

**City of Exeter
Agenda Item Transmittal**

Meeting Date: June 8, 2022


Agenda Item Number: 3

Wording for Agenda: Discussion and consideration of joint Tooleville Mutual Non-Profit Water Association/City of Exeter Voluntary Consolidation Negotiation two (2) month time extension request to State Water Resources Control Board and provide staff direction regarding request submittal.

Submitting Department: Administration
Contact Name: Adam Ennis, City Administrator
Phone Number: (559) 592-4539
Email: adam@exetercityhall.com

For action by:
 City Council

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Review:
**City Administrator
(Initials Required)**


Department Recommendation:
Staff recommends that the Council discuss and consider joint Tooleville Mutual Non-Profit Water Association (TMNPWA)/City of Exeter Voluntary Consolidation Negotiation two (2) month time extension request to State Water Resources Control Board and provide staff direction regarding request submittal.

Summary:
The TMNPWA and City of Exeter representatives have been meeting almost every two weeks since October 4, 2021 discussing what a consolidation might look like and also working with a consultant, Michael Taylor at Provost and Pritchard, to complete a feasibility study that covers all infrastructure needs and cost aspects of a consolidation. Self Help Enterprises, Tulare County and State Water Board Representatives have been involved in the meetings providing related information from their respective areas. Preliminary indications from work on the feasibility study are that some substantial infrastructure considerations will need to be addressed to accommodate a consolidation. The draft feasibility study is now in review to allow for any editing to occur prior to finalizing the document. Much of the infrastructure considerations involve required improvements for both a potential connection and to the City of Exeter water system to provide for a connection. TMNPWA representatives have prepared a potential draft joint two (2) month time extension request to be submitted to the State to allow for the feasibility study finalization and consideration of details for a potential consolidation agreement. The draft joint two (2) month time extension request, with staff recommended tracked edits, is attached for Council review.

Background:
For many years a connection between the City of Exeter water system and the Tooleville water system has been considered and discussed. At their September 10, 2019 meeting, the Council considered potential connection options, and their various advantages and challenges. Tooleville residents attending that meeting voiced that they were not interested in any other option than full consolidation. Based on the discussion and the current state of the City and its water system, the Council was concerned with considering a full consolidation and chose to take no action at that point in time.

On August 25, 2021 the City received a letter dated August 23, 2021 from the State Water Resources Control Board, Division of Drinking Water, indicating that they are taking the first

step towards ordering a full consolidation of Tooleville with the City of Exeter by providing a 6-month period for the parties to negotiate a voluntary consolidation pursuant to California Health and Safety Code (CHSC) Section 116682. The order stated that the deadline of completion of this negotiation would be February 23, 2022 and that parties report the outcome of such negotiations no later than two weeks following the deadline, which was March 9, 2022. The order also stated that the reporting shall include the milestones agreed upon to accomplish consolidation, a timeline for completing them and a letter signed by the City stating that they intend to consolidate voluntarily in accordance with the agreed upon milestones and timelines. The report could have been a joint report from the parties or a separate report from each party. If a timely voluntary consolidation cannot be negotiated, the State Water Board would begin the public meeting process and may exercise its authority pursuant to CHSC Section 116682(a) to order consolidation.

Fiscal Impact: None for the two (2) month time extension request to the State for the voluntary consolidation negotiation. Fiscal impacts of a consolidation are yet to be determined.

Prior Council/Board Actions:

September 10, 2019 – consideration of water system connection options between the City of Exeter and Tooleville.

September 28, 2021 – Council considered the order from the State and created a temporary Ad Hoc Council subcommittee to be part of the voluntary consolidation negotiation.

February 22, 2022 – Council discussed, considered and approved submittal of a joint Tooleville Mutual Non-Profit Water Association/City of Exeter Voluntary Consolidation Negotiation status report to State Water Resources Control Board.

Attachments: Draft Two (2) Month Time Extension Request for Voluntary Consolidation Negotiation with recommended staff edits tracked.

Recommended motion to be made by Council/Board: I move to provide staff direction regarding the two (2) month time extension request submittal for Voluntary Consolidation Negotiation to the State Water Resources Control Board as discussed.

[May/June](#) __, 2022

Sent Via Email [Michelle.Frederick@waterboards.ca.gov]

Michelle F. Frederick, P.E.
Supervising Water Resource Control Engineer
Safe and Affordable Drinking Water Section
State Water Resources Control Board, Division of Drinking Water

Re: Joint Request For Extension Of Time

Dear Ms. Frederick:

On behalf of Tooleville Mutual Nonprofit Water Association ("Tooleville Mutual") and the City of Exeter ("Exeter"), we write jointly to request an extension of time to continue voluntary consolidation negotiations before the State Water Resources Control Board ("State Board") considers issuance of a mandatory consolidation order.

As detailed in the parties' March 8, 2022 Joint Report, and as discussed during the May 3, 2022 meeting with State Water Resources Control Board staff, negotiations between Tooleville Mutual and Exeter are continuing [along with finalizing of the feasibility study](#). The parties are aware that the drinking water issues in Tooleville require urgent action. Nevertheless, both parties currently believe that a [well thought out](#) voluntary consolidation agreement, as opposed to a mandatory order, is the preferable path forward.

