COUNCIL AGENDA: July 2, 2002

PUBLIC HEARING

SUBJECT: Maintenance of Landscape and Lighting Maintenance Districts, Confirming the Engineer’s Report and Assessment for Fiscal Year 2002-2003

SOURCE: Parks and Leisure Services Department

COMMENT: At the City Council meeting of February 21, 1989, the City Council approved the formation of Landscape and Lighting Maintenance District No.1. The original formation is located along Westwood Street between Henderson and Morton Avenues. The Council determined that to insure satisfactory levels of maintenance for landscaping along Westwood Street, the tract should be included in a maintenance district. Nineteen additional annexations have been included in the Landscape and Lighting Maintenance District. With the passage of Proposition 218, in November of 1996, we have elected to form a separate district for each new special benefit landscaping and lighting improvement project.

New Districts now formed are 2 through 23.

At the June 18, 2002 meeting, the City Council approved the preparation of the Engineer’s Report, gave preliminary approval of the Engineer’s Report and set the public hearing for July 2, 2002 for the entire district.

RECOMMENDATION: That the City Council approve the attached Resolution Ordering the Continued Maintenance of Landscape and Lighting Maintenance Districts, and confirming the Engineer’s Report and Assessment for fiscal year 2002-2003.

ATTACHMENTS: 1) Resolution
                2) Report
                3) Map

ITEM NO.: 25
RESOLUTION NO.: __________


WHEREAS, the City Council of the City of Porterville did on the 18th day of June, 2002, adopt its Resolution of Intention No.84-2002 to order the therein described work in connection with the continuation of assessment procedures in Landscape and Lighting Maintenance Districts, which Resolution of Intention No. 84-2002 was duly and legally published in the time, form and manner as required by Law, shown by the Affidavit of Publication of said Resolution of Intention on file in the Office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in the proceeding and concerning the necessity for the contemplated work and the benefits to be derived therefrom, and said City Council having now acquired jurisdiction to order the proposed work;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Porterville as follows:

SECTION 1. It is hereby resolved by the City Council of the City of Porterville that the public interest and convenience require the continuation of assessment procedures for the district, and said City Council hereby orders that the work and assessment, as set forth and described in said Resolution of Intention No. 84-2002, be done and made;

SECTION 2. Be it further resolved that the report filed by the Engineer is hereby finally approved;

SECTION 3. Be it finally resolved that the assessments for fiscal year 2002-2003 and method of assessment in the Engineer’s Report are hereby approved.
APPROVED AND ADOPTED this 2nd day of July, 2002.

Gordon T. Woods, Mayor

ATTEST:

John Longley, City Clerk
CITY OF PORTERVILLE, CALIFORNIA
ENGINEER'S REPORT FOR
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS
2002-2003 FISCAL YEAR

SECTION 1. Authority for Report

This report is prepared by order of the City Council of the City of Porterville, Resolution Number 82-2002. The report is in compliance with the requirements of Chapter 1, Article 4, and Chapter 3, Division 15 of the Streets and Highways Code, State of California (Landscaping and Lighting Act of 1972).

SECTION 2. General Description

The City Council has heretofore elected to place the permanent landscape area along the Westwood Street of Unit 1, 2, and 3 of Westwood Estates into Landscape and Lighting Maintenance District No. 1 and to annex the permanent landscape areas along the perimeter streets of the following developments:

1. Annexation No. 1 = The Hope Drive, Newcomb Street, Thunderbolt Drive and Corsair Drive frontages of the Airport Industrial Park;

2. Annexation No. 2 = Hillcrest Street right-of-way, fire access road, Jasmine Drive entries; west perimeter including the parcel on which the water tank is located, viewpoint look-out parcel at the northwest corner of Jasmine Ranch Subdivision, and the pedestrian access to each cul-de-sac from Hillcrest Street;

3. Annexation No. 3 = Porter Creek Avenue right-of-way to the center line of the Porter Slough, median entry, 15' landscape area between Porter Creek Subdivision block wall to Westwood Street, the pedestrian access bridge over Porter Slough and all of the maintenance area to the center line of Porter Slough;

