

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Karen Kinser, Deputy Director of Public Works

VIA: Randy Breault, Director of Public Works/City Engineer and City Manager

DATE: Meeting of July 16, 2015

SUBJECT: Public Hearing on Imposition of Fiscal Year 2015-2016 Tax Roll Charges for the Sierra Point Landscaping and Lighting District

City Council Goals:

To provide for effective and efficient delivery of City Services (1)

To maintain and improve infrastructure (3)

To develop management and fiscal systems to maximize effectiveness of City services and accountability to Brisbane taxpayers and citizens (11)

Purpose:

To complete the process via a public hearing for the imposition of annual tax roll charges that fund Sierra Point's Landscape and Lighting Assessment District, which provides for maintenance of the landscaping, irrigation and lighting installed in 1989.

Recommendation: The following procedures and actions are recommended:

1. Statement of the Engineer of Record as to the nature of the project.
2. Mayor's statement and declaration that the Public Hearing is open (see Attachment A).
3. Statement by the City Clerk verifying that the Certificate of Posting and the Resolution of Intention is on file (see Attachment B), followed by the reading of any written protests by the City Clerk.
4. Hearing of oral testimony and comments.
5. Closure of Public Hearing.
6. By motion, adoption of Resolution No. 2015-32, Overruling Protests and Ordering the Improvements and Confirming the Diagram and Assessment for Fiscal Year 2015-2016 for the Sierra Point Landscaping and Lighting District.

Background:

At its June 18th meeting, the City Council adopted Resolution No. 2015-25, a Resolution of Preliminary Approval of Engineer's Report, and Resolution No. 2015-26, a Resolution of Intention to Order the Levy and Collection of Assessments Pursuant to the Landscaping and Lighting Act of 1972, pertaining to the Sierra Point Landscaping and Lighting District, Fiscal Year 2015-2016. The fiscal year 2015–2016 Engineer’s Report maintains last year’s assessment amount.

In accordance with state law, joint notice of both the public meeting and the public hearing was mailed to all affected property owners and was posted at City Hall, Brisbane Community Center, Brisbane Public Library and Mission Blue Center. The preliminarily approved Engineer's Report is attached. As of July 7, 2015, no written protests had been received.

Discussion:

In addition to the routine maintenance provided within the district, the revenue funds projects such as the replacement in recent years of the north and east shoreline Myoporum trees that fell victim to an invasive pest. While the utility line item for irrigation water is expected to decrease, those funds will be reallocated to drought mitigation activities such as the deep root watering program for trees in the assessment district, aerating of turf and mulching of planted areas.

Fiscal Impact:

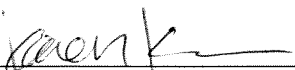
This is an annually occurring process that provides the funding mechanism for the work completed within the landscaping and lighting district. If the Council declines to order and levy the collection of assessments, there will be no identified revenue source for the work scheduled in this District. The FY 15-16 budget adopted by Council for Department 4009 (Sierra Point Landscaping and Lighting District) is in the amount of \$546,924. The assessments to be collected via the recommended action are \$591,776. The amount received in excess of the annual costs will be used to reimburse the city for unfunded expenses incurred in previous years.

Measure of Success:


Continuing acceptable maintenance levels in the Sierra Point Landscape and Lighting District.

Attachments:


- A – Opening Statement by the Mayor of the City of Brisbane
- B – Clerk’s Statement
- C – Engineer’s Report, including Zone 1 and Zone 2 Assessment Diagrams
- Resolution No. 2015-32



 Deputy Director of Public Works



 Director of Public Works/City Engineer



 City Manager

**OPENING STATEMENT BY THE MAYOR
OF THE CITY OF BRISBANE**

JULY 16, 2015

SIERRA POINT LANDSCAPING AND LIGHTING DISTRICT

This is the time and place set for hearing on the Engineer's Report and the levy and collection of the proposed assessment for Fiscal Year 2015-2016 for the Sierra Point Landscaping and Lighting District. These proceedings were undertaken pursuant to the Landscaping and Lighting Act of 1972.

