

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Mary K. Lindley, Parks, Recreation & Community Services Director 

DATE: May 1, 2006 (Meeting May 5, 2006)

SUBJECT: Resolution Approving the Engineer's Report for the Landscaping and Lighting Maintenance Assessment Districts for Fiscal Year 2006/2007 and Providing Notice of Public Hearing on June 7, 2006

EXECUTIVE SUMMARY

The City Council is being asked to adopt the attached resolution, approving the Assessment Engineer's Report (provided under separate cover), which contains the methodology and formula for apportioning the property assessment for the City's Landscape and Lighting Maintenance Assessment Districts. Additionally, the resolution identifies the date for the Public Hearing to consider the levy of said assessment for FY 2006/07.

DISCUSSION

In 1984, a Landscaping and Lighting Maintenance Assessment District (AD 84-2), encompassing the entire City, was created to fund costs associated with street lighting and the maintenance of various landscaped areas in the City. This was a successor to the District enacted by the County of Ventura prior to the incorporation of the City. In subsequent years, Zones of Benefit were added to fund the maintenance of certain specific areas. Later, these Zones were changed to District 1 through District 12 (District 13 is now unassigned).

In 2001, the City Council formed three new assessment districts to fund the maintenance of certain landscape improvements in and adjacent to:

- Tract 5201, Wilshire Builders (AD01-1, District 14)

- Tract 4928, Toll Brothers (AD01-2, District 15)
- Tract 5166, Cabrillo (AD01-3, District 16)

In 2004, the City Council formed a new assessment district, AD04-1 (District 18) to fund the maintenance of certain landscape improvements in and adjacent to Tract 5307 (Colmer Development), located at the corner of Los Angeles Avenue and Flory Avenue. Lastly, in 2005, the Council approved the formation of AD05-01 (District 19) for landscape improvement in and adjacent to PM 5264 (M&M Development). District 17 is currently unassigned.

As part of the annual budget process, the City Council considers whether or not to renew the subject Assessment Districts and levy assessments for the upcoming fiscal year. In preparation for that consideration, it is necessary to prepare an Engineer's Report setting forth certain relevant information pertaining to such an action. On December 21, 2005, the City Council adopted Resolution No. 2005-2428 directing the preparation of said Engineer's Report.

Engineer's Report

The FY 06/07 Engineer's Report for the subject Assessment District has been distributed to the City Council by separate memo. This report sets forth certain relevant information, including the following:

- a Boundary Map(s);
- the reason for the assessments;
- the duration of the assessments;
- the method of assessments;
- the amount of the annual assessments;
- information regarding cost of living adjustments;
- information pertaining to reductions to the amounts levied in order to keep assessment fund reserve balances within certain prescribed limits; and
- a description of improvements to be maintained.

Improvements to be Maintained

The improvements and maintenance funded by the Assessment Districts is generally described as follows:

- Street Lighting:** Street lighting energy and maintenance costs (Citywide assessment).
- Landscape Maintenance:** The maintenance of certain designated parkways and medians (Citywide assessment).
- Sub-Districts:**
 - 1 Pecan Avenue [T-2851]
 - 2 Steeple Hill Area [T-2865] ***
 - 3 Buttercreek/Peppermill [T-3032]
 - 4 Williams Ranch Rd [T-3274]
 - 5 Pheasant Run Area [T-3019 & T-3525] ***
 - 6 Inglewood St. [T-3306]

- 7 Moorpark Business Park (L. A. Ave & Gabbert)
- 8 Home Acres Buffer
- 9 Moorpark Industrial Park (Condor Drive)
- 10 Mountain Meadows (PC-3) ***
- 11 Alyssas Ct. [T-4174]
- 12 Carlsberg Specific Plan Area
- 13 Unassigned
- 14 Wilshire Builders [T-5201] (AD01-1)
- 15 Toll Brothers [T-4928] (AD01-2)
- 16 Cabrillo [T-5161] (AD01-3) ***
- 17 Unassigned
- 18 Colmer [T-5307] (AD04-1) ***
- 19 M&M [PM 5264]

*** Includes Landscape and Drainage Maintenance

FY 2006/07 Assessment Amounts and Adjustment

The method used to establish the assessment amounts is set forth in the Engineer's Report. This method (benefit spread formula, etc.) is unchanged from prior years. The assessment amounts proposed for FY05/06 are set forth in Exhibit 1. Pursuant to language set forth in the formation documents for Districts 12, 14, 15, 16, 18, and 19 the annual assessments for these Districts may be increased annually to cover cost-of-living increases. The assessment amounts set forth in Exhibit 1 include these COLA Adjustments. Those adjusted assessment amounts are summarized as follows:

Zone/District	FY 05/06 Per Unit (Ac.) Assessment Amount	C.O.L.A. Adjustment Amount [4.042%]	FY 06/07 Per Unit (Ac.) Assmnt. Amount	Total FY 06/07 Assessment
12 - Residential	\$450.64	\$18.22	\$468.86	\$263,968.18
12 - Commercial	\$163.14	\$6.59	\$169.73	\$12,485.34
12 - Institutional	\$1,468.90	\$59.37	\$1,528.27	\$5,868.56
				\$282,322.08
14	\$132.74	\$5.36	\$138.10	\$1,381.00
15	\$1,600.70	\$64.71	\$1,665.41	\$539,592.84
16	\$386.70	\$15.64	\$402.34	\$23,738.06
18	\$814.06	\$32.91	\$846.97	\$21,174.25
19			\$2,032.71	12,745.09

Improvement Reserve Ceiling

The Engineer's Report provides for a Capital Reserve Account for each District. Consistent with past City Council action, the Engineer's Report stipulates that Capital Reserve Account for any Zone/District should not exceed an amount equal to three (3) times the annual operating budget for that Zone/District. Should the projected Year-End Fund Balance for any Zone/District exceed that "ceiling", the amount of the assessment shall remain unchanged; but the amount of the assessment to be levied upon the affected properties shall be reduced to a lesser amount determined by the Assessment Engineer to be consistent with these guidelines.

Decreased Levy Amounts

Pursuant to the above policy, the amounts to be levied upon the parcels in certain Zones/Districts shall be less than the assessment amount set forth in Exhibit 1. A summary of those adjustments is as follows:

District	FY 06/07 Est. Ending Balance with FULL Assessment	Three Times Estimated Annual Expenses	Total Assessment Amount	Total Levy Amount	Remarks
10	\$37,296	\$14,574	\$7,252.00	\$725.00	10% of Assessment
15	\$2,150,460	\$15,000	\$539,593.00	\$53,959.00	10% of Assessment
16	\$75,057	\$23,940	\$15,445.00	\$1,545.00	10% of Assessment
16	\$44,099	\$15,000	\$8,292.00	\$829.00	10% of Assessment
18	\$45,911	\$24,300	\$15,760.00	\$1,576.00	10% of Assessment

Assessment Amounts Unchanged

Except as noted above, under the title "FY 2006/07 Assessment Amounts and Adjustment" and "Decreased Levy Amounts", the per lot (per acre) assessment amounts set forth in the Engineer's Report are the same as those set last year. Any action to otherwise increase these assessments may not be taken without first seeking approval of such an increase via a mail ballot prepared and processed in accordance with the requirements of Proposition 218.

Fund Activity

Attached as Exhibit 2 are charts showing fund activity for all Zones/Districts for FY03/04 through FY06/07. Page 4 of that exhibit shows certain details with respect to the Reserve Fund Ceilings and the Assessment vs. Levy amounts for FY06/07.

FY 06/07 Fund Deficits

As reflected on Page 2 of Exhibit 2, it is anticipated that the FY 05/06 Year-End Fund Balance for certain Zones/Districts will again show a deficit. A summary of those anticipated deficits is as follows:

Fund	FY05/06 Begin Bal.	Revenue **	Expenses	FY05/06 Ending Bal.
2300 - Landscape	(\$79,497)	(\$253,035)	\$286,553	(\$113,015)
2305 - Dist. 5	(\$8,899)	\$32,294	\$38,711	(\$15,316)
2307 - Dist. 7	(\$4,897)	\$16,215	\$15,476	(\$4,158)
2309 - Dist. 9	(\$18)	\$1,418	\$1,657	(\$257)
Total	(\$93,311)	(\$203,108)	\$342,397	(\$132,746)

** Note: Includes monies transferred into these Funds in November of 2004 to offset Beginning Year deficit.

Consistent with prior year practices, it is the intent of staff to present a report to the

City Council in November of 2006, recommending approval of certain fund transfers to "zero-out" the projected FY 05/06 deficits noted above. That action will be deferred to November so that it will be based upon actual year-end fund balances. Using the above estimates, that action would be as follows:

Transfer to: Fund	From Gas Tax Fund 2605	From General Fund Fund 1000	Total Transfer Amt.
2300 - Landscape	\$56,507.50	\$56,507.50	\$113,015.00
2305 - Dist. 5	\$7,658.00	\$7,658.00	\$15,316.00
2307 - Dist. 7	\$2,079.00	\$2,079.00	\$4,158.00
2309 - Dist. 9	\$128.50	\$128.50	\$257.00
Total	\$66,373.00	\$66,373.00	\$132,746.00

FY 06/07 Fund Deficits

As reflected on Page 3 of Exhibit 2, it is anticipated that the FY 06/07 Year-End Fund Balance for certain Zones/Districts will once more show a deficit. A summary of those anticipated deficits is as follows:

Fund	FY06/07			FY06/07
	Begin Bal.	Revenue ***	Expenses	Ending Bal.
2300 - Landscaping	(\$113,015)	\$285,892	\$343,662	(\$170,785)
2300 - Lighting	\$6,909	\$231,486	\$256,862	(\$18,473)
2305 - Dist. 5 [L/S Only]	(\$15,316)	\$38,656	\$38,852	(\$15,512)
2307 - Dist. 7	(\$4,158)	\$15,456	\$17,551	(\$6,253)
2309 - Dist. 9	(\$257)	\$1,620	\$2,020	(\$657)
2310 - Dist. 10 (L/S only)	\$7,938	\$195,892	\$236,716	(\$32,886)
Total	(\$117,899)	\$769,002	\$895,663	(\$244,566)

*** Note: Includes monies to be transferred into these Funds in November of 2005 to offset Beginning Year deficit.

Based on the above estimates, a deficit correcting fund transfer in November 2006 would be as follows:

Transfer to: Fund	From Gas Tax Fund 2605	From General Fund Fund 1000	Total Transfer Amt.
2300 - Lighting	\$18,473.00	\$0.00	\$18,473.00
2300 - Landscaping	\$170,785.00	\$0.00	\$170,785.00
2305 - Dist. 5 (L/S Only)	\$7,756.00	\$7,756.00	\$15,512.00
2307 - Dist. 7	\$3,126.50	\$3,126.50	\$6,253.00
2309 - Dist. 9	\$328.50	\$328.50	\$657.00
2310 - Dist. 10	\$16,443.00	\$16,443.00	\$32,886.00
Total	\$216,912.00	\$27,654.00	\$244,566.00

Resolution

Attached as Exhibit 3 is a Resolution approving the subject Engineer's Report and setting June 7, 2006, as the date of a public hearing to consider the levy of the assessments for the Landscaping and Lighting Assessment Districts for Fiscal Year 2006/07. This resolution will also serve as the public hearing notice for the June 7th public hearing.

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STAFF RECOMMENDATIONS

Adopt Resolution No. 2006- _____ .

Attachments:

- Exhibit 1: Summary of Assessment Amounts
- Exhibit 2: Fund Activity
- Exhibit 3: Resolution

Exhibit 1:
Summary of Assessment Amounts

Description	Total Assessment Amount (\$)	Per Lot Assessment			
		Landscape Maintenance		L/S & Drainage Maint.	
		Number	Amount (\$)	Number	Amount (\$)
Citywide					
Street Lighting	231,480.00		20.84		
Landscaping	172,877.00		17.24		
Sub-Total	404,357.00		38.08		
1. Tract 2851	9,702.00	75	129.36		
2. Tract 2865 Landscaping	66,848.04	574	116.46		
LS / Drainage	6,990.72			48	145.64
	73,838.76				
3. Tract 3032	3,079.30	265	11.62		
4. Tract 3274	6,382.92	129	49.48		
5. T 3019/3525 Landscaping	15,273.52	142	107.56		
LS / Drainage	8,566.50			75	114.22
	23,840.02				
6. Tract 3306	924.00	22	42.00		
7. NE L. A. Ave / Gabbert Rd	11,297.78	91.74 ac	123.15 ac		
8. Buffer: City	7,669.20	498	15.40		
Buffer: Home Acres	7,573.68	201	37.68		
9. Condor Drive	1,356.14	49.44 ac	27.43 ac		
10. PC-3: L/S - Comm. Prop.	7,216.06	11.23 ac	642.57 ac		
L/S - Residential	135,858.50	1,775	76.54		
LS / Drainage - Res.	58,457.22			669	87.38
	201,531.78				
11. Tract 4174	3,040.02	9	337.78		
12. Carlsberg - Residential	251,212.48	536	468.68		
Com. / Ind.	12,485.34	73.56 ac	169.73		
Institutional	5,868.56	3.84 ac	1,528.27		
	269,566.38				
13. Unassigned					
14. Tract 5201 (Wilshire)	1,381.00	10	138.10		
15. Tract 4928 (Toll): Res.	359,728.56	216	1,665.41		
Golf Course [33%]	179,801.28	108	1,600.70		
	539,529.84				
16. T 5161	23,738.06			59	40.23
17. Unassigned					
18. T 5307	21,174.25			25	846.97
19. T 5264 (M&M)	48,142.25		2,032.71		
Backup			7,678.19		
Total	1,609,982.13				