4. Annexation No. 4 = LaVida Park Subdivision green belt, east on Plum Way Street and the entries east along Beverly Street;

5. Annexation No. 5 = Westwood Estates #4 Subdivision, along the north and south entries adjacent to the block wall on Westwood Street and the median divider on White Chapel Lane including all trees in front yard planting strip;

6. Annexation No. 6 = Northpointe Subdivision includes subdivision lighting located south of Westfield Avenue and east of Matthew Street;

7. Annexation No. 7 = Quail Park Phase II Subdivision located on Lime Street;
8. Annexation No. 8 = Westwood Park Unit Three Subdivision located on Westwood Street adjacent to the Tule River;

9. Annexation No. 9 = Parcel Map No. 4132 located on the corner of Henderson Avenue and Westwood Street;

10. Annexation No. 10 = Westview Subdivision located on the corner of Westfield Avenue and Cobb Street;

11. Annexation No. 11 = New Horizons Phase One Subdivision and the remainder parcel located along Springville Ave. and Indiana Street;

12. Annexation No. 12 = Sunrise Estates Phase Six Subdivision located on the corner of Prospect Street and Orange Avenue;

13. Annexation No. 13 = Prospect Gardens formation withdrawn by developer;

14. Annexation No. 14 = Wisconsin Manor I Subdivision located on the corner of Wisconsin Way and Mulberry Avenue;

15. Annexation No. 15 = Northpointe Phase II Subdivision located on Matthew Street;

16. Annexation No. 16 = New Horizons Phase II located on the corner of Indiana Street and Springville Avenue;

17. Annexation No. 17 = TREDIC Industrial Park located at West Street and Yowlumne Avenue (not formed);

18. Annexation No. 18 = Westwood Mobile Home Park Phase I Subdivision located on Westwood Street and Olive Avenue;

19. Annexation No. 19 = Castle Woods Phase I Subdivision located along Castle Avenue and Newcomb Street;

20) District No. 2 = North Creek Estates located on Westwood north of Westfield;

21) District No. 3 = New Expressions Phase I Subdivision located along Indiana Street between Springville Avenue and Cleo Avenue;

22) District No. 4 = River Springs Phase I Subdivision located along Newcomb Street;

23) District No. 5 = Castle Woods Phase II Subdivision located at Median Avenue and Salisbury.

24) District No. 6 = Creekview Estates located between Porter Creek Avenue
and the property line in Porter Slough;

25) District No. 7 = Ford Estates located on the corner of Roby and Westwood Avenue;

26) District No. 8 = River Breeze located on Newcomb Street between Patsy and Spring Streets;

27) District No. 9 = Orchard Ridge Phase 3 located on Mathew Street between Nancy Avenue, Cheryll Avenue and Belmont Street;

28) District No. 10 = Orchard Ridge Phase 4 located on LaVida Court and Carmelo Street;

29) District No. 11 = Orchard Ridge Phase 5 located on Mathew Street between LaVida Avenue, Michael Street and Julieanne Avenue.

30) District No. 12 = Westwood Estates, Unit 5, Phase 2, located on Henderson Avenue and Brandy Way.

31) District No. 13 = River Ranch 3, located on Lloyd Avenue and Newcomb Street.

32) District No. 14 = River Springs, Phase Two Subdivision, located on River Avenue, Beverly Street, Date Avenue and River Springs Drive.

33) District No. 15 = Meadowood, Phase One Subdivision, located on Newcomb Street, Cheryl Avenue and York Street.

34) District No. 16 = New Expressions, Phase Two Subdivision, located on Lybarger Avenue Cul de Sac at the entry to the Tule River Parkway Trail.

35) District No. 17 = Orchard Ridge Phase 6 Subdivision located north of Westfield Avenue between Michael Street and Lombardi Street on Julieann Avenue and Michael Street.

36) District No. 18 = Ohio North Subdivision located on Ohio Way Street.