As such, we request a short extension of two months from the date of this letter to continue voluntary negotiations.

Sincerely,

Michael Claiborne, Directing Attorney
Leadership Counsel for Justice and Accountability
Attorneys for Tooleville Mutual Nonprofit Water Association

Adam Ennis, City Administrator
City of Exeter

Cc: Caitlin Juarez
Bryan Potter

City of Exeter Agenda Item Transmittal

Meeting Date: June 8, 2022

Agenda Item Number: 4

Wording for Agenda: Adopt Resolution 2022-19, a resolution approving the engineer's report and assessments for Landscape and Lighting Maintenance Assessment District (LLMAD) 91-01A; adopt Resolution 2022-20, a resolution of intention to increase this district's annual assessments for future fiscal years beginning fiscal year 2022-2023; authorize staff to ballot property owners of this district and set the Public Hearing date for July 26, 2022, in accordance with Proposition 218.

Submitting Department: Engineering
Contact Name: Spencer Supinger, City Engineer
Phone Number: 209-723-2066
Email: Spencer.Supinger@qkinc.com

For action by:
 City Council

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation:

Staff recommends that City Council:

- Adopt Resolution 2022-19, a resolution approving the engineer's report along with diagrams and assessments for Landscape and Lighting Maintenance Assessment District (LLMAD) 91-01A
- Adopt Resolution 2022-20, a resolution of intention to increase this district's annual assessments for future fiscal years beginning fiscal year 2022-2023. Authorize staff to ballot property owners of this district and set the Proposition 218 Public Hearing date for July 26, 2022.

Summary/Background:

In the City of Exeter, there are a total of nineteen LLMADs. Funding for each LLMAD comes from special assessments that were approved by the property owners in each district at the time of the assessments and are included on the property owner's annual property tax bill. Funds collected from the property tax bills are used to maintain improvements identified in a City Engineer's report for each district.

To continue maintaining the common area encompassed by each District, the City Engineer's report is updated annually to estimate the current maintenance costs and present the required assessments to cover those costs.

The City of Exeter has received interest from the majority of the property owners within Landscape and Lighting Assessment District 91-01A to convert the landscape areas currently maintained by the district to drought-tolerant landscaping. The City Engineer has updated the Engineer's Report for the district to reflect the cost of the drought-tolerant conversion, annual maintenance costs and revenue shortfalls, giving rise to a need to increase the annual assessment for the district;

The estimated costs to cover the landscaping within LLMAD 91-01A to drought-tolerant landscaping are estimated at \$34,424. The estimated ongoing monthly contractor costs to maintain such landscaping is projected to be \$450/month.

The proposed assessment for this next fiscal year for each of the fifty-two (52) equivalent units will be increased to \$790.01 which is made up of a \$662.00 one-time assessment, plus \$128.01 base assessment. The base assessment of \$128.01 may then be adjusted by up to 10% per year for the next four years. Each subsequent year, the engineers report will determine if sufficient funds are being collected to pay the annual maintenance and keep the LLMAD's balance out of a deficit. If sufficient funds are not being collected the assessment can be raised, up to a maximum of 10% each of the four subsequent years, to cover the actual costs.

If the increases are not approved, the City will not be able to convert the landscaping to drought-tolerant landscaping and the LLMAD will be assessed as normal and increases may be needed in the future to maintain a positive balance with increasing maintenance costs. Otherwise, the maintenance costs will need to be reduced. The cost reduction of maintenance may be through decreased frequency of maintenance activities or reduction of LLMAD improvements to further reduce the costs.

Staff proposes to ballot the LLMAD following Proposition 218 requirements as required. The approval or denial of the proposed increase will be determined by majority of returned ballots.

Ballot Process

The current ballot process is largely governed by the requirements of Proposition 218 (Prop 218), the "Right to Vote on Taxes Act". The resolutions provided for Council adoption with this item is the second step in following the proper procedure to ballot Landscape and Lighting districts under Prop 218. With Council adoption of these resolutions, new ballots would be mailed to the property owners no later than June 10, 2022. The ballot mailing would include information specific to the individual property owner's district and its financial condition, as well as an official ballot. Ballots may be returned using the envelope provided or may be hand delivered to City Hall in person prior to closing of the Public Hearing on July 26, 2022. During the 45-day ballot period, a public informational meeting would be scheduled for **July 19, 2022** at the Council Chambers located at Exeter City Hall, 137 North F Street. Notice of this meeting would be provided in the ballot mailing. Members of the public may come to this meeting to ask questions of City staff concerning the process and their specific district. At the end of the balloting period, on July 26, 2022, all ballots received would be brought to Council. At that time, a public hearing would be held, and the ballots would be counted. If the District has a majority approval the ballot would pass, if a majority denies it would fail, if a tie occurs then Council may approve.

Fiscal Impact: With the proposed drought tolerant landscaping conversion, LLMAD 91-01A will be in an annual deficit with revenue not meeting maintenance costs, which will continue to increase deficits in the district's fund.

There are simply two options to correct the deficits described; 1) increase revenue or 2) decrease costs. If a majority of the property owners in the district approve implementation of the recommended assessment increase, the increase will eliminate the annual deficit in that district over the next 5 years so that the drought-tolerant conversion can be implemented and maintenance can continue.