The Engineer's Report prepared by the Engineer of Work consists of the proposed improvements, the boundaries of the Assessment District and any zones therein, the proposed diagram, the estimate of cost thereof and the proposed assessments upon assessable lots and parcels of land within the District. Any one of these items may be the subject of protests or endorsements.

You are asked to clearly identify yourself and the property owned by you so that your statements may be correctly recorded.

The hearing is declared open and I will ask the City Clerk to report on the various notices given in connection with the hearing.

ATTACHMENT A

CLERK'S STATEMENT

JULY 16, 2015

**SIERRA POINT
LANDSCAPING AND LIGHTING DISTRICT**

Notices have been mailed and posted as required by the Landscaping and Lighting Act of 1972. Proofs of mailing and posting are on file in my office. A copy of the Engineer's Report prepared by the Engineer of Work was filed in my office on June 8, 2015, and has been open to public inspection since that time.

ATTACHMENT B

CITY OF BRISBANE

SIERRA POINT

LANDSCAPING AND LIGHTING DISTRICT

ENGINEER'S REPORT

on the
Levy of an Assessment
for the
2015 - 2016 Fiscal Year

Prepared by

Karen Kinser, P.E.
Deputy Director of Public Works

June 8, 2015

I. BACKGROUND

In 1983, the Brisbane City Council determined to undertake proceedings under the provisions of Division 15, Part 2, of the California Streets and Highways Code, entitled “Landscaping and Lighting Act of 1972”, for the formation of an assessment district for the purpose of constructing, installing, maintaining and servicing the following facilities within said district:

- a) Public landscaping, including trees, shrubs, grass, other vegetation, and irrigation facilities.
- b) Public lighting facilities, including standards, poles, and electric current or energy.

The proposed district was designated the “Sierra Point Landscaping and Lighting District”.

This report was prepared pursuant to a City Council resolution ordering the engineer to prepare and file a report covering the 2015 - 2016 fiscal year.

II. PLANS AND SPECIFICATIONS

The original plans and specifications for this assessment district have been separately bound but are incorporated herein by this reference thereto.

III. ESTIMATE OF COSTS

The costs of this assessment district for the 2015 - 2016 fiscal year are estimated to be as follows:

ZONE 1 & 2 CONSTRUCTION & MAINTENANCE

		FY 15/16
	Employee salaries & fringes	56,333
54250	Indirect costs	89,901
	Maintenance & Servicing Costs (see detail)	392,090
	Misc. Services & Supplies (see detail)	8,600
	Offset previous years deficits	44,852
	TOTAL ZONE 1 & 2	\$591,776

MAINTENANCE & SERVICING COSTS (Detail)

		FY 15/16
52200	Safety Clothing	1,000
52231	Gas & oil for vehicles	2,500
	Mobile radio, field equip. repair & maint.	0
	Auto & truck repair & maintenance	3,000
	Tire & tire repair	500
	Field equipment repair and maintenance	0
52232	Gopher Control	12,000
	Tree trimming/replacement	20,000
	Plants, shrubs and other vegetation	5,500
	Street light repair & maintenance	12,000
	Fertilizer, stakes, seed, compost	3,000
	Irrigation supplies	4,000
52235	Landscape beds contract maintenance	45,000
	Contract turf maintenance	36,540
	Non-routine maintenance (planting, etc.)	16,850
52236	Equipment rental	0
52242	Small tools and supplies	200
52244	Electricity and water	230,000
	Total Maintenance & Servicing Costs	\$392,090

MISC. SERVICES & SUPPLIES (Detail)

		FY 15/16
52233	Memberships	100
52221	Communications	600
52231	Office equipment repair & maintenance	600
52234	Printing & forms	200
52235	Assessment Engineering	1,000
	Legal Counsel	1,800
52243	Travel and training	100
51800	Liability Insurance	1,568
51810	Worker's Compensation	2,632
	Total misc. services & supplies	\$8,600

IV. DIAGRAM


The assessment diagrams for Zones 1 and 2 are attached hereto and are a part of this report.