37) District No. 19 = Williams Ranch, Phase One located south of Westfield Avenue on Silver Maple Street, Wall Court and San Lucia Court.

38) District No. 20 = West View Place Subdivision located on Median Avenue.

39) District No. 21 = Orchard Ridge Phase Seven Subdivision located on Pioneer Avenue, Michael Street and Mathew Street.

40) District No. 22 = Meadowood Phase Two Subdivision located on
Newcomb Street, Pioneer Avenue, Julieann Avenue, Greenfield Street, York Street and Birch Street.

41) District No. 23 = Riverview Estates Phase Three Subdivision located on Roby Avenue, Belmont Street, Orange Avenue and Parkwest Street.

SECTION 3. Plans and Specifications

The plans and specifications for the landscaping have been prepared by the developers' engineers and have been approved as part of the improvement plans for the various developments. The plans and specifications for the landscaping are in conformance with the requirements of the City Council's conditions of approval of said Parcel Maps and Subdivisions.

Reference is hereby made to said subdivision maps, parcel maps and assessment diagrams for the exact location of the landscape areas. The plans and specifications by reference are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

SECTION 4. Improvements

Landscaping improvements will include landscaping the entry ways, medians and areas behind subdivision block wall.

SECTION 5. Estimated Maintenance Costs

Maintenance is currently being performed by City staff and contract services. Accordingly, the City's record-keeping will be required to be sufficiently accurate to detail the expenses incurred on behalf of each individual annexation so that these costs may be recaptured through assessments.

The City Finance Department presently maintains records of expenditures for each annexation. Because of the restrictions placed upon municipal budgets through the passage of Proposition No. 218 and the lag between the time assessments are made and revenues are collected by the City, it is appropriate that assessments be made in advance of the anticipated expenditures to provide working capital for the maintenance effort.

The following assessments include costs accumulated to date and estimated costs for the 2002-2003 fiscal year for Landscape and Lighting District No. 1, including Annexations 1 through 19 and District 2 through 23:

**Landscape and Lighting Maintenance District #1-Westwood Estates Subdivision**

*Original Formation*

*2002-2003 Fiscal Year*

*Approved CPI 2000*
## Maintenance

Landscaping: 13,650 sq. ft. of landscaped area @ $.4121978 per square foot per year  
Water: $.35 per sq. ft. x 13,650 sq.ft.  
**Total Maintenance Costs:** $5,626.50 + $4,777.50 = $10,404.00

## Incidental Expenses

- Project Management, 126 lots @ $8 per lot  
- Contingency  
**Total Incidental Expenses:** $1,008.00 + $1,839.18 = $2,847.18

## 2002-2003 Estimated Costs

- Estimated July 1 Fund Balance: $2,000.45  
- Estimated July 1 Assessment: $13,251.18

## Annexation No. 1 - Airport Industrial Park  
2000-2001 Fiscal Year

- Construction: $400.00  
- Maintenance  
- Labor/Utilities: $2,633.00  
- Vandalism and Sprinkler Repair: $100.00  
- Incidental Expenses  
- Administration and Engineering: $500.00  
- Contingency: $200.00  

**2002-2003 Estimated Cost:** $3,833.00

- Estimated Fund Balance: 0  
- Estimated July 1 Assessment: $3,833.00

## Annexation No. 2 - Jasmine Ranch  
2002-2003 Fiscal Year

- Maintenance (Unit 1)  
- Labor, utilities, 22,100 sq. ft. @ $.3303167 per sq. ft. per year  
- (Turf: entries along Hillcrest)  
- Incidental Expenses  
- Project Management Costs, 22 lots @ $8 per lot  
**Total Maintenance Costs:** $7,300.00 + $176.00 = $7,476.00

Total Incidental Expenses: $500.00 + $200.00 = $700.00

**2002-2003 Estimated Cost:** $8,176.00

- Estimated Fund Balance: 0  
- Estimated July 1 Assessment: $8,176.00
Contingency $524.00