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Landscape / Lighting
Assessment Districts
Fund Activity: FY06/07
ESTIMATE as of 5/03/06

Fund	Description	Beginning Balance	Rev. Code	Lewy Amount	Transfers In Rev #3720	Interest	Total Revenue	Exp. Code	Expenses	Total Available Less Expenses	Less Reserve	Ending Balance
2300	Lighting	6,909	3100	231,480			231,480	8901	256,862	(18,473)	0	(18,473)
	Improvements	0							0	0	0	0
	Landscape	(113,015)			113,015	0	285,892	7901 & 7902	343,662	(170,785)	0	(170,785)
2300		(106,106)		404,357	113,015	0	517,372		600,524	(189,258)	0	(189,258)
2301	Dist 1: T-2851	17,506	3102	9,702	921	921	10,623	7901	7,781	20,348	(20,348)	0
2302	Dist 2: L/S [T2865]	132,722	3102	72,439	5,760	5,760	78,199	7901	77,405	133,516	(133,516)	0
	Dist 2: Drains	8,450	3103	1,400			1,400	8902	405	9,445	(9,445)	0
2302		141,171		73,839	0	5,760	79,599		77,810	142,960	(142,960)	0
2303	Dist 3: T-3032	2,539	3102	3,079	230	230	3,309	7901	3,300	2,548	(2,548)	0
2304	Dist 4: T-3274	4,596	3102	6,383	230	230	6,613	7901	8,511	2,698	(2,698)	0
2305	Dist 5: L/S [T3019 & 3525]	(15,316)	3102	23,340	15,316		38,656	7901	38,852	(15,512)	0	(15,512)
	Dist 5: Drains	1,841	3103	500			500	8902	405	1,936	(1,936)	0
2305		(13,475)		23,840	15,316	0	39,156		39,257	(13,576)	(1,936)	(15,512)
2306	Dist 6: T-3306	1,031	3102	924	30	30	954	7901	1,550	435	(435)	0
2307	Dist 7: NE LA & Gabbert	(4,158)	3102	11,298	4,158		15,456	7901	17,551	(6,253)	0	(6,253)
2308	Dist 8: Buffer	14,721	3102	15,243	691	691	15,934	7901	23,401	7,254	(7,254)	0
2309	Dist 9: Conдор	(257)	3102	1,356	257	7	1,620	7901	2,020	(657)	0	(657)
2310	Dist 10: PC-3: L/S	7,938	3102	194,280	1,612	1,612	195,892	7901	236,716	(32,886)	0	(32,886)
	Dist 10: Drains	30,044	3103	725			725	8902	4,858	25,911	(25,911)	0
2310		37,981		195,005	0	1,612	196,617		241,574	(6,976)	(25,911)	(32,886)
2311	Dist 11: T 4174	6,098	3102	3,040	230	230	3,270	7901	1,400	7,968	(7,968)	0
2312	Dist 12: Carisberg	373,889	3102	269,663	18,432		288,095	7901	146,150	515,834	(515,834)	0
2313	Unassigned			1,017,729	132,746	28,143	1,178,618		1,170,829	483,325	(727,892)	(244,567)
2314	Dist 14: T-5201 [Wishire]	2,682	3102	1,381	<	70	1,451	7901	960	3,173	(3,173)	0
2315	Dist 15: T4928 [Toll]	1,610,857	3102	53,959	<	67,276	121,235	7901	5,000	1,727,092	(1,727,092)	0
2316	D-16: T-5161 [Cabrillo] L/S	59,612	3102	1,545	<	2,995	4,540	7901	7,980	56,172	(56,172)	0
	Dist 16: Drains	35,807	3103	829	<	829	829	8902	5,000	31,636	(31,636)	0
2316	Totals	95,419		2,374	0	2,995	5,369		12,980	87,808	(87,808)	0
2317	Unassigned											
2318	D-18: T-5307 [Flory] L/S	30,151	3102	1,576	<	1,152	2,728	7901	8,100	24,779	(24,779)	0
	Dist 18: Drains	9,669	3103	5,414	0	0	5,414	8902	5,000	10,083	(10,083)	0
2318	Totals	39,820		6,990	0	1,152	8,142		13,100	34,862	(34,862)	0
2319	Dist 19: M&M	15,578	3102	12,745	230	230	12,975	7901	5,000	23,553	(23,553)	0
2320	Dist 20: Lyon Track#5187	4,718	3102	0	230	230	230	7901	0	4,948	(4,948)	0
2321	Dist 21: Shea 1-forming 7/0i	4,760	3102	0	230	230	230	7901	0	4,990	(4,990)	0
2322	Dist 22: Pardee Track#504E	4,759	3102	0	230	230	230	7901	0	4,989	(4,989)	0
2323	Dist 23: Suncal	4,618	3102	0	230	230	230	7901	0	4,848	(4,848)	0
Total		2,258,747		1,095,178	132,746	100,786	1,328,710		1,207,869	2,379,588	(2,624,155)	(244,567)
Bold = Totals												Est. Transfer Nov 2006
												Nov 2007