V. ASSESSMENT

The assessments to be made against the assessable lots and parcels of land within this assessment district are attached hereto and are a part of this report.

Respectfully submitted,

Dated 6/8/15


 Karen Kinser, P.E.
 Deputy Director of Public Works



Filed in the office of the City Clerk of the City of Brisbane, San Mateo County,
California, this _____ day of _____, 2015.

Sheri Marie Spediacci
City Clerk

Filed in the office of the County Controller-Auditor of the County of San Mateo,
California, this _____ day of _____, 2015.

Bob Adler
County Controller

ASSESSMENT ROLL

<u>ASSESSMENT NUMBER</u>	<u>ASSESSOR'S PARCEL NUMBER</u>	<u>PARCEL AREA, AC.</u>	<u>ASSESSMENT</u>
<u>ZONE 1</u>			
A 1	007—165—010	4.52	\$25,180
A 2	007—165—020	8.87	49,414
A 3	007—165—110	3.44	19,164
A 4	007—165—050	6.13	34,148
A 5	007—164—020	5.66	31,530
A 6	007—164—010	10.20	56,823
A 7	007—165—080	5.78	32,200
A 8	007—165—090	9.09	50,640
A 9	007—165—100	7.98	44,455
A 10	007—163—030	3.52	19,609
A 11	007—163—040	3.08	17,158
A 12	007—165—120	4.56	25,404
C 1	015—010—530	Note ¹	0
C 2	015—010—560	6.92	38,551
C 3	015—010—570	8.57	47,742
C 4	015—010—580	8.56	47,686
C 5	015—010—610	2.41	13,427
	Subtotals	99.29	\$553,131

¹ Although previously assessed, this parcel is owned by California State Lands Commission, which is exempt from local assessments.

ZONE 2

B 1	None (placeholder only)		-0-
B 2	005—162—430 (Ptn)	15.2	7,189
B 3	005—162—300	66.5	31,456
B 4	005—162—400 (Ptn)	Note ²	-0-
B 5	005—162—410 (Ptn)	0.2 ³	-0-
B 6	005—162—390	Note ⁴	-0-
B 7	005—162—420 (Ptn)	Note ⁴	-0-
	Subtotals	81.7	\$ 38,645
	Totals	180.99	\$591,776

² This portion of this parcel is private land over which the public has been granted access for use as the street, Tunnel Avenue.

³ No assessment has been imposed for a value less than \$100.

⁴ B6 and B7 are publicly owned portions of Tunnel Avenue.

METHOD OF ASSESSMENT SPREAD

The amounts to be assessed against the parcels of property to pay the costs and expenses of the work and improvements shall be based on the estimated benefits to be derived by the various properties within the assessment district.

Construction and maintenance costs shall be segregated by zone, then spread to the parcels within each zone in proportion to the area of the benefited parcels within the zone.

Incidental expenses shall be spread proportional to the area of benefited parcels within the assessment district.

Due to the County Auditor's requirement that individual parcel assessments be rounded to the nearest even cent, the total of said individual assessments may not exactly equal the total estimate of costs.