2002-2003 Estimated Cost $8,000.00

Estimated Fund Balance ($315.00)

2002-2003 Assessment $8,000.00

Annexation No. 3 - Porter Creek
2002-2003 Fiscal Year
Approved CPI 2000

Maintenance
Labor, utilities, 89,200 sq. ft. @$.2347105 $20,936.18
per sq. ft. per year includes Slough Clean Up
Incidental Expenses
Project Management Costs, 177 lots @ $8 per lot $1,416.00
C.P.I. Increase of 3.50% given because of deficit x $22,352.18 = $782.33 $782.33

2002-2003 Estimated Cost $23,134.51
Estimated Fund Balance ($14,788.78)

2002-2003 Assessment $23,134.51

Annexation No. 4 - LaVida Park
2002-2003 Fiscal Year

Maintenance
Labor, utilities, 3,790 sq. ft. @ $.615678 $2,333.42
per sq. ft. per year
Incidental Expenses
Project Management Costs, 17 lots @ $8 per lot $136.00

2002-2003 Estimated Cost $2,469.42
Estimated Fund Balance (1,003.09)

2002-2003 Assessment $2,469.42

Annexation No. 5 - Westwood Estates Unit Four,
Unit Five (Phase 1)
2002-2003 Fiscal Year
Approved CPI 1999

Maintenance
Labor, utilities, 14,700 sq. ft. @ $.347710 per sq. ft. per year $5,111.35

Incidental Expenses
Project Management Costs, 47 lots @ $8 per lot $376.00
CPI 3.5% X 5,487.35 = $192.06 $192.06

2002-2003 Estimated Cost $5,679.41

Estimated Fund Balance ($2,967.47)

2002-2003 Assessment $5,679.41

Annexation No. 6 - Northpointe
2002-2003 Fiscal Year

Maintenance
Labor, utilities, lighting
11 ea., 5,800 lumen fixtures @ $30.20 per year $332.20
8 ea., 9,500 lumen fixtures @ $36.29 per year $290.32

Incidental Expenses
Project Management Costs, 81 lots @ $8 per lot $648.00
Contingency $452.00

2002-2003 Estimated Cost $1,722.52

Estimated Fund Balance $7,635.98

(Refund checks to be issued, $5,000 = $61.72 per lot)
81 lots

2002-2003 Assessment $1,722.52

Annexation No. 7 - Quail Park Phase II
2002-2003 Fiscal Year

Lighting
2 fixtures @ 5,800 lumens @ $30.20 per year $60.40
Incidental Expenses
Project Management Costs, 12 lots @ $8 per lot $96.00
Contingency $254.00

2002-2003 Estimated Cost $410.40

Estimated Fund Balance ($116.56)

2002-2003 Assessment $410.40

Annexation No. 8 - Westwood Park Unit Three
2002-2003 Fiscal Year

Maintenance (Unit Three)
Labor for weed abatement, 28,460 sq. ft. @ $0.0605411 per sq. ft. per year $1,723.00

Lighting
4 fixtures, 5,800 lumens @ $30.20 $120.80
per year
1 fixture, 16,000 lumens @ $47.47 $47.47
per year

Incidental Expenses
Project Management Costs, 36 lots @ $8 per lot $288.00
Contingency $302.00
2002-2003 Estimated Cost $2,481.27

Estimated Fund Balance $5,020.00

(Refund checks to be issued, $2,510 = $69.73 $2,481.27
36

2002-2003 Assessment $2,481.27

Annexation No. 9 - Parcel Map 4132
2002-2003 Fiscal Year

Lighting
1 ea. 16,000 lumens @ $47.47 $47.47

Incidental Expenses
Administrative & Engineering $300.00
Contingency $49.00

2002-2003 Estimated Cost $396.47
Estimated Fund Balance $930.22
2002-2003 Assessment $396.47

Annexation No. 10 - Westview Subdivision
2002-2003 Fiscal Year

Maintenance
Labor & utilities for landscaping, 1,307 sq. ft. @ $.8825554 sq. ft. per year $1,153.50