If balloting does not occur or the increase is not approved for the district, the drought tolerant conversion of the landscaping would not occur and the current assessment would be maintained with the level of maintenance adjusted accordingly to avoid a deficit.

Prior Council/Board Actions: None

Attachments:

- Attachment A - Resolution 2020-19, Resolution to approve Engineers Report for LLMAD 91-01A

- Attachment B - Resolution 2020-20, Resolution of Intention to Increase LLMAD 91-01A Assessments

Recommended motion to be made by Council/Board: I move to adopt Resolution 2022-19 and Resolution 2022-20 as presented; authorize staff to proceed with the balloting process of LLMAD 91-01A; and set the public hearing date for July 26, 2022.

RESOLUTION 2022-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EXETER APPROVING ENGINEER'S REPORT AND CONFIRMING THE DIAGRAMS AND ASSESSMENTS THEREIN FOR PURPOSES OF AMENDING LANDSCAPE AND LIGHTING DISTRICT NO. 91-01 A IN SUPPORT OF PROPOSED INCREASE TO ANNUAL ASSESSMENT FOR FISCAL YEAR 2022-2023 FOR THE CITY OF EXETER

WHEREAS: The City of Exeter has received interest from the majority of the property owners within Landscape and Lighting Assessment District 91-01A to convert the landscape areas currently maintained by the district to drought-tolerant landscaping; and

WHEREAS: The Council of the City of Exeter directed and ordered the City Engineer of the City of Exeter to prepare a report on the assessment district to include adding a one-time assessment to pay for a drought tolerant conversion of the landscaping and setting an annual ongoing assessment, with an up to 10% annual increase for four subsequent years, for maintenance of the drought tolerant landscaping and repayment of outstanding debt of the district; and

WHEREAS: The City Engineer of the City of Exeter has updated the Engineer's Report for the district to reflect the cost of the drought-tolerant conversion, annual maintenance costs and revenue shortfalls, giving rise to a need to increase the annual assessment for the district.

IT IS NOW THEREFORE RESOLVED THAT:

- 1.The City Engineer has filed the amended Engineer's Report with the City Clerk.
- 2.The City Council hereby approves the Engineer's Report as presented and confirms the diagrams and assessments contained in the Engineer's Report, attached exhibits hereto, and proposes to levy the assessments for fiscal year 2022-23.

Exhibit A – Engineer's Report for City of Exeter Landscaping and Lighting Assessment District No. 91-01 A

PASSED AND ADOPTED THIS 8th DAY OF JUNE, 2022, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Mayor

City Clerk

**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01A**

**SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO. 2
SUBDIVISION 93-02, AWBREY ESTATES
SUBDIVISION 95-02, WILDROSE ESTATES NO. 1**

FISCAL YEAR 2022-2023

Spencer Supinger, City Engineer for the City of Exeter, Tulare County, California, and Engineer of Work for Landscaping and Lighting Assessment District No. 91-01, makes this report, as directed by the City Council, pursuant to the Streets and Highways Code (Landscaping and Lighting Act of 1972).

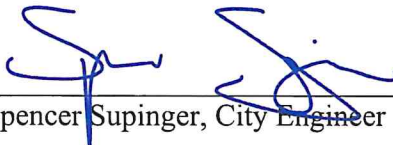
The improvements which are the subject of this report are briefly described as follows:

- Maintenance of turf areas, shrubs, trees, irrigation systems, and walls.

This report consists of five exhibits, as follows:

EXHIBIT A	Recording History
EXHIBIT B	Recapitalization of Assessments
EXHIBIT C	Estimated Assessments
EXHIBIT D	Assessment Roll
EXHIBIT E	Diagram Showing All Parcels of Real Property Within the Assessment District

Respectfully submitted,



Spencer Supinger, City Engineer



**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01A**

SUBDIVISIONS 91-01, 91-02, AND 93-02

FISCAL YEAR 2022-2023

**EXHIBIT A
RECORDING HISTORY**

INITIAL RECORDING	April 24, 1990
Subdivision included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
SECOND RECORDING	September 24, 1991
Subdivision included:	
91-02 COUNTRY VIEW ESTATES NO. 2	
THIRD RECORDING	July 28, 1992
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
FOURTH RECORDING	July 27, 1993
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
FIFTH RECORDING	November 23, 1993
Subdivision included:	
93-02 AWBREY ESTATES	
SIXTH RECORDING	July 26, 1994
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
SEVENTH RECORDING	July 25, 1995
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
EIGHTH RECORDING	June 25, 1996
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	

NINTH RECORDING	August 27, 1996
Subdivision included:	
95-02 WILDROSE ESTATES NO. 1	
TENTH RECORDING	June 24, 1997
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
ELEVENTH RECORDING	June 23, 1998
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWELFTH RECORDING	July 13, 1999
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
THIRTEENTH RECORDING	July 11, 2000
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
FOURTEENTH RECORDING	July 10, 2001
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
FIFTEENTH RECORDING	July 9, 2002
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
SIXTEENTH RECORDING	July 8, 2003
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	