NAMES AND ADDRESSES OF OWNERS

ASSESSMENT NUMBER	APN NUMBER	ASSESSEE
A-1	007-165-010	Fund Viii 1000 Marina LLC Attn: TA Associates Realty 1301 Dove St., Ste. 860 Newport Beach, CA 92660
A-2	007-165-020	Sierra Point LL C/O Opus 10350 Bren Rd. West Minnetonka, MN 55343-9014
A-3 A-12	007-165-110 007-165-120	Marina Boulevard Property LLC 2121 Rosekrans Ave. Ste. 4325 El Segundo, CA 90245
A-4	007-165-050	Tuntex Properties, Inc. 150 Executive Park Blvd. #4200 San Francisco, CA 94134
A-5	007-164-020	Diamond Marina LLC 2000 Sierra Point Parkway #100 Brisbane, CA 94005
A-6	007-164-010	2000 Sierra Point Parkway LLC Attn: Diamond Investment Properties, Inc. 2000 Sierra Point Pkwy., Ste. 100 Brisbane, CA 94005
A-7 A-8 A-9	007-165-080 007-165-090 007-165-100	Slough Brisbane LLC PO Box 847 Carlsbad, CA 92018
A-10	007-163-030	Summit Hospitality 114 LLC 12600 Hill Country Blvd., #R-100 Austin, TX 78738