Lighting
4 ea. fixtures, 5,800 lumens @ $30.20 per year $120.80

Incidental Expenses
Project Management Costs, 16 lots @ $8 per lot $128.00
Contingency $422.00

2002-2003 Estimated Cost $1,824.30
Estimated Fund Balance $799.99

2002-2003 Assessment $1,824.30

Annexation No. 11 - New Horizon's Phase One
2002-2003 Fiscal Year

Lighting
6 fixtures, 5,800 lumen @ $30.20 per year $181.20
2 fixtures, 16,000 lumen @ $47.47 per year $94.94
11 fixtures, 9,800 lumen @ $36.29 per year $399.19

Incidental Expenses
Administration & Engineering $300.00
Contingency $70.47

2002-2003 Estimated Cost $1,045.80
Estimated Fund Balance $1,600.00

2002-2003 Assessment $1,045.80

Annexation No. 12 - Sunrise Estates Phase Six
2002-2003 Fiscal Year

Landscaping
2,840 sq. ft. @ $.3385915 sq. ft. $961.60
Lighting
7 fixtures, 5,800 lumens $30.20 per year $211.40

Incidental Expenses
Project Management Costs, 32 lots @ $8 per lot $256.00

2002-2003 Estimated Cost $1,429.00

Estimated Fund Balance $234.78

2002-2003 Assessment $1,429.00

Annexation No. 13 - Prospect Gardens

Owner delayed annexation.

Annexation No. 14 - Wisconsin Manor I Subdivision
2002-2003 Fiscal Year

Maintenance
Labor for landscaping and irrigation,
3,030 sq. ft. @ $.474947 per sq. ft. per year $1,439.09

Lighting
3 fixtures, 5,800 lumens @ $30.20 per year $90.60

Incidental Expenses
Project Management Costs, 8 lots @ $8 per lot $64.00

Contingency $231.00

2002-2003 Estimated Cost $1,824.69

Estimated Fund Balance ($178.87)

2002-2003 Assessment $1,824.69

Annexation No. 15 - Northpointe Phase II Subdivision
2002-2003 Fiscal Year

Maintenance
Labor for landscaping and irrigation, $2,052.00
3,600 sq. ft. @$.57 per sq. ft. per year

Lighting
5 fixtures, 5,800 lumens @ $30.20 per year $151.00
1 fixture, 9,500 lumens @ $36.29 per year $36.29

Incidental Expenses
Project Management Costs, 59 lots @ $8 per lot $472.00
Contingency $104.71

2002-2003 Estimated Cost $2,816.00

Estimated Fund Balance $4,506.11

(Refund Checks to be issued, $2,253 = $38.18/59)

2002-2003 Assessment $2,816.00

Annexation No. 16 - New Horizon's Phase II Subdivision
2002-2003 Fiscal Year

Lighting
8 fixtures, 5,800 lumens @ $30.20 per year $241.60
8 fixtures, 9,500 lumens @ $36.29 per year $290.32

Incidental Expenses
Project Management Cost, 81 lots @ $8 per lot $648.00
Contingency $623.42

2002-2003 Estimated Cost $1,803.34

Estimated Fund Balance $383.15

2002-2003 Assessment $1,803.34

Annexation No. 17 - TREDC Industrial Park
2002-2003 Fiscal Year

Formation will occur in 2002-2003.

Annexation No. 18 - Westwood Village Mobile Home Park, Phase I
2002-2003 Fiscal Year

Lighting
5 fixtures, 16,000 lumens @ $47.47 per year $237.35

Incidental Expenses
Administration and Engineering $350.00
Contingency $200.00

2002-2003 Estimated Cost $787.35
Estimated Fund Balance $1,389.84
2002-2003 Assessment $787.35

**Annexation No. 19 - Castle Woods Phase I Subdivision**  
**2002-2003 Fiscal Year**

**Lighting**
1 fixture, 16,000 lumens @ $47.47 per year

9 fixtures, 5,800 lumens @ $30.20 per year

**Incidental Expenses**
Project Management Costs, 30 lots @ $8 per lot
Contingency

2002-2003 Estimated Costs $919.20

Estimated Fund Balance ($608.08)

