTY

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
706.034	LEGAL FEES	36,136	25,000	16,376	25,000	0	0%
706.035	INSURANCE & SURETY BONDS	153,045	170,000	160,415	182,100	12,100	7%
	Total Operating Expenses	**$189,181**	**$195,000**	**$176,791**	**$207,100**	**$12,100**	**6%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	16,153	10,000	5,836	25,000	15,000	150%
	Total Capital Outlay	**$16,153**	**$10,000**	**$5,836**	**$25,000**	**$15,000**	**150%**
	Total Department Appropriations	**$205,334**	**$205,000**	**$182,627**	**$232,100**	**$27,100**	**13%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 139: Housing Old Program Income

Reserve @ July 1, 2016 **$31,090**

Add:

Projected '16-'17 Revenues **$4,600**

Less:

Requested Appropriations

SALARY & BENEFITS	20,000	
OTHER EXPENSES	600	
BAD DEBTS	0	
Total Appropriations		**$20,600**
Projected Reserve @ June 30, 2017		**$15,090**

OLD PROGRAM INCOME REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	100	63	100
SALE OF CAPITAL ASSETS	0	0	0
NOTE PAYMENTS	900	6,175	4,500
	$1,000	**$6,238**	**$4,600**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	139	HCD Old Program Income Fund	Department:	462 HCD 86-STBG-185

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
701.007	SALARY ALLOCATION	18,544	20,000	10,166	20,000	0	0%
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0%
702.034	OTHER CONTRACT SERVICES	120	100	90	100	0	0%
702.053	GENERAL ADMINISTRATION	184	200	342	500	300	150%
706.999	BAD DEBTS	0	0	0	0	0	0%
	Total Operating Expenses	**$18,848**	**$20,300**	**$10,598**	**$20,600**	**$300**	**1%**
	Total Department Appropriations	**$18,848**	**$20,300**	**$10,598**	**$20,600**	**$300**	**1%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 140: Sys Development: Bridges/Roads

Reserve @ July 1, 2016		**$33,828**
Add:		
Projected '16-'17 Revenues		**$100**
Less:		
Requested Appropriations		
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$33,928**

SYS DEVELOPMENT - BRIDGES/ROADS REVENUE

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	40	46	100
	$40	**$46**	**$100**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	140	SYS DEV-BRIDGES/ROADS PUBLIC WORKS	Department:	463 BRIDGES/ROADS

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
707.101	OAKDALE & MORRILL SIGNAL	-10,387	0	0	0	0	0%
	Total Capital Outlay	**-$10,387**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**-$10,387**	**$0**	**$0**	**$0**	**$0**	**0%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 145: Sys Development - Overpasses Fund

Reserve @ July 1, 2016		**$176,485**
Add:		
Projected '16-'17 Revenues		**$800**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$177,285**

SYS DEVELOPMENT - OVERPASSES REVENUE

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	400	304	800
	$400	**$304**	**$800**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	145	SYS DEV-OVERPASSES	Department:	468
		PUBLIC WORKS		OVERPASSES

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	OPERATING EXPENSES						
702.032	PROFESSIONAL/SPECIAL SERVICES	6,182	0	0	0	0	0%
	Total Operating Expenses	**$6,182**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$6,182**	**$0**	**$0**	**$0**	**$0**	**0%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 146: Sys Development - Railroad Crossing Fund

Reserve @ July 1, 2016		**$398**
Add:		
Projected '16-'17 Revenues		**$0**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$398**

SYS DEVELOPMENT - RAILROAD CROSSING REVENUE

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	0	0	0
	$0	**$0**	**$0**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 153: CDBG Program Income Fund

Reserve @ July 1, 2016	**$0**
Add:	
Projected '16-'17 Revenues	**$29,400**
Less:	
Requested Appropriations	

SALARY & BENEFITS	0	
OTHER EXPENSES	0	
REHABILITATION LOANS	29,400	
Total Appropriations		**$29,400**
Projected Reserve @ June 30, 2017		**$0**

CDBG PROGRAM INCOME REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	2,700	13,322	2,700
SALE OF CAPITAL ASSETS	0	0	0
LOAN PAYMENTS	25,000	83,922	26,700
TRANSFER IN (NEW LOANS)	0	80,153	0
	$27,700	**$177,398**	**$29,400**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	153	CDBG PROGRAM INCOME FUND	Department:	462	HCD CDBG