SEVENTEENTH RECORDING	July 13, 2004
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
EIGHTEENTH RECORDING	July 12, 2005
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
NINETEENTH RECORDING	July 11, 2006
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTIETH RECORDING	July 10, 2007
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-FIRST RECORDING	July 8, 2008
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-SECOND RECORDING	July 14, 2009
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-THIRD RECORDING	July 13, 2010
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	

TWENTY-FOURTH RECORDING	July 12, 2011
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-FIFTH RECORDING	July 10, 2012
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-SIXTH RECORDING	July 9, 2013
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-SEVENTH RECORDING	July 22, 2014
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-EIGHTH RECORDING	July 28, 2015
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
TWENTY-NINTH RECORDING	July 26, 2016
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	
THIRTIETH RECORDING	July 11, 2017
Subdivisions included:	
91-01 COUNTRY VIEW ESTATES NO. 1	
91-02 COUNTRY VIEW ESTATES NO. 2	
93-02 AWBREY ESTATES	
95-02 WILDROSE ESTATES NO. 1	

THIRTY-FIRST RECORDING

June 28, 2019

Subdivisions included:

- 91-01 COUNTRY VIEW ESTATES NO. 1
- 91-02 COUNTRY VIEW ESTATES NO. 2
- 93-02 AWBREY ESTATES
- 95-02 WILDROSE ESTATES NO. 1

THIRTY-SECOND RECORDING

July 2, 2020

Subdivisions included:

- 91-01 COUNTRY VIEW ESTATES NO. 1
- 91-02 COUNTRY VIEW ESTATES NO. 2
- 93-02 AWBREY ESTATES
- 95-02 WILDROSE ESTATES NO. 1

THIRTY-THIRD RECORDING

August 5, 2021

Subdivisions included:

- 91-01 COUNTRY VIEW ESTATES NO. 1
- 91-02 COUNTRY VIEW ESTATES NO. 2
- 93-02 AWBREY ESTATES
- 95-02 WILDROSE ESTATES NO. 1

THIRTY-FOURTH RECORDING

June 8, 2022

Subdivisions included:

- 91-01 COUNTRY VIEW ESTATES NO. 1
- 91-02 COUNTRY VIEW ESTATES NO. 2
- 93-02 AWBREY ESTATES
- 95-02 WILDROSE ESTATES NO. 1

**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01A**

SUBDIVISIONS 91-01, 91-02, AND 93-02

FISCAL YEAR 2022-2023

**EXHIBIT B
RECAPITALIZATION OF ASSESSMENTS
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO. 2
SUBDIVISION 93-02, AWBREY ESTATES**

ACTUAL COST 2021-2022

1.	MAINTENANCE COSTS	
A.	Contractor	\$925.00
B.	Water	653.93
C.	Electricity	98.63
D.	Irrigation	709.41
E.	Tree Trimming	<u>0.00</u>
		\$2,386.97
2.	INCIDENTAL COSTS	
A.	Parks and Recreation (Contracting and Supervision)	\$225.00
B.	City Clerk (Budgeting, Accounting, Annual Resolutions)	75.00
C.	Engineering (Annual Report)	225.00
D.	City Administrator's Report	75.00
E.	County Administration Expense	<u>102.00</u>
		\$702.00
	TOTAL COST:	<u>\$3,088.97</u>
	TOTAL ASSESSMENT RECEIVED 2021-2022	\$(5,890.56)
	PRIOR YEAR (2020-2021) ADJUSTMENT (DEFICIT)	<u>\$2,093.32</u>
	ADJUSTMENT TO 2022-2023 (DEFICIT TO BE CARRIED FORWARD)	\$(708.27)

**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01A**

SUBDIVISIONS 91-01, 91-02, 93-02, AND 95-02

FISCAL YEAR 2022-2023

**EXHIBIT C
ESTIMATED ASSESSMENTS
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO. 2
SUBDIVISION 93-02, AWBREY ESTATES**

1.	ONE-TIME DORUGHT TOLERANT LANDSCAPING CONVERSION	
	A. Contractor	<u>\$34,424.00</u>
		\$34,424.00
2.	MAINTENANCE COSTS	
	A. Contractor	\$5,400.00
	B. Water	300.00
	C. Electricity	150.00
	D. Irrigation	100.00
	E. Tree Trimming	<u>0.00</u>
		\$5,950.00
2.	INCIDENTAL COSTS	
	A. Parks and Recreation (Contracting and Supervision)	\$225.00
	B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75.00
	C. Engineering (Annual Report)	225.00
	D. City Administrator's Report	75.00
	E. County Administration Expense	<u>102.00</u>
		\$702.00
	TOTAL COST	<u>\$41,076.00</u>
3.	PRIOR YEAR ADJUSTMENT – (DEFICIT) (See Exhibit B)	\$(708.27)
4.	PROJECTED ASSESSMENT DISTRICT BALANCE	<u>\$40,367.73</u>
5.	PROJECTED ASSESSMENTS 2022-2023	
	A. Drought Tolerant Landscaping Conversion	\$(34,424.00)
	B. Annual Maintenance	<u>(6,656.52)</u>
		\$(41,080.52)

The assessment for each of the fifty-two (52) equivalent units will be increased to \$790.01 (\$662.00 one-time assessment, plus \$128.01 base assessment). The base

assessment of \$128.01 may then be adjusted by up to 10% per year for the next four years.