2002-2003 Assessment $ 919.20

**District No. 2 - North Creek Subdivision**  
**2002-2003**  
**CPI Approved 1998**

**Landscape & Irrigation**
Landscaping 12,677 sq. ft. @ $.4462151
Water, 12,677 sq. ft. @$ .35 per sq. ft.

**Lighting**
18 fixtures, 5,800 lumens @ $30.20 per year
2 fixtures, 9,500 lumens @ $36.29 per year
8 fixtures, 16,000 lumens @ $47.47 per year

**Incidental Expenses**
Project Management Costs, 104 lots @ $8 per lot
Contingency

2002-2003 Estimated Costs $12,611.04

Estimated Fund Balance $1,980.20

2002-2003 Assessment $12,611.04

**District No. 3 - New Expressions, Phase I**  
**2002-2003**  
**CPI Approved 1998**
Lighting
10 fixtures, 5,800 lumen @ $30.21 per year $302.10

Incidental Expenses
Project Management Costs, 56 lots @ $8 per lot $448.00
Contingency $180.74

CPI = 3.5% X $930.84 = 32.58 $32.58

2002-2003 Estimated Costs $963.42

Estimated Fund Balance ($194.45)
2002-2003 Assessment $963.42

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District No. 4 - River Springs, Phase 1
2002-2003
CPI Approved 1998

Landscape & Irrigation
2,100 sq. ft. @ $0.763814 per sq. ft. $1,604.01

Lighting
8 fixtures, 5,800 lumen @ $30.21 per year $241.68
2 fixtures, 16,000 lumen @ $47.47 per year $94.94

Incidental Expenses
Project Management Cost, 51 lots @ $8 per lot $408.00
Contingency $222.00
CPI = 3.5% X $2,570.63 = $89.98 $89.98

2002-2003 Estimated Costs $2,660.61

Estimated Fund Balance ($541.99)
2001- 2002 Assessment $2,660.61

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District No. 5 - Castle Woods, Phase 2
2002-2003

Landscape and Irrigation
### District No. 6 - Creek View
#### 2002-2003
**CPI Approved by vote 1999**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tr>
<td><strong>Landscape &amp; Irrigation</strong></td>
<td></td>
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<tr>
<td>Landscape 23,600 sq.ft. @ $.13298220 per sq. ft.</td>
<td>$3,138.38</td>
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<tr>
<td>5 fixtures, 5,800 lumen @ $30.20 each</td>
<td>$151.00</td>
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<td><strong>Incidental Expenses</strong></td>
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<tr>
<td>Project Management cost, 19 lots @ $8 per lot</td>
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<td>Contingency</td>
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<td>CPI = 3.5% X $3,989.38 = $139.64</td>
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<td>Estimated Fund Balance</td>
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<td><strong>2002-2003 Assessment</strong></td>
<td>$4,129.02</td>
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### District No. 7 - Ford Estates
#### 2002-2003
**CPI Approved 1999**

<table>
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<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td><strong>Landscape &amp; Irrigation</strong></td>
<td></td>
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<tr>
<td>Landscape 1,365 sq.ft. @ $.6396703 per sq. ft.</td>
<td>$873.15</td>
</tr>
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</table>

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Water @ 1,365 sq. ft. @ $.35 per sq. ft. $477.75

**Lighting**

- 4 fixtures, 5,800 lumen @$30.21 per year $120.84
- 1 fixture, 16,000 lumen @ $47.47 per year $47.47

**Incidental Expenses**

- Project Management Costs, 20 lots @ $8 per lot $160.00
- Contingency $484.19

2002-2003 Estimated Cost $2,163.40

**Estimated Fund Balance** $1,005.00

2002-2003 Assessment $2,163.40

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**District No. 8 - River Breeze**