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
701.007	SALARY ALLOCATION	44,926	40,000	23,128	0	-40,000	-100%
702.032	PROFESSIONAL SERVICES	1,576	0	481	0	0	0%
702.034	OTHER CONTRACT SERVICES	120	200	60	0	-200	-100%
702.053	GENERAL ADMINISTRATION	1,325	1,500	843	0	-1,500	-100%
702.054	REHABILITATION LOANS	0	0	0	29,400	29,400	0%
706.999	BAD DEBTS	0	0	0	0	0	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$47,947**	**$41,700**	**$24,512**	**$29,400**	**-$12,300**	**-29%**
	Total Department Appropriations	**$47,947**	**$41,700**	**$24,512**	**$29,400**	**-$12,300**	**-29%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 154: HOME Program Income Fund

Reserve @ July 1, 2016 **$310,479**

Add:

Projected '16-'17 Revenues **$0**

Less:

Requested Appropriations

OTHER EXPENSES	20,200	
LOANS	290,200	

Total Appropriations **$310,400**

Projected Reserve @ June 30, 2017 **$79**

HOME Program Income Revenues

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	0	0	0
SALE OF CAPITAL ASSETS	0	0	0
NOTE PAYMENTS	0	1,400	0
TRANSFER IN (NEW LOANS)	0	0	0
	$0	**$1,400**	**$0**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	154	HOME PROGRAM INCOME FUND	Department:	480 HCD 98-STBG-480

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
701.007	SALARY ALLOCATION	5,541	20,000	0	20,000	0	0%
702.053	GENERAL ADMINISTRATION	71	200	0	200	0	0%
702.054	LOANS	0	0	0	290,200	290,200	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$5,612**	**$20,200**	**$0**	**$310,400**	**$290,200**	**0%**
	Total Department Appropriations	**$5,612**	**$20,200**	**$0**	**$310,400**	**$290,200**	**0%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 155: CAL-HOME Program Income Fund

Projected Reserve @ July 1, 2016	**$88,680**
Add:	
Projected '16-'17 Revenues	**$100**
Less:	
Requested Appropriations	

OTHER EXPENSES	0	
BAD DEBTS	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$88,780**

CAL-HOME Program Income Revenues

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	100	61	100
SALE OF CAPITAL ASSETS	0	0	0
NOTE PAYMENTS	0	0	0
	$100	**$61**	**$100**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 157: Water Connection

Reserve @ July 1, 2016	**$1,240,505**
Add:	
Projected '16-'17 Revenues	**$2,022,600**
Less:	
Requested Appropriations	

CONTRACT SERVICES	0	
CAPITAL OUTLAY	2,000,000	
Total Appropriations		**$2,000,000**
Projected Reserve @ June 30, 2017		**$1,263,105**

WATER CONNECTION REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
WATER CONNECTION FEES	20,980	96,475	20,000
INTEREST INCOME	1,000	1,000	2,600
LEASE PROCEEDS - WATER METER PRJ.	0	583,569	2,000,000
	$21,980	**$681,044**	**$2,022,600**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	157	WATER CONNECTION	Department:	437 WATER CONNECTION

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
706.010	DEPRECIATION EXPENSE	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
707.003	EQUIPMENT/PROJECTS-CIP BUDGET	0	0	0	0	0	0%
707.119	WATER METER READING SYSTEM	0	972,750	1,483,482	2,000,000	1,027,250	106%
	Total Capital Outlay	**$0**	**$972,750**	**$1,483,482**	**$2,000,000**	**$1,027,250**	**106%**
	Total Department Appropriations	**$0**	**$972,750**	**$1,483,482**	**$2,000,000**	**$1,027,250**	**106%**

EQUIPMENT & PROJECTS - CIP

WATER METER READING SYSTEM	$2,000,000

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 158: Sewer Connection

Reserve @ July 1, 2016	**$327,979**
Add:	
Projected '16-'17 Revenues	**$17,900**
Less:	
Requested Appropriations	

CONTRACT SERVICES	0
CAPITAL OUTLAY	0

Total Appropriations	**$0**
Projected Reserve @ June 30, 2017	**$345,879**

SEWER CONNECTION REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
SEWER CONNECTION FEES	16,000	57,310	16,000
INTEREST INCOME	1,000	947	1,900
TRANSFERS IN	0	0	0
	$17,000	**$58,257**	**$17,900**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 160: Sewer Master Plan Preparation