> Est. Transfer November 2006
< Levy Amount Less Than Assessment Amount

Landscape / Lighting
Assessment Districts
Fund Activity: FY06/07
Assessment / Levy Calculations

Fund	Description	A Beginning Balance	B FY 06/07 Projected Expenses	C Amount of Fund CAP [Est. 3 Yr Costs]	D	E Assessment Amount	F Levy Amount	Remarks
2300	Lighting Improvements Landscaping	6,909 0 (113,015)				231,480	231,480	
2301	Dist 1: T-2851	17,506	7,781	23,343		172,877	172,877	
2302	Dist 2: L/S [T2865]	132,722	77,405	232,215		404,357	404,357	
	Dist 2: Drains	8,450	405	10,000 #		72,439	72,439	
		141,171	77,810	242,215		1,400	1,400	
2303	Dist 3: T-3032	2,539	3,300	9,900		73,839	73,839	
2304	Dist 4: T-3274	4,596	8,511	25,533		3,079	3,079	
2305	Dist 5: L/S [T3019 & 3525]	(15,316)	38,852	116,556		6,383	6,383	
	Dist 5: Drains	1,841	405	10,000 #		23,340	23,340	
		(13,475)	39,257	126,556		500	500	
2306	Dist 6: T-3306	1,031	1,550	4,650		23,840	23,840	
2307	Dist 7: NE LA & Gabbert	(4,158)	17,551	52,653		924	924	
2308	Dist 8: Buffer	14,721	23,401	70,203		11,298	11,298	
2309	Dist 9: Conдор	(257)	2,020	6,060		15,243	15,243	
2310	Dist 10: PC-3: L/S	7,938	236,716	710,148		1,356	1,356	
	Dist 10: Drains	30,044	4,858	14,574		194,280	194,280	
		37,981	241,574	724,722		7,252	7,252	
2311	Dist 11: T 4174	6,098	1,400	14,200 #		201,532	195,005	Levy = 10% of Assessment
2312	Dist 12: Carlsberg	373,889	146,150	584,600 #		3,040	3,040	
2313	Unassigned					269,663	269,663	
	Sub-Total AD 84-2	475,536	570,305	1,884,635		1,024,257	1,017,729	
2314	Dist 14: T-5201 [Wilshire]	2,682	960	3,840 #		1,381	1,381	
2315	Dist 15: T4928 [Toll]	1,610,857	5,000	15,000		539,593	539,593	Levy = 10% of Assessment
2316	D-16: T-5161 [Cabrillo] L/S	59,612	7,980	23,940		15,445	1,545	Levy = 10% of Assessment
	Dist 16: Drains	35,807	5,000	15,000		8,292	829	Levy = 10% of Assessment
		95,419	12,980	38,940		23,738	2,374	
2317	Unassigned							
2318	D-18: T-5307 [Flory] L/S	30,151	8,100	24,300		15,760	1,576	Levy = 10% of Assessment
	Dist 18: Drains	9,669	5,000	15,000		5,414	5,414	
		39,820	13,100	39,300		21,174	6,990	
2319	Dist 19: M&M	15,578	5,000	15,000		12,745	12,745	
2320	Dist 20: Lyon Track#5187	4,718	0	10,000 #		0	0	
2321	Dist 21: Shea 1-forming 7/0	4,760	0	10,000 #		0	0	
2322	Dist 22: Pardee Track#504:	4,759	0	10,000 #		0	0	
2323	Dist 23: SunCal	4,618	0	10,000 #		0	0	
		2,258,747	1,307,869				1,095,178	
			607,345		# CAP set by administrative action (Higher than 300% of Annual Cost History)			