2002-2003

CPI Approved 1999

**Landscape & Irrigation**

- Landscape 1,000 sq.ft. @$2.19 per sq. ft. $2,190.00
- Water, 1,000 sq. ft. @ $.35 per sq. ft. $350.00
- Weed Abatement, Access Road, 16x100 = 1,600
- Weed Abatement, Fire Break, 20x1,280 = 25,600 $27,200 sq.ft.
- 27,200 sq.ft. @ $0.026 per sq. ft. = $707.00

**Lighting**

- 8 fixtures, 5,800 lumen @ $30.21 per year $242.00
- 1 fixture, 16,000 lumen @ $47.47 per year $47.00

**Incidental Expenses**

- Project Management Cost, 37 lots @ $8 per lot $296.00
- Contingency $304.00
- CPI = 3.5% x $4,136.00 $144.76

2002-2003 Estimated Cost $4,280.76

Estimated Balance Fund $1,492.53

2002-2003 Assessment $4,280.76

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**District No. 9 - Orchard Ridge, Phase 3**

2002-2003

CPI Approved 1999

**Lighting**

- 10 fixtures, 5,800 lumen @ $30.21 per year $302.10
Incidental Expenses

- Project Management Costs, 56 lots @ $8 per lot $448.00
- Contingency $201.62
- CPI 3.5% X $951.72 = $33.31 $33.31

2002-2003 Estimated Cost $985.03

Estimated Fund Balance ($259.16)

2002-2003 Assessment $985.03

District No. 10 - Orchard Ridge, Phase 4
2002-2003
CPI Approved 1999

Lighting
- 4 fixtures, 5,800 lumen @ $30.21 per year $120.84

Incidental Expenses
- Project Management Costs, 19 lots @ $8 per lot $152.00
- Contingency $22.39
- CPI 3.5% X $295.23 = $10.33

2002-2003 Estimated Cost $305.56

Estimated Fund Balance ($531.08)

- 2002-2003 Assessment $305.56

District No. 11 - Orchard Ridge, Phase 5
2002-2003
CPI Approved 1999

Lighting
- 14 fixtures, 5,800 lumen @ $30.21 per year $422.94

Incidental Expenses
- Project Management Costs, 76 lots @ $8 per lot $608.00
- Contingency $82.02
- CPI 3.5% X $1,112.96 = $38.96

2002-2003 Estimated Cost $1,151.92

Estimated Fund Balance $277.24

2002-2003 Assessment $1,151.92
District No. 12 - Westwood Estates, Unit 5, Phase 2  
2002-2003 
CPI Approved 1999 

Landscaping & Irrigation 
Landscaping, 19,112 sq. ft. @ $.3319296 per sq. ft. $6,343.84 

Lighting 
12 fixtures, 5,800 lumen @ $30.21 per year $362.52 
4 fixtures, 16,000 lumen @ $47.47 per year $189.88 

Incidental Expenses 
Project Management Costs, 34 lots @ $8 per lot $272.00 
Contingency $200.00 

2002-2003 Estimated Costs $7,368.24 

Estimated Fund Balance $3,454.49 

2002-2003 Assessment $7,368.84 

District No. 13 - River Ranch, #3  
2002-2003 
CPI Approved 2000 

Landscaping & Irrigation 
Shrubs Area, 1,000 sq. ft. @ $.87 per sq. ft. $870.00 
Water, 1,000 sq. ft. @ $.35 per sq. ft. $350.00 

Lighting & Electricity 
1 fixture, 16,000 lumens @ $47.47 per year $47.47 
7 fixtures, 5,800 lumens @ $30.20 per year $211.40 

Incidental Expenses 
Project Management Costs, 35 lots @ $8 per lot $280.00 
15% Reserve Fund $263.83 
CPI 3.5% x $2,022.70 = $70.79 $70.79 

2002-2003 Estimated Costs $2,093.49 

Estimated Fund Balance ($454.12) 

2002-2003 Assessment $2,093.49 

District No. 14 - River Springs, Phase Two Subdivision  
2001 - 2002 
CPI Approved 2000
Lighting & Electricity
11 Fixtures, 5,800 lumens @ $30.21 per year $332.31