Reserve @ July 1, 2016		**$2,363**
Add:		
Projected '16-'17 Revenues		**$1,000**
Less:		
Requested Appropriations		
CONTRACT SERVICES	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$3,363**

SEWER MASTER PLAN REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
DEVELOPER REIMBURSEMENT	0	1,106	1,000
INTEREST INCOME	0	0	0
MISCELLANEOUS REVENUES	0	0	0
	$0	**$1,106**	**$1,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 161: Water Master Plan Preparation

Reserve @ July 1, 2016 **$32,434**

Add:
Projected '16-'17 Revenues **$200**

Less:
Requested Appropriations

CONTRACT SERVICES	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$32,634**

WATER MASTER PLAN REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
PLAN PREPARATION	100	133	100
INTEREST INCOME	100	16	100
MISCELLANEOUS REVENUES	0	0	0
	$200	**$149**	**$200**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 162: Quimby Park Fees

Reserve @ July 1, 2016	**$108,438**
Add:	
Projected '16-'17 Revenues	**$100**
Less:	
Requested Appropriations	
CAPITAL OUTLAY	0
Total Appropriations	**$0**
Projected Reserve @ June 30, 2017	**$108,538**

QUIMBY FEE REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
QUIMBY FEES	0	0	0
INTEREST INCOME	100	23	100
MISCELLANEOUS REVENUES	0	0	0
	$100	**$23**	**$100**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 168: LMI Housing Fund

Reserve @ July 1, 2016		**$93,670**
Add:		
Projected '16-'17 Revenues		**$200**
Less:		
Requested Appropriations		
HOUSING LOAN EXPENDITURES	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$93,870**

LMI HOUSING REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
PAYMENT IN LIEU OF TAXES	0	11,013	0
INTEREST INCOME	100	1,305	200
	$100	**$12,318**	**$200**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 176: Public Safety Augmentation Fund

Reserve @ July 1, 2016 **$0**

Add:

Projected '16-'17 Revenues **$90,000**

Less:

Requested Appropriations

TRANSFERS OUT	90,000	

Total Appropriations **$90,000**

Projected Reserve @ June 30, 2017 **$0**

PSAF REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
P.S. AUGMENTATION FEES	90,000	73,466	90,000
INTEREST INCOME	0	0	0
MISCELLANEOUS REVENUES	0	0	0
	$90,000	**$73,466**	**$90,000**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	176	P.S. AUGMENTATION FUND PROP 172	Department:	591 PUBLIC SAFETY

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	OPERATING EXPENSES						
999.000	TRANSFER FOR SHERIFF'S CONTRACT	108,598	90,000	0	90,000	0	0%
	Total Capital Outlay	**$108,598**	**$90,000**	**$0**	**$90,000**	**$0**	**0%**
	Total Department Appropriations	**$108,598**	**$90,000**	**$0**	**$90,000**	**$0**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 196: Riverbank Teen Center Donations Fund

Reserve @ July 1, 2016		**$1,249**
Add:		
Projected '16-'17 Revenues		**$2,500**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
CAPITAL OUTLAY	3,700	
Total Appropriations		**$3,700**
Projected Reserve @ June 30, 2017		**$49**

TEEN CENTER DONATION REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	0	3	0
DONATIONS	2,500	2,039	2,500
MISCELLANEOUS REVENUE	0	0	0
	$2,500	**$2,042**	**$2,500**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	196	RIVERBANK POOL FUND TEEN CENTER DONATIONS	Department:	496 TEEN CENTER

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	OPERATING EXPENSES						
702.032	PROFESSIONAL SERVICES	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	7,615	5,000	4,076	3,700	-1,300	-26%
	Total Capital Outlay	**$7,615**	**$5,000**	**$4,076**	**$3,700**	**-$1,300**	**-26%**
	Total Department Appropriations	**$7,615**	**$5,000**	**$4,076**	**$3,700**	**-$1,300**	**-26%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 205: System Development Fees - Streets/Public Works

Reserve @ July 1, 2016		**$3,211,609**
Add:		
Projected '16-'17 Revenues		**$108,000**
Less:		
Requested Appropriations		
OTHER OPERATING EXPENSES	0	
CAPITAL OUTLAY-SDF PROJECTS	611,000	
TRANSFERS OUT	26,400	
Total Appropriations		**$637,400**
Projected Reserve @ June 30, 2017		**$2,682,209**