A-11	007-163-040	Bre Sh Brisbane Owner LLC 1575 Welton St. Denver, CO 80202
B-2 B-3 B-4 B-5	005-162-430 005-162-300 005-162-400 005-162-410	Oyster Point Properties, Inc. 150 Executive Park Blvd. #4200 San Francisco, CA 94134-3332

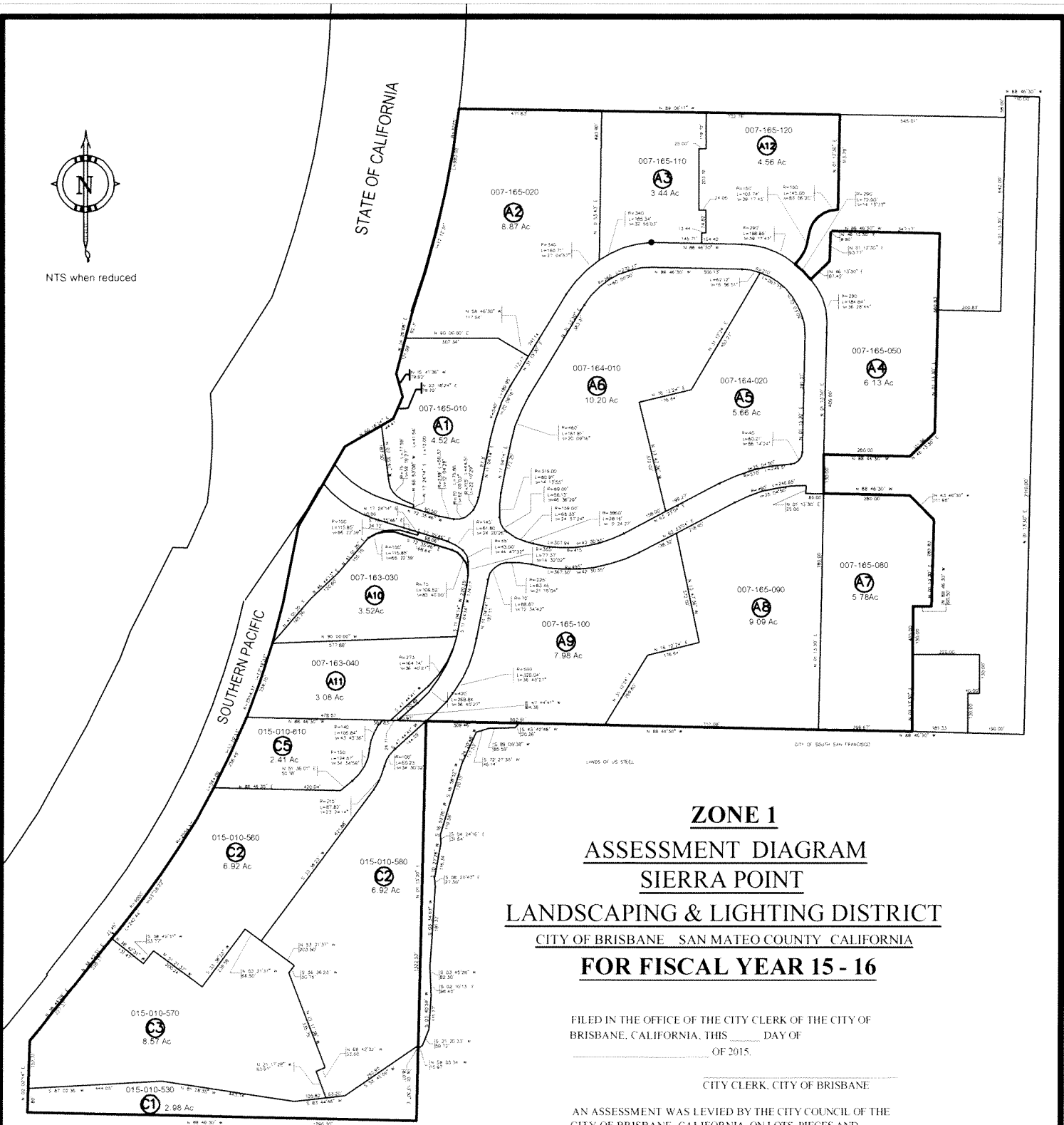
B-6 B-7	005-162-390 005-162-420	City of Brisbane 50 Park Place Brisbane, CA 94005
C-1	015-010-530	State of California C/O State Lands Commission Attn: Title Unit 100 Howe Ave., Ste. 100 Sacramento, CA 95825
C-2	015-010-560	OIK Sierra Point LLC C/O Real Estate Capital Partners Attn: Michael Fruchtman 114 W 47 th St. 23 rd Floor New York, NY 10036
C-3	015-010-570	ARE San Francisco No. 17 LLC C/O Deloitte & Touche Attn: Shanna Lehman PO Box 847 Carlsbad, CA 92018
C-4	015-010-580	Areus Inc. 4085 Campbell Ave. Ste 150 Menlo Park, CA 94025
C-5	015-010-610	AP3 - SF1 4000 Shoreline LLC PO Box 927729 San Diego, CA 92192