6. PROJECTED SURPLUS \$712.79

Each of fifty-two (52) equivalent units will be assessed \$790.01.

**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01A/B**

SUBDIVISIONS 91-01, 91-02, AND 93-02

FISCAL YEAR 2022-2023

**EXHIBIT D
ASSESSMENT ROLL
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO. 2
SUBDIVISION 93-02, AWBREY ESTATES**

AP NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIV. NUMBER	SUBDIV. DESCRIPTION
135-010-055	\$790.01	Ronald L. & Karen E. Carter 480 Katelyn Ct Exeter, CA 93221-2329	93-0205	93-02	Awbrey Estates
135-010-056	\$790.01	Richard C., Jr., & Susan R. W. Turner 460 Katelyn Ct Exeter, CA 93221-2329	93-0204	93-02	Awbrey Estates
135-010-057	\$790.01	Dennis Ray & Christina Kay Thatcher 440 Katelyn Ct Exeter, CA 93221-2329	93-0203	93-02	Awbrey Estates
135-010-058	\$790.01	Michael Ward 420 Katelyn Ct Exeter, CA 93221-2329	93-0202	93-02	Awbrey Estates
135-010-059	\$790.01	Sandra Jo Myers 400 Katelyn Ct Exeter, CA 93221-2329	93-0201	93-02	Awbrey Estates
135-010-060	\$790.01	Carlos P. & Tami L. Deniz 401 Katelyn Ct Exeter, CA 93221-2329	93-0210	93-02	Awbrey Estates
135-010-061	\$790.01	Erick & Stephanie Hopkins 421 Katelyn Ct Exeter, CA 93221-2329	93-0209	93-02	Awbrey Estates
135-010-062	\$790.01	Richard N. & Christina R. Perry 441 Katelyn Ct Exeter, CA 93221-2329	93-0208	93-02	Awbrey Estates
135-010-063	\$790.01	Steven Kannady 461 Katelyn Ct Exeter, CA 93221-2329	93-0207	93-02	Awbrey Estates
135-010-064	\$790.01	Lauranelle P. Thomas PO Box 6254 Visalia, CA 93292-6254	93-0206	93-02	Awbrey Estates
135-300-001	\$790.01	Timothy R. and Kimberly A. Barringer (TRS) 608 Quail Ct Exeter, CA 93221-2069	91-0107	91-01	Country View ESt No. 1
135-300-002	\$790.01	Maritza Alcantar Lopez 604 Quail Ct Exeter, CA 93221-2069	91-0108	91-01	Country View ESt No. 1

AP NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIV. NUMBER	SUBDIV. DESCRIPTION
135-300-003	\$790.01	Randy L. & Diana S. Kinder 600 Quail Ct Exeter, CA 93221-2069	91-0109	91-01	Country View ESt No. 1
135-300-004	\$790.01	Preston and Lisa Lemus 601 Quail Ct Exeter, CA 93221-2071	91-0110	91-01	Country View ESt No. 1
135-300-005	\$790.01	Terri Jean Martin-Goeschel 605 Quail Ct Exeter, CA 93221-2071	91-0111	91-01	Country View ESt No. 1
135-300-006	\$790.01	Gail A. Todd (TR)(GAT LIV TR) 1577 W. Visalia Road Exeter, CA 93221-9614	91-0112	91-01	Country View ESt No. 1
135-300-007	\$790.01	Raymond L., Jr., & Caren Capps Strable (TRS) 911 Olivewood Drive Exeter, CA 93221-2090	91-0113	91-01	Country View ESt No. 1
135-300-008	\$790.01	Johnny R. & Konda L. Carter (TRS)(J&K C REV) 604 Pheasant Ct Exeter, CA 93221-2073	91-0114	91-01	Country View ESt No. 1
135-300-009	\$790.01	Emily Smith (TR) (ES 2014 Rev. TR) 601 S. Pheasant Ct Exeter, CA 93221-2075	91-0115	91-01	Country View ESt No. 1
135-300-010	\$790.01	Emily Smith (TR) (ES 2014 Rev. TR) 601 Pheasant Ct Exeter, CA 93221-2075	91-0116	91-01	Country View ESt No. 1
135-300-011	\$790.01	Robert Alfred & Patricia L. Blattler (TR) 605 Pheasant Ct Exeter, CA 93221-2075	91-0117	91-01	Country View ESt No. 1
135-300-012	\$790.01	Gerald G. & Kathy D. Hawkins (TRS)(REV LIV TR) 609 Pheasant Ct Exeter, CA 93221-2075	91-0118	91-01	Country View ESt No. 1
135-300-014	\$790.01	Jonathan & Lisa Parkin 612 S. Quail Ct Exeter, CA 93221	91-0106	91-01	Country View ESt No. 1
135-300-015	\$790.01	Tommy & Crystal Blackmon 616 Quail Ct Exeter, CA 93221-2070	91-0105	91-01	Country View ESt No. 1
135-300-016	\$790.01	Lancelot & Jessica Kirk 620 Quail Ct Exeter, CA 93221-2070	91-0104	91-01	Country View ESt No. 1
135-300-017	\$790.01	Duane S. & Elizabeth Beshwate 621 Quail Ct Exeter, CA 93221-2072	91-0103	91-01	Country View ESt No. 1
135-300-018	\$790.01	Luis & Mercedes A. Flores 617 Quail Ct Exeter, CA 93221-2072	91-0102	91-01	Country View ESt No. 1