System Development Fee: Streets/Public Works Revenues

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	30,000	20,745	38,000
DEVELOPER FEES	76,844	332,155	70,000
REALIZED GAIN ON INVESTMENT	0	0	0
TRANSFERS IN (FUND 221)	0	3,546	0
	$106,844	**$356,447**	**$108,000**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	205	System Dev. Fees	Department:	473
Function:		Streets/Public Works		Sys Dev. Streets/Public Works

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0%
999.000	TRANSFERS OUT-PROJECT MATCH	0	0	0	0	0	0%
999.000	TRANSFERS OUT-MGMT FEE	22,726	22,800	12,182	26,400	3,600	16%
999.000	TRANSFERS OUT-SEWER LOAN	0	0	0	0	0	0%
	Total Operating Expenses	**$22,726**	**$22,800**	**$12,182**	**$26,400**	**$3,600**	**16%**
	Capital Outlay						
707.069	SYS. DEV. STREET PROJECTS	0	0	0	311,000	311,000	0%
707.101	OAKDALE/MORRILL TRAFFIC SIGNAL		221,458	0	0	-221,458	-100%
707.107	CLARIBEL/ROSELLE TRAFFIC SIGNAL		337,500	0	300,000	-37,500	-11%
	Total Capital Outlay	**$0**	**$558,958**	**$0**	**$611,000**	**$52,042**	**9%**
	Total Department Appropriations	**$22,726**	**$581,758**	**$12,182**	**$637,400**	**$55,642**	**10%**

SYS DEV STREET PROJECTS	
SIGNAL ROSELLE & CLARIBEL	$300,000
RR XING 1ST ST & PATTERSON	$311,000
	$611,000

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 206: System Development Fees - Water

Reserve @ July 1, 2016		**$512,216**
Add:		
Projected '16-'17 Revenues		**$7,800**
Less:		
Requested Appropriations		
CAPITAL OUTLAY-CIP PROJECTS	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$520,016**

System Development Fee: Water Revenues

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	1,500	359	800
DEVELOPER FEES	7,775	47,426	7,000
TRANSFERS IN	0	0	0
	$9,275	**$47,784**	**$7,800**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	**206**	**System Dev. Fees**	Department:	**474**
Function:		**Water**		**Sys Dev. Water Improvements**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Capital Outlay						
707.003	NOVI DRIVE PROJECT	0	0	0	0	0	0%
707.085	WATER PROJECTS-CIP	0	101,898	108,452	0	-101,898	-100%
999.000	TRANSFER OUT (WELL #12)	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$101,898**	**$108,452**	**$0**	**-$101,898**	**-100%**
	Total Department Appropriations	**$0**	**$101,898**	**$108,452**	**$0**	**-$101,898**	**-100%**

WATER PROJECTS - CIP

NO ANTICIPATED PROJECTS FY 2016-17

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 207: System Development Fees - Waste Water

Reserve @ July 1, 2016		**$717,436**
Add:		
Projected '16-'17 Revenues		**$60,600**
Less:		
Requested Appropriations		
DEBT SERVICE	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$778,036**

System Development Fee: Waste Water Revenues

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	150	218	600
DEVELOPER FEES	133,248	493,548	60,000
	$133,398	**$493,766**	**$60,600**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	**207**	**System Dev. Fees**	Department:	**467**
Function:		**Waste Water**		**Sys Dev. Waste Water**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Capital Outlay						
702.032	DEBT SERVICE-ED BANK LOAN	0	0	0	0	0	0%
707.002	CAPITAL EXPENDITURES	0	23,750	15,500	0	-23,750	-100%
	Total Capital Outlay	**$0**	**$23,750**	**$15,500**	**$0**	**-$23,750**	**-100%**
	Total Department Appropriations	**$0**	**$23,750**	**$15,500**	**$0**	**-$23,750**	**-100%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 208: System Development Fees Storm Drainage

Reserve @ July 1, 2016		**$460,771**
Add:		
Projected '16-'17 Revenues		**$51,000**
Less:		
Requested Appropriations		
CAPITAL OUTLAY-CIP PROJECTS	7,500	
Total Appropriations		**$7,500**
Projected Reserve @ June 30, 2017		**$504,271**