NTS when reduced

STATE OF CALIFORNIA

SOUTHERN PACIFIC



ZONE 1
ASSESSMENT DIAGRAM
SIERRA POINT
LANDSCAPING & LIGHTING DISTRICT
 CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA
FOR FISCAL YEAR 15 - 16

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF BRISBANE, CALIFORNIA, THIS _____ DAY OF _____ OF 2015.

CITY CLERK, CITY OF BRISBANE

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF BRISBANE, CALIFORNIA, ON LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS DIAGRAM ON THE _____ DAY OF _____ OF 2015, BY ITS RESOLUTION NO. 2015 - _____.

CITY CLERK, CITY OF BRISBANE

FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, THIS _____ DAY OF _____ OF 2015.

COUNTY RECORDER, COUNTY OF SAN MATEO

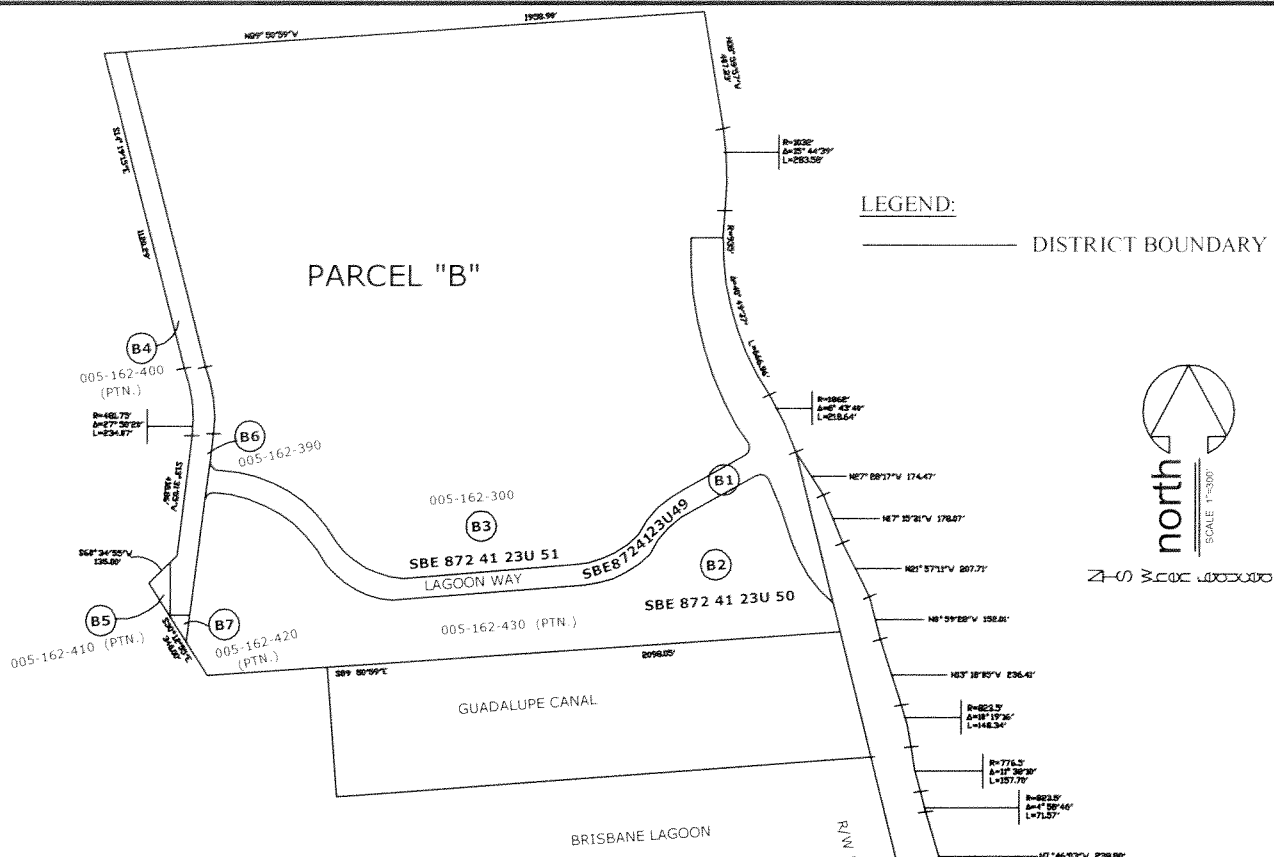
LEGEND

- DISTRICT BOUNDARY
- PARCEL BOUNDARY
- ASSESSMENT NUMBER
- 007-165-010** ASSESSORS PARCEL NUMBER AS OF MAP DATE

SPECIFICATIONS

The construction or installation, including the maintenance or servicing, or both, of public landscaping trees, shrubs, grass or other vegetation.

The construction or installation, including the maintenance or servicing, or both, of public lighting facilities, including standards, poles and electric current or energy.



ZONE 2
ASSESSMENT DIAGRAM
SIERRA POINT
LANDSCAPING & LIGHTING DISTRICT
 CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA
FOR FISCAL YEAR 15 - 16

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF BRISBANE, CALIFORNIA, THIS _____ DAY OF _____ OF 2015.

CITY CLERK, CITY OF BRISBANE

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF BRISBANE, CALIFORNIA, ON LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS DIAGRAM ON THE _____ DAY OF _____ OF 2015, BY ITS RESOLUTION NO. 2015 - _____.

