

CITY OF WILLIAMS

Council Minutes

810 E Street/P.O. Box 310, Williams, CA 95987

SPECIAL COUNCIL MEETING

COUNCIL CHAMBERS
WEDNESDAY, MAY 23, 2012

6:00 P.M.

CALL TO ORDER

At 6:00 p.m., Mayor Troughton called the special meeting of the Council to order.

ROLL CALL:

COUNCIL MEMBERS PRESENT:	Patricia Ash, Don Barker, Angela Plachek-Fulcher, Alfred Sellers, John Troughton
COUNCIL MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Charles Bergson, City Administrator Monica Stegall, Assistant City Planner Rex Greenbaum, Finance Officer

PLEDGE OF ALLEGIANCE

Mayor Troughton invited all in attendance to join in the Pledge of Allegiance.

PUBLIC HEARING

RESOLUTION 12-08 - ENGINEER'S REPORT AND ASSESSMENT FY 2012-13 LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT 97-1 ANNUAL LEVY OF ASSESSMENTS

City Administrator Bergson said each year the City is required to complete the steps to approve an annual assessment in the Williams Landscape and Lighting Assessment District 97-1 (LLAD) that provides the revenue necessary for the maintenance of the landscape and lighting improvements in the Valley Ranch subdivision. The law dictates the proceedings for renewing and revising the assessments for the District which were initiated at the Council meeting of April



18, 2012 where the Public Hearing date was set for today Wednesday, May 23, 2012.

The original Engineer's Report for this Assessment District, recorded in August 1998, identifies the maximum per-parcel assessment for Fiscal Year 1998-99 as \$127.77. This original Report provides that the per-parcel assessment shall be adjusted annually by the percentage change in the Consumer Price Index for the State. This would yield a per-parcel assessment of \$158.76** for 2012-13.

This recommended change, adding the new lots and adjustments for costs and for vacant property maintenance, brings the District annual income to \$91,128.241. With this assessment, the District will be wholly funded from the District with no impact on the General Fund.

Table A. Summary of Costs for the LLAD 97-1, FY 2012-13

Landscaping		\$39,076.47	43%
Lighting		\$19,372.67	21%
Sound Walls		\$ 9,027.94	10%
Replace/Contingency		\$14,844.96	16%
Admin/overhead		\$ 8,806.20	10%
Total		\$91,128.24	100%

**The County system cannot provide for other than an even number assessment so the amount would actually be set at \$159.00, \$00.24 above the Engineer's figure, for a total additional assessment of \$137.78 per year to be collected).

Should the assessment not be updated will require a subsidy from the General fund of approximately \$2,700. This could be extracted from the repair/replacement budget.

At 6:18 p.m., Mayor Troughton opened the Public Hearing.

Lorraine McHugh of Williams said she questions the map in the Engineer's Report. She asked why the amount increases when it hits the Assessor's Roll. She went through all of the expenditures and wants a complete accounting for all of them individually. She wants to know what the Administrative overhead costs include. She also wants to know who C of F, Williams LLC, Colusa Investment, Phase 10 is. The landscaping along Vann is not maintained. She did not know about the assessment district when she bought her home and asked when it will end. She does not see the improvements she is to be paying for.



Mayor Troughton said Council has some of the same concerns and questions expressed by Ms. McHugh and will be addressing those concerns with Staff. City Administrator Bergson said some of the sites not included are City lots, such as well sites. The others Ms. McHugh mentioned are property owners who have paid the assessment.

Joan Holybee provided the Council with several petitions entitled "Concern Citizens of Feather River and Valley Ranch". She believes the City should not increase the assessment until accountability of the costs of services are provided and reconciled with the assessment. She asked why the assessment is only on specific phases for landscaping and others are not assessed as identified in Section 7 of the Engineer's Report.

Mayor Pro Tem Barker said many plants and trees have been planted and 26 of the trees have died. Many have not been replaced. Public Works has indicated these trees cannot be replaced until fall, but are actually never replaced. These trees are dying because the sprinklers are not working properly and are not repaired. The LLAD includes all plantings in the District. Planting in the park came from grant money.

Linda Roth of Williams asked why it took such a long time to complete the Tot Park when the Town Square Park was done quickly and where is the structure for the Tot Park. Council Member Plachek-Fulcher indicated both of these parks were installed at the same time with the same source of funds. Mayor Pro Tem Barker said the lack of complete funding provided only partial improvements to the park. Initially the City anticipated additional park impact fees to pay for the improvements. When those funds failed to materialize, it was necessary to downsize the improvements. Ms. Roth asked who the responsible party for the fencing along Husted is. The owners of the vacant properties do not maintain the weeds.

Ms. McHugh said she would prefer to shift funds from the LLAD to parks improvements.

Council Member Plachek-Fulcher asked why certain phases were omitted from Section 7 of the Engineer's Report. She said it is difficult to address some of the comments without the presence of a Public Works representative. A full explanation of the expenditures would also be helpful.

Council Member Sellers suggested that the description of the type of service the LLAD provides were to be expanded; it would improve the Engineer's Report.

At 6:43 p.m. Mayor Troughton closed the Public Hearing.



On a motion by Mayor Pro Tem Barker, seconded and carried unanimously, Council continued the Public Hearing to June 20, 2012 with staff to conduct further research regarding the expenditures and services provided to the District.

ADJOURNMENT

At 6:45 p.m., Mayor Troughton adjourned the special meeting of the Council.

APPROVED:

SS: John J. Troughton, Jr., Mayor

ATTEST:

SS: Susan L. Vannucci, Deputy City Clerk

Adopted by Council: October 17, 2012