System Development Fee: Storm Drainage Revenues

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	500	432	1,000
DEVELOPER FEES	3,446	288,534	50,000
TRANSFERS IN	0	0	0
	$3,946	**$288,966**	**$51,000**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	**208**	**System Dev. Fees**	Department:	**474**
Function:		**Storm Drainage**		**Sys Dev. Storm Drainage**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Capital Outlay						
707.086	STORM DRAIN PROJECTS-CIP	563	53,537	79,437	7,500	-46,037	-86%
	Total Capital Outlay	**$563**	**$53,537**	**$79,437**	**$7,500**	**-$46,037**	**-86%**
	Total Department Appropriations	**$563**	**$53,537**	**$79,437**	**$7,500**	**-$46,037**	**-86%**

STORM DRAIN PROJECTS - CIP

FIRST STREET BASIN RECONSTRUCTION*	$7,500

*ONLY 10% ALLOCATED TO NEW DEVELOPMENT

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 209: System Development Fees - Park Development

Reserve @ July 1, 2016		**$721,858**
Add:		
Projected '16-'17 Revenues		**$60,400**
Less:		
Requested Appropriations		
DEBT SERVICE-ED BANK LOAN	0	
CAPITAL OUTLAY-SDF PROJECTS	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$782,258**

System Development Fee - Parks

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	300	147	400
DEVELOPER FEES	125,318	397,483	60,000
GRANTS	0	0	0
TRANSFERS IN (Match Funds)	0	0	0
	$125,618	**$397,630**	**$60,400**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	209	System Dev. Fees	Department:	467
Function:		Parks & Recreation		System Dev. Parks

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0%
706.054	DEBT SERVICE-ED BANK LOAN	0	0	0	0	0	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Capital Outlay						
707.003	PARK PROJECTS	89,454	53,454	0	0	-53,454	-100%
	Total Capital Outlay	**$89,454**	**$53,454**	**$0**	**$0**	**-$53,454**	**-100%**
	Total Department Appropriations	**$89,454**	**$53,454**	**$0**	**$0**	**-$53,454**	**-100%**

NO CAPITAL PROJECTS ANTICIPATED

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 210: System Development Fees - Police & General Gov.

Projected Reserve @ July 1, 2016		**$459,206**
Add:		
Projected '16-'17 Revenues		**$30,200**
Less:		
Requested Appropriations		
OTHER OPERATING EXPENSES	0	
CAPITAL OUTLAY-SDF PROJECTS	59,500	
Total Appropriations		**$59,500**
Projected Reserve @ June 30, 2017		**$429,906**

System Development Fee: Police/General Government

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
INTEREST INCOME	100	27	200
DEVELOPER FEES	103,684	233,881	30,000
TRANSFERS IN	0	102	0
	$103,784	**$234,011**	**$30,200**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	210	System Dev. Fees	Department:	467
Function:		Police & General Govt.		Sys Dev. Police & General Govt.

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	25,218	0	779	0	0	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$25,218**	**$0**	**$779**	**$0**	**$0**	**0%**
	Capital Outlay						
707.002	CAPITAL EXPENDITURES	0	0	0	59,500	59,500	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$59,500**	**$59,500**	**0%**
	Total Department Appropriations	**$25,218**	**$0**	**$779**	**$59,500**	**$59,500**	**0%**

CAPITAL EXPENDITURES

Park Vehicle	$30,000
Administration Vehicles	$29,500
	$59,500

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 211: System Administration Fees

Reserve @ July 1, 2016		**$0**
Add:		
Projected '16-'17 Revenues		**$0**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$0**

SYSTEM ADMIN. REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
SYSTEM ADMIN FEES	0	0	0
INTEREST INCOME	0	0	0
	$0	**$0**	**$0**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	**211**	**System Dev. Fees**	Department:	**467**
Function:		**System Administration**		**Administration**

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.053	GENERAL ADMINISTRATION	0	0	182	0	0	0%
999.000	TRANSFER OUT OF MGMT FEE	0	2,900	0	0	-2,900	-100%
	Total Capital Outlay	**$0**	**$2,900**	**$182**	**$0**	**-$2,900**	**-100%**
	Total Department Appropriations	**$0**	**$2,900**	**$182**	**$0**	**-$2,900**	**-100%**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 212: System Development Imaging Fee