AP NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIV. NUMBER	SUBDIV. DESCRIPTION
135-300-019	\$790.01	James M. & Nancy G. Butler (TRS)(FAM TR) 613 Quail Ct Exeter, CA 93221-2072	91-0101	91-01	Country View ESt No. 1
135-300-021	\$790.01	Stephanie Ann & Darwin Greenfield 608 Dove Ct Exeter, CA 93221-2074	91-0201	91-02	Country View ESt No. 2
135-300-022	\$790.01	Randell Hannah 604 Dove Ct Exeter, CA 93221-2074	91-0202	91-02	Country View ESt No. 2
135-300-023	\$790.01	Scott & Diane Nickell 600 Dove Ct Exeter, CA 93221-2074	91-0203	91-02	Country View ESt No. 2
135-300-024	\$790.01	Samuel & Christen Crookshanks 601 Dove Ct Exeter, CA 93221-2079	91-0204	91-02	Country View ESt No. 2
135-300-025	\$790.01	Gilbert Olea & Molly Ann Vidana 605 Dove Ct Exeter, CA 93221-2079	91-0205	91-02	Country View ESt No. 2
135-300-026	\$790.01	Trevor J. & Jennifer Holly 609 Dove Ct Exeter, CA 93221-2079	91-0206	91-02	Country View ESt No. 2
135-300-027	\$790.01	Betty M. Simpson (CO-TR)(2019 BMS SURV TR) 713 Olivewood Drive Exeter, CA 93221-2085	91-0207	91-02	Country View ESt No. 2
135-300-028	\$790.01	Robert E. and Lisa M. Mayo 604 Partridge Ct Exeter, CA 93221-2081	91-0208	91-02	Country View ESt No. 2
135-300-029	\$790.01	Chad E. & Rebecca D. Muller 600 Partridge Ct Exeter, CA 93221-2081	91-0209	91-02	Country View ESt No. 2
135-300-030	\$790.01	Edward E. Wood (Tr) (EEW & EAW FAM REV TR) 601 Partridge Ct Exeter CA 93221-2082	91-0210	91-02	Country View ESt No. 2
135-300-031	\$790.01	Clinton Elliott 605 Partridge Ct Exeter, CA 93221-2082	91-0211	91-02	Country View ESt No. 2
135-300-032	\$790.01	Larry R. & Ceclia Espinoza 711 Olivewood Drive Exeter, CA 93221-2084	91-0212	91-02	Country View ESt No. 2
135-300-033	\$790.01	David J. & Deborah P. Engstrom 613 Dove Ct Exeter, CA 93221-2080	91-0213	91-02	Country View ESt No. 2
135-300-034	\$790.01	Jolene R Robles 617 Dove Ct Exeter, CA 93221-2080	91-0214	91-02	Country View ESt No. 2
135-300-035	\$790.01	Tyler & Katherine Baker 621 Dove Ct Exeter, CA 93221-2080	91-0215	91-02	Country View ESt No. 2
135-300-036	\$790.01	Kimberly & Michael Early 324 Valley View Drive Exeter, CA 93221-9797	91-0216	91-02	Country View ESt No. 2

AP NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIV. NUMBER	SUBDIV. DESCRIPTION
135-300-037	\$790.01	Larry R. & Susan K. Vandegrift 616 Dove Ct Exeter, CA 93221-2078	91-0217	91-02	Country View ESt No. 2
135-300-038	\$790.01	Jeff D. & Sherri Wilson 612 Dove Ct Exeter, CA 93221-2078	91-0218	91-02	Country View ESt No. 2
135-300-039	\$790.01	Bradley L. & Deanne Louise Hall 613 Pheasant Ct Exeter, CA 93221-2076	91-0219	91-02	Country View ESt No. 2
135-300-042	\$790.01	Ronald H. & Jennifer E. Maurer (TRS) 620 Pheasant Ct Exeter, CA 93221-2077	91-0222	91-02	Country View ESt No. 2
135-300-043	\$790.01	Todd & Donya Williams 616 Pheasant Ct Exeter, CA 93221-2077	91-0223	91-02	Country View ESt No. 2
135-300-044	\$790.01	James J. & Rebecca A. Pina (CO TRS) (FAM TR) 612 Pheasant Ct Exeter, CA 93221-2077	91-0224	91-02	Country View ESt No. 2
135-300-046	\$790.01	Linda L. Walker 617 Pheasant Ct Exeter, CA 93221-2076	91-0220	91-02	Country View ESt No. 2
135-300-047	\$790.01	Brad & Shyla Smith (TRS) 621 Pheasant Ct Exeter, CA 93221-2076	91-0221	91-02	Country View ESt No. 2
Total 96 Lots	\$41,080.52				