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA OF INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2006-07, PRELIMINARILY APPROVING ENGINEER'S REPORT, AND PROVIDING FOR NOTICE OF HEARING FOR THE CITY OF MOORPARK LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICTS

WHEREAS, by Resolution No. 2005-2428, the City Council ordered the preparation of an Engineer's Report for the City's Landscaping and Lighting Maintenance Assessment Districts (the "Assessment Districts") for fiscal year 2006-07; and

WHEREAS, pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, formerly known as Shilts Consultants, Inc., Engineer of Work, in accordance with 22565, *et. seq.*, of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution; and

WHEREAS, said Engineer's Report was filed with the City Clerk and the City Council has reviewed the Report and wishes to take certain actions relative to said Report and the levy of assessments recommended therein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES RESOLVE AS FOLLOWS:

SECTION 1. The Report for "Moorpark Landscaping and Lighting Maintenance Assessment Districts", for the fiscal year commencing on July 1, 2006 and ending on June 30, 2007, on file with the City Clerk, has been duly considered by the Moorpark City Council and is hereby deemed sufficient and approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under, and pursuant to, the foregoing resolution.

SECTION 2. It is the intention of this Council to levy and collect assessments within the Assessment Districts for fiscal year 2006-07. Within the Assessment Districts, the existing and proposed improvements, and any substantial changes proposed to be made to the existing improvements, are generally described as the installation, maintenance and servicing of public facilities, including but not limited to, street lights, public lighting facilities, landscaping, sprinkler systems, statuary, fountains, other ornamental structures and facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, fencing, entry monuments, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned, operated or maintained by the City of Moorpark. Installation means the construction of lighting and landscaping improvements, including, but not limited to, land

preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage and lights. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

SECTION 3. The Assessment Districts consists of the lots and parcels shown on the boundary map of the Assessment Districts on file with the City Clerk, and reference is hereby made to such map for further particulars.

SECTION 4. Reference is hereby made to the Engineer's Report for a full and detailed description of the improvements, the boundaries of the Assessment Districts, and the proposed assessments upon assessable lots and parcels of land within the Assessment Districts. The Engineer's Report identifies all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed.

SECTION 5. The fiscal year 2006-07 levy rates are not proposed to increase, with the exception of Zone 12, District 14, District 15, District 16, District 18 and District 19. The authorized maximum assessment rate for these Districts includes an annual adjustment by an amount equal to the annual change in the Los Angeles Area Consumer Price Index. As the amount of the annual increase in the Los Angeles Area Consumer Price Index from December 2004 to December 2005 is 4.042%, the authorized maximum levy rate for fiscal year 2006-07 is 4.042% above the maximum levy rate for fiscal year 2006-07. Including the authorized annual adjustment, the maximum authorized assessment rates for fiscal year 2006-07 are as follows:

Zone 12	\$468.68 per single family benefit unit \$169.73 per acre of commercial or industrial property \$1,528.27 per acre of institutional property
District 14	\$138.10 per single family benefit unit
District 15	\$1,665.41 per single family benefit unit
District 16	\$402.34 per single family benefit unit
District 18	\$846.97 per single family benefit unit
District 19	\$7,678.19 per acre of commercial or industrial property

SECTION 6. Notice is hereby given that on June 7, 2006, at the hour of 7:00 o'clock p.m. in the Council Chambers, located at 799 Moorpark Avenue, Moorpark, California 93021, the Council will hold a public hearing to consider the ordering of the improvements and the levy of the proposed assessments.

SECTION 7. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to the City Clerk, City of Moorpark, 799 Moorpark Avenue, Moorpark, California 93021.

SECTION 8. The City Clerk shall cause a notice of the hearing to be given by publishing a copy of this resolution once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the City of Moorpark.

SECTION 9. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 17th day of May 2006.

Patrick Hunter, Mayor

ATTEST:

Deborah S. Traffenstedt, City Clerk