Incidental Expenses
Project Management Costs, 50 lots @$8 per lot $400.00
Contingency $251.28
CPI 3.5% X $983.59 = $34.42 $34.42

2002-2003 Estimated Costs $983.59

Estimated Fund Balance ($668.29)
2002-2003 Assessment $1,018.01

District No. 15 - Meadowood, Phase 1 Subdivision
2001 - 2002
CPI Approved 2001

Landscape & Irrigation

Landscape and Irrigation
Landscaping, 7,723 sq. ft.@ $.30483 per sq. ft. $2,354.20
Water, 7,723 sq. ft. @ $.35¢ per sq. ft. $2,703.05

Lighting & Electricity
3 fixtures, 16,000 lumens @ $47.47 per year $142.41
10 fixtures, 5,800 lumens @ $30.20 per year $302.00
1 fixture, 9,500 lumens @ $36.29 per year $36.29
Incidental Expenses
Project Management Costs, 48 lots @ $8 per lot $384.00
15% Reserve Fund $888.29

2001 - 2002 Estimated Cost $6,810.24

Estimated Fund Balance ($602.49)
2002-2003 Assessment $6,810.24

District No. 16 - New Expressions, Phase 2
2002 - 2003
CPI Approved 2001

Landscape & Irrigation
Landscaping, 5,800 sq. ft. @ $.25 per sq. ft. $1,450.00
Water, 5,800 sq. ft. @ $.35 per sq. ft. $2,030.00
Playground Maintenance (30% of $1,825) $547.50
30% paid by district of estimated maintenance cost of $1,825

Electricity & Lighting

13 fixtures, 5,800 lumens @ $30.21 per year $392.73

Incidental Expenses

Project Management Costs, 54 lots @ $8 per lot $432.00
15% Reserve Fund $727.84

2001 - 2002 Estimated Cost $5,580.07

Estimated Fund Balance ($794.32)

2001 - 2002 Assessment $5,580.07

District #17 - Orchard Ridge Phase 6
2002 - 2003
CPI Approved 2001

Lighting

7 fixtures, 5,800 lumens @ $30.21 per year $211.47

Incidental

Project Management Costs, 32 lots @ $8 per lot $256.00
15% Reserve Fund $70.12

2002-2003 Estimated Cost $537.59

Estimated Fund Balance $200.00

2002-2003 $537.59

District #18 - Ohio North
2002 - 2003
CPI Approved 2002

Lighting

2 fixtures, 5,800 lumens @ $30.21 per year $60.24
Incidental Expenses
Project Management Costs, 10 lots @ $8 per lot $80.00
15% Reserve Fund $21.04
2002-2003 Estimated Cost $161.28
Estimated Fund Balance $100.00
2002-2003 Assessment $161.28

District No. 19 - Williams Ranch Phase 1
2002 - 2003
CPI Approved 2002

Landscape/Irrigation
Labor and utilities for landscaping, 13,910 sq. ft. At .32¢ $4,451.20

Lighting
2 fixtures 9,500 lumens @ $37.79 per year $75.58
11 fixtures 5,800 lumens @ $30.21 per year $332.31

Incidental Expenses
Project Management Costs, 41 lots @ $8 per lot $328.00
15% Reserve Fund $778.07
2002-2003 Estimated Cost $5,965.16
Estimated Fund Balance $200.00
2002-2003 $5,965.16

District No. 20 - West View Place
2002 - 2003
CPI Approved 2002

Lighting
3 fixtures 5,800 lumens @ $30.20 per year $90.60
1 fixture 9,500 lumens @ $36.25 per year 36.29

Incidental Expenses
Project Management Costs, 10 lots @ $8 per lot $80.00
15% Reserve Fund $31.03

23
2002-2003 Estimated Cost $237.92  
Estimated Fund Balance $90.00  
2003-2003 Assessment $237.92

District No. 21 - Orchard Ridge Phase 7  
2002 - 2003  