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

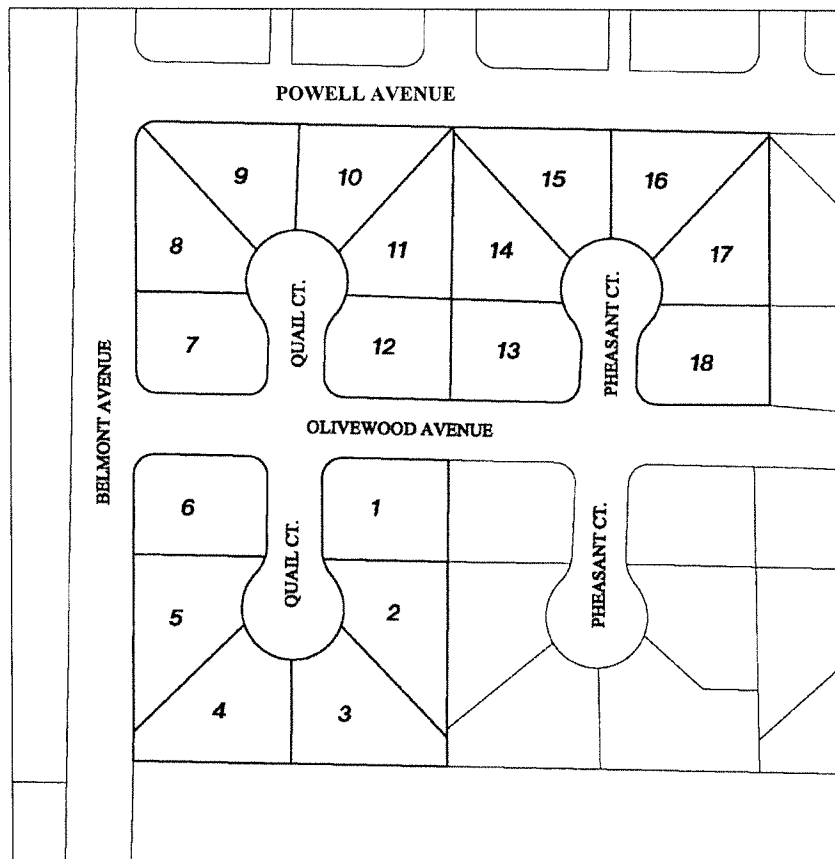
**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

SUBDIVISIONS 91-01, 91-02, 93-02, AND 95-02

FISCAL YEAR 2022-2023

**EXHIBIT E
DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1**

SUBDIVISION 91-01



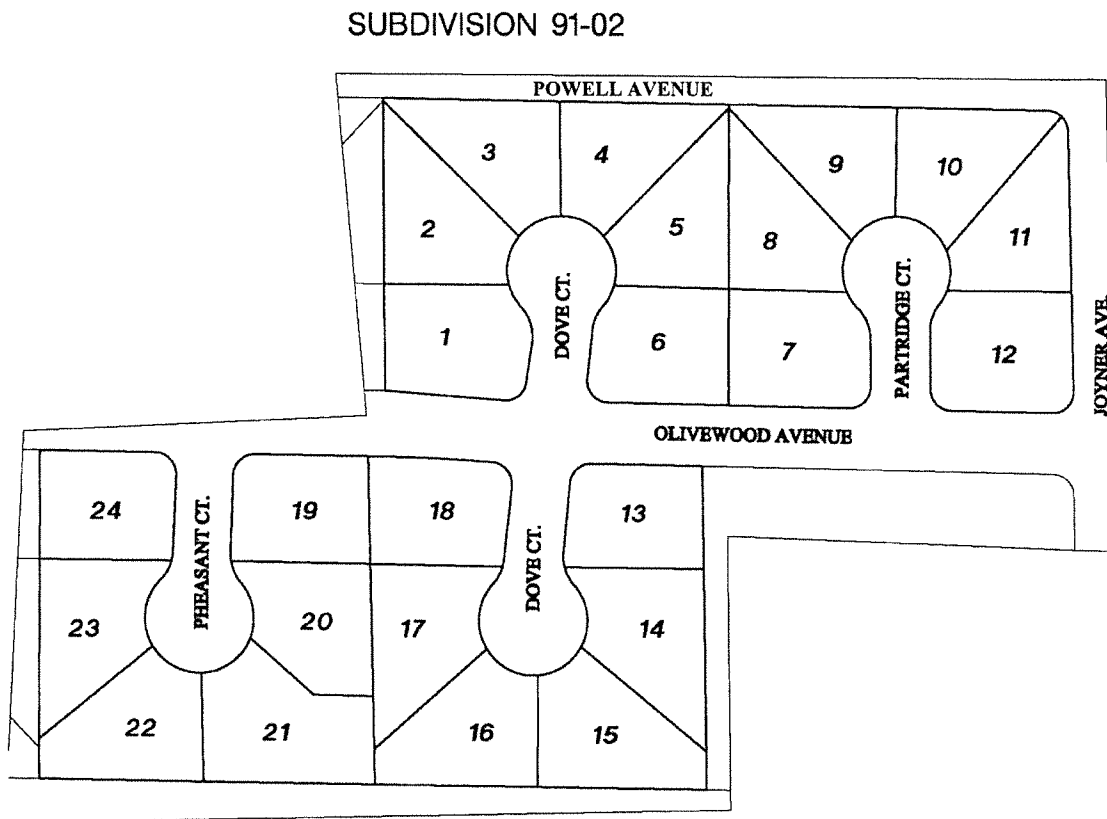
NOTE: The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 135-30, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

SUBDIVISIONS 91-01, 91-02, 93-02, AND 95-02

FISCAL YEAR 2022-2023

**EXHIBIT E
DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO. 2**



NOTE: The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 135-30, which is incorporated in this Report by reference.