CITY CLERK, CITY OF BRISBANE

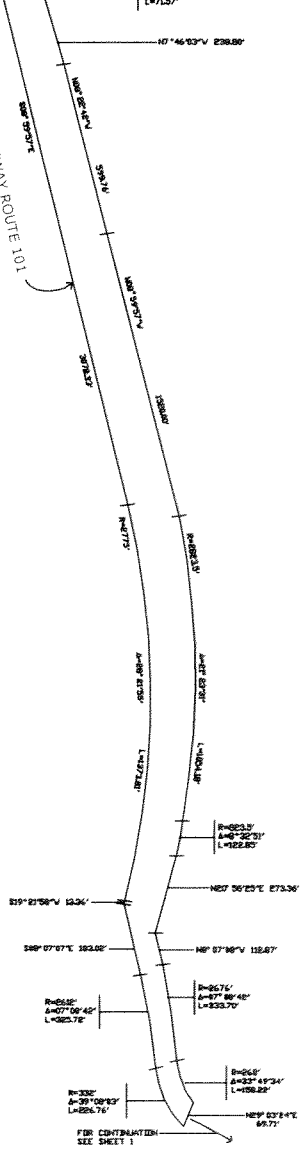
FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, THIS _____ DAY OF _____ OF 2015.

COUNTY RECORDER, COUNTY OF SAN MATEO

SPECIFICATIONS

The construction or installation, including the maintenance or servicing, or both, thereof, of public irrigation and landscaping, including trees, shrubs, grass, or other vegetation.

The construction or installation, including the maintenance or servicing, or both, thereof, of public lighting facilities, including standards, poles and electric current or energy.



RESOLUTION NO. 2015-32

**A RESOLUTION OVERRULING PROTESTS AND ORDERING THE
IMPROVEMENTS AND CONFIRMING THE DIAGRAM AND ASSESSMENTS**

FISCAL YEAR 2015-2016

**SIERRA POINT
LANDSCAPING AND LIGHTING DISTRICT**

RESOLVED, by the City Council of the City of Brisbane, California, as follows:

WHEREAS, on the 21st day of May, 2014 said Council adopted its Resolution No. 2015-19, Describing Improvements and Directing Preparation of Engineer's Report for Fiscal Year 2015-2016 for the Sierra Point Landscaping and Lighting District Pursuant to the Landscaping and Lighting Act of 1972, and directed the Engineer of Record to prepare and file with the Clerk of this City a written report called for under said Act and by said Resolution No. 2015-19;

WHEREAS, said report was duly made and filed with the Clerk of said City, whereupon said Clerk presented it to the City Council for its consideration;

WHEREAS, said Council thereupon duly considered said report and each and every part thereof and found that it contained all the matters and things called for by the provisions of said Act and said Resolution No. 2015-19, including (1) plans and specifications of the existing improvements and the proposed new improvements; (2) estimate of costs; (3) diagram of the District; and (4) an assessment according to benefits; all of which were done in the form and manner required by said Act;

WHEREAS, said Council found that said report and each and every part thereof was sufficient in every particular detail and determined that it should stand as the report for all subsequent proceedings under said Act, whereupon said Council pursuant to the requirements of said Act, appointed Monday, the 16th day of July, 2015, at the hour of 7:30 p.m. of said day in the Brisbane Community Meeting Room, 50 Park Place, Brisbane, California, 94005 as the time and place for hearing protests in relation to the levy and collection of the proposed assessments for said improvements, including the maintenance or servicing, or both, thereof, for Fiscal Year 2015-2016 and directing said Clerk to give notice of said hearing as required by said Act;

WHEREAS, it appears that notices of said hearing were duly and regularly mailed, published and posted in the time, form and manner required by said Act, as evidenced by the Affidavits and Certificates on file with said Clerk, whereupon said hearing was duly and regularly held at the time and place stated in said notice;