Projected Reserve @ July 1, 2016		**$5,900**
Add:		
Projected '16-'17 Revenues		**$6,100**
Less:		
Requested Appropriations		
SALARIES & BENEFITS	0	
OPERATING EXPENSES	3,000	
Total Appropriations		**$3,000**
Projected Reserve @ June 30, 2017		**$9,000**

SYSTEM ADMIN. REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
IMAGING FEES (Bldg, Plan., CC)	5,600	3,280	4,600
ZONING,GP,BASE MAP UPDATES	1,500	1,314	1,500
INTEREST INCOME	0	0	0
	$7,100	**$4,594**	**$6,100**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	212	System Dev. Imaging Fee	Department:	597
Function:		Administration		Sys. Dev. Imaging Fees

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.053	GENERAL ADMINISTRATION	18,068	3,000	3,620	3,000	0	0%
	Total Operating Expenses	**$18,068**	**$3,000**	**$3,620**	**$3,000**	**$0**	**0%**
	Total Department Appropriations	**$18,068**	**$3,000**	**$3,620**	**$3,000**	**$0**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 213: Federal & State Grants

Reserve @ July 1, 2016 **$0**

Add:

FY 2016-17 Grant/Match Reimbursement **$110,600**

Less:

Requested Appropriations

	HOUSING GRANT SALARIES
SALARY & BENEFITS	$110,600
GENERAL ADMINISTRATION	0
FIRST TIME HOMEBUYER LOANS	0
TRANSFERS OUT	0
Total	$110,600

Total Grant Fund Appropriations **110,600**

Estimated Reserve @ June 30, 2017 **$0**

GRANT REVENUES

	CDBG/CALHOME GRANT
GRANT REIMBURSEMENT	$110,600
TRANSFERS IN - MATCH FUNDS	0
	$110,600

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	213	Federal Grants	Department:	438.000
Function:		Housing		Grant Salaries

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	0	64,700	25,012	66,100	1,400	2%
701.002	PERSONNEL PART-TIME	0	0	1,430	0	0	0%
708.004	MISC EMPLOYEE BENEFITS	1,163	0	-14,136	0	0	0%
708.005	MEDICARE	0	900	361	1,000	100	11%
708.006	PERS RETIREMENT	0	10,400	4,030	10,900	500	5%
708.007	PAYROLL TAXES	0	400	607	400	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	0	17,800	9,083	18,900	1,100	6%
708.009	NATIONAL RETIREMENT	0	3,200	1,334	3,500	300	9%
708.010	WORKERS' COMPENSATION	0	9,900	3,649	9,800	-100	0%
708.012	DEFERRED COMPENSATION	0	0	0	0	0	0%
	Total Personnel Salaries & Benefits	**$1,163**	**$107,300**	**$31,370**	**$110,600**	**$3,300**	**3%**
	Total Department Appropriations	**$1,163**	**$107,300**	**$31,370**	**$110,600**	**$3,300**	**3%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund 222: Crossroads Undergrounding

Reserve @ July 1, 2016		**$1,418,500**
Add:		
Projected '16-'17 Revenues		**$13,000**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2017		**$1,431,500**

CROSSROADS UNDERGROUNDING REVENUES

	BUDGET 15/16	ACTUAL 15/16	BUDGET 16/17
SYSTEM ADMIN FEES	0	0	0
MID UNDERGROUNDING	0	0	0
REALIZED GAIN/(LOSS) ON INVESTMENT	0	0	0
INTEREST INCOME	13,500	9,293	13,000
	$13,500	**$9,293**	**$13,000**

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City of Riverbank
Annual Operating Budget -- Fiscal Year 2016-2017

Fund:	222	Crossroads Undergrounding	Department:	405
Function:		Planning		PLANNING

APPROPRIATION DETAIL

Account	Account Description	FY 2014-15 Actual	FY 2015-16 Budget	2015-16 Expenses To Date	FY 2016-17 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICE	23	0	0	0	0	0%
999.000	TRANSFERS OUT	2,081	0	0	0	0	0%
	Total Operating Expenses	**$2,104**	**$0**	**$0**	**$0**	**$0**	**0%**
	Capital Outlay						
707.101	OAKDALE & MORRILL SIGNAL PROJECT	-5,116	0	0	0	0	0%
	Total Capital Outlay	**-$5,116**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**-$3,012**	**$0**	**$0**	**$0**	**$0**	**0%**