

STOCKTON CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 96-2

FY 2024-25 Annual Engineer's Report
Public Hearing

Stockton City Council Meeting
June 4, 2024
Item No. 16.6

Stockton Consolidated Landscape Maintenance Assessment District No. 96-2

- 27 Active Zones Est. to Maintain Improvements
 - 4+ Million sq. ft. of Streetscaping
 - 5,500+ Trees
 - 68+ Acres of Open Space
 - 42+ Miles of Back-up Walls: Repair and Graffiti Abatement
 - 10.5+ Miles of Bike/Pedestrian Paths
 - 12 Parks: 114+ Acres
 - Streetlights
- 2024-25 Proposed Budget: \$6.772 Million
 - Maintenance, Repairs, Utilities, Administration

Stockton Consolidated Landscape Maintenance Assessment District No. 96-2

- Each Year Council Adopts the Following:
 - Engineer's Report
 - Maximum Allowable Assessment
 - Annual Budget/Actual Assessment
- Maintenance and Operation of Landscape and Public Park Improvements
- Provides Funding for:
 - Operation, maintenance, and preparation of an annual Engineer's Report and tax rolls; legal review; collection of assessments on San Joaquin County property taxes and City administration

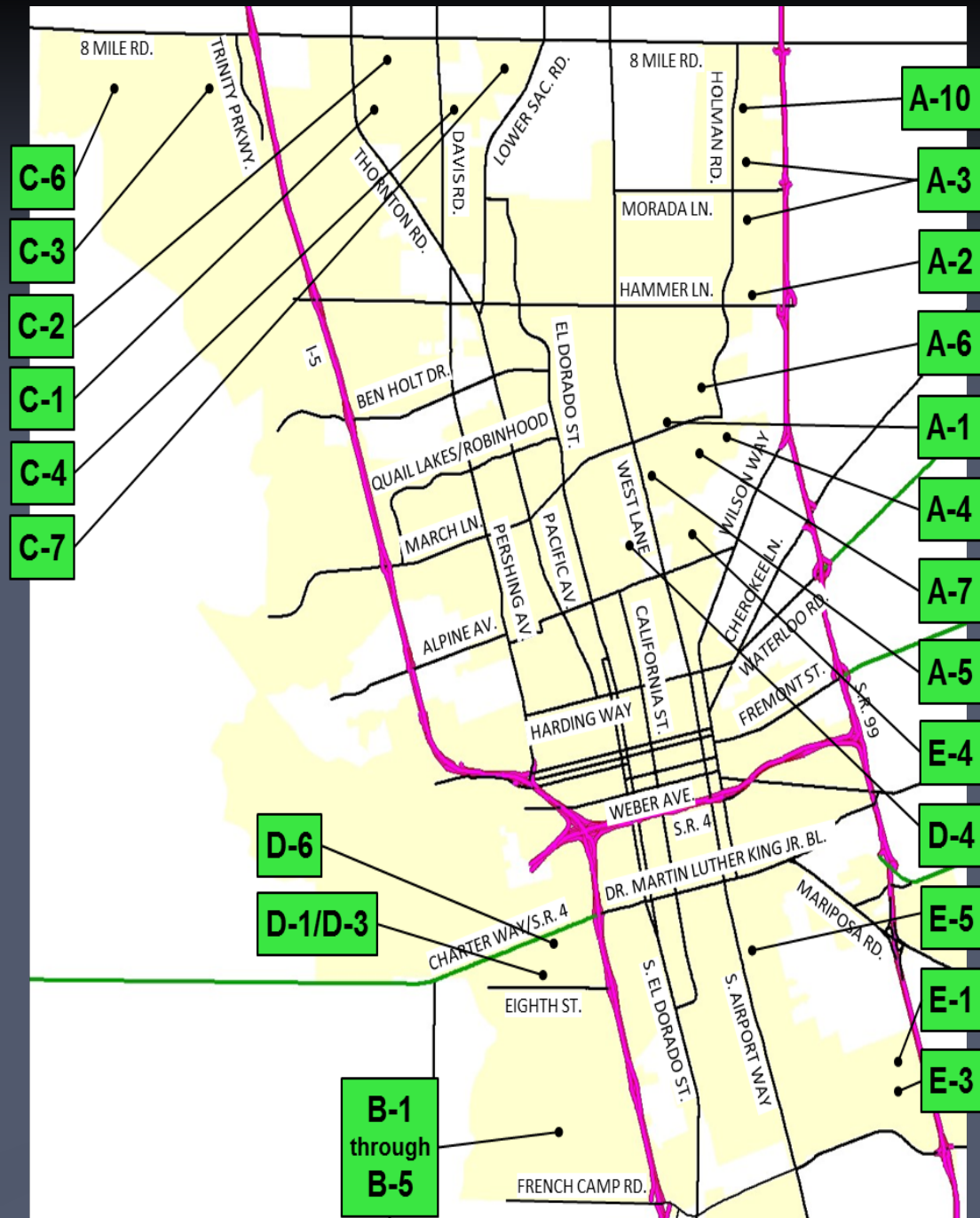
Maximum Allowable

VS

Actual Assessments

- Original Engineer's Report for 20 Zones approved by landowner ballot – allows for annual Cost of Living Adjustment
- Approves annual maximum allowable but collects only what is needed for anticipated operational costs
- Allows for unanticipated emergencies – to collect only if necessary

STOCKTON CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 96-2



Annual Assessment

- Assessment fixed in 7 zones; can be increased in 20
- FY 2024-25 Actual assessment in the 20 Zones:
 - Increased in all 20 Zones
- Assessment Varies due to:
 - Size of Zone/Number of Assessable Parcels
 - Amount and Type of Improvements to be Maintained
 - Zone Sizes: 17 parcels (A-5) to over 5,000 (B-2)
- 2024-25 Maximum Assessment Adjustment: 3.00%
 - Based on San Francisco-Oakland-Hayward Consumer Price Index
- FY 2024-25 Actual Assessment Adjustment: Varies 4.25% to 10.38%