WHEREAS, persons interested, objecting to said improvements, including the maintenance or servicing, or both, thereof, or to the extent of the assessment district, or any zones therein, or to the proposed assessment or diagram or to the Engineer's estimate of costs thereof, filed written protests with the Clerk of said City at or before the conclusion of said hearing, and

all persons interested desiring to be heard were given an opportunity to be heard, and all matters and things were pertaining to the levy and collection of the assessments for said improvements, including the maintenance or servicing, or both, thereof, were fully heard and considered by said Council; and

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED and ORDERED, as follows:

1. That protests against said improvements, including the maintenance or servicing, or both, thereof, or to the extent of the assessment district or any zones therein, or to the proposed assessment or diagram, or to the Engineer's estimate of costs thereof, for Fiscal Year 2014-2015 be, and each of them are, hereby overruled.

2. That the public interest, convenience and necessity require and said Council does hereby order the levy and collection of assessments pursuant to said Act, for the construction or installation of the improvements, including the maintenance or servicing, or both, thereof, more particularly described in said Engineer's Report and made a part hereof by reference thereto.

3. That the Sierra Point Landscaping and Lighting District and the boundaries thereof benefited and to be assessed for said costs for the construction or installation of the improvements, including the maintenance or servicing, or both, thereof, are more particularly described by reference to a map thereof on file in the Office of the Clerk of said City. Said map indicates by a boundary line the extent of the territory included in said district and of any zone thereof and the general location of said District.

4. That the plans and specifications for the existing improvements and for the proposed improvements to be made within the assessment district or within any zone thereof contained in said report, be, and they are, hereby finally adopted and approved.

5. That the Engineer's estimate of the itemized and total costs and expenses of said improvements, maintenance and servicing thereof, and of the incidental expenses in connection therewith, contained in said report, be, and it is hereby, finally adopted and approved.

6. That the public interest and convenience require, and said Council does hereby order the improvements to be made as described in and in accordance with said Engineer's Report, reference to which is hereby made for a more particular description of said improvements.

7. That the diagram showing the exterior boundaries of the assessment district referred to and described in said Resolution No. 2015-19, and also the boundaries of any zones therein and the lines and dimensions of each lot or parcel of land within said District as such lot or parcel of land is shown on the County Assessor's maps for the fiscal year to which it applies, each of which lot or parcel of land has been given a separate number upon said diagram, as contained in said report, be, and it is hereby, finally approved and confirmed.

8. That the assessment of the total amount of the costs and expenses of the said improvements upon the several lots or parcels of land in said District in proportion to the

estimated benefits to be received by such lots or parcels, respectively, from said improvements, and the maintenance or servicing, or both, thereof and of the expenses incidental thereto contained in said report be, and the same is hereby, finally approved and confirmed.

9. That said Engineer's Report for Fiscal Year 2015-2016 be, and the same is, hereby finally adopted and approved as a whole.

10. That the City Clerk shall forthwith file with the Auditor of San Mateo County the said assessment, together with said diagram thereto attached and made a part thereof, as confirmed by the City Council, with the certificate of such confirmation thereto attached and of the date thereof.

11. That the order for the levy and collection of assessment for the improvements and the final adoption and approval of the Engineer's Report as a whole, and of the plans and specifications, estimate of the costs and expenses, the diagram and the assessment, as contained in said Report, as modified, as hereinabove determined and ordered, is intended to and shall refer and apply to said Report, or any portion thereof, as amended, modified, revised or corrected by, or pursuant to and in accordance with any resolution or order, if any, heretofore duly adopted or made by this Council.

12. That the San Mateo County Controller and the San Mateo County Tax Collector apply the Sierra Point Landscaping and Lighting District assessments to the tax roll and have the San Mateo County Tax Collector collect said assessments in the manner and form as with all other such assessments collected by the San Mateo County Tax Collector.

Terry O'Connell
Mayor

I, the undersigned, hereby certify that the foregoing Resolution No. 2015-32, was adopted by the City Council of the City of Brisbane, at a regular meeting thereof held on the 16th day of July, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:

Sheri Marie Spediacci
City Clerk