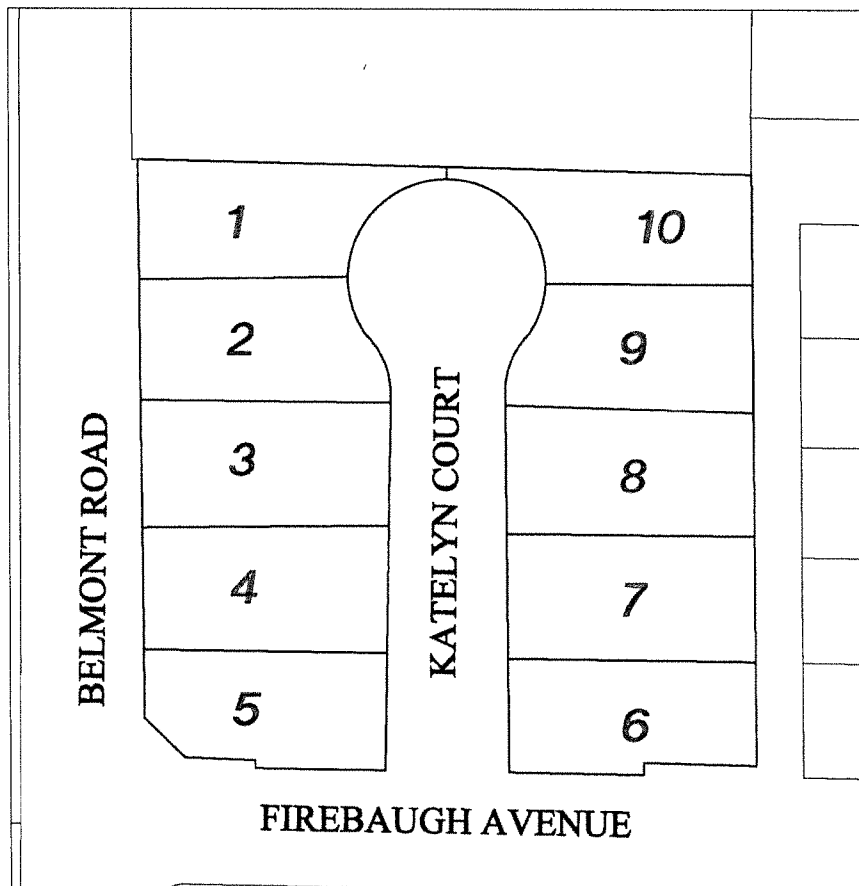
**ENGINEER'S REPORT OF CITY OF EXETER
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

SUBDIVISIONS 91-01, 91-02, 93-02, AND 95-02

FISCAL YEAR 2022-2023

**EXHIBIT E
DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT
SUBDIVISION 93-02, AWBREY ESTATES**

SUBDIVISION 93-02



NOTE: The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 135-01, which is incorporated in this Report by reference.

RESOLUTION 2022-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EXETER OF INTENTION TO INCREASE LANDSCAPE AND LIGHTING DISTRICT NO. 91-01A ANNUAL ASSESSMENTS FOR FISCAL YEAR 2022-2023 FOR THE CITY OF EXETER

WHEREAS: The City of Exeter has received interest from the majority of the property owners within Landscape and Lighting Assessment District 91-01A to convert the landscape areas currently maintained by the district to drought-tolerant landscaping;

WHEREAS: The City Engineer of the City of Exeter has updated the Engineer's Report for the district to reflect the cost of the drought-tolerant conversion, annual maintenance costs and revenue shortfalls, giving rise to a need to increase the annual assessment for the district;

WHEREAS: copies of the Engineer's Report have been filed with the City Clerk and the City Council has adopted a Resolution No. 2022-19 approving engineer's report and confirming diagrams and assessments in support of proposed increases to the annual assessments;

WHEREAS: City Council proposes to levy and increase the assessment for the Landscape and Lighting District pursuant to the provisions and authority under Streets & Highways Code, Section 22620 et seq., Government Code Section 53753 and Article XIID of the California Constitution; and

IT IS NOW THEREFORE RESOLVED THAT:

1. The City Council hereby states its intention to levy and increase the annual assessments commencing in Fiscal Year 2022-2023 for Landscape and Lighting Assessment District No 91-01A.
2. The City Council has previously approved the Engineer's Report, confirming diagrams and assessments, which are on file with the City Clerk.
3. The City Council hereby designates that on July 26, 2022 at 7:00 pm, or as soon as the matter may be heard thereafter, a public hearing shall be held in the meeting place of the Exeter City Council to receive public comment and afford any affected property owners an opportunity to protest the assessment increases, and then to tally the final ballot results.
4. Notice of hearing and balloting shall be published and mailed in accordance with the applicable provisions of the California Streets & Highways Code Section 22626(b) and Government Code Section 53753.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2022, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mayor

ATTEST:

City Clerk