FY 2024-25 Zone Budgets

		FY 24-25	FY 24-25	FY 24-25
Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
A-1	Weber/Sperry	\$62,117.18	\$46.90	\$62,117.18
A-2	Morada West	\$7,348.96	\$79.88	\$7,348.96
A-3	La Morada	\$1,090,230.14	\$319.24	\$1,096,340.56
A-4	Blossom Ranch	\$78,942.20	\$216.28	\$114,513.67
A-5	Weber Woods	\$11,798.68	\$694.04	\$29,590.84
A-6	Blossom/Sperry/Camera	\$268,789.50	\$370.74	\$542,463.48
A-7	Hunter Ridge	\$88,759.50	\$125.90	\$657,486.92
A-10	Cannery Park	\$187,699.48	\$191.14	\$319,353.18

FY 2024-25 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
B-1	Long Park	\$92,484.00	\$84.00	\$92,484.00
B-2	Weston Ranch	\$647,636.40	\$117.82	\$647,636.40
B-3	Weston Park	\$114,427.86	\$24.00	\$114,427.86
B-4	Smith Park	\$117,829.62	\$115.86	\$117,850.38
B-5	Weston Ranch Fence	\$53,867.10	\$95.34	\$124,077.13
C-1	Spanos Park	\$69,278.44	\$119.24	\$69,278.44
C-2	North Stockton Projects	\$463,896.10	\$292.86	\$463,915.42
C-3	Spanos Park West	\$347,426.86	\$179.16	\$489,046.85
C-4	Fairway Greens	\$19,483.30	\$98.90	\$65,784.23
C-6	Westlake Villages	\$129,253.74	\$116.34	\$243,785.82
C-7	North Stockton Projects III	\$243,676.70	\$421.50	\$298,124.40

FY 2024-25 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
D-1	Bridgeport Trails	\$27,030.00	\$85.00	\$27,030.00
D-3	Bridgeport Trails 4 & 5	\$49,864.00	\$271.00	\$56,129.04
D-4	Calaveras Estates 2	\$19,118.88	\$144.84	\$191,812.39
D-6	Moss Garden	\$5,560.46	\$14.84	\$224,396.93
E-1	Little John Creek	\$196,567.80	\$248.82	\$236,439.26
E-3	Seabreeze	\$147,638.40	\$473.20	\$310,741.54
E-4	Oakmore Meadows	\$10,876.68	\$14.58	\$263,797.71
E-5	Rancho Del Sol	\$54,799.56	\$151.38	\$222,126.73

Recommended Actions

- Overrule all public hearing protests
- Approve and adopt:
 - Stockton Consolidated Landscape Maintenance Assessment District No. 96-2 Annual Engineer's Report
 - Maximum Allowable Assessment
 - Annual Budget/Actual Assessment for each Zone of the District
- Confirm and levy assessment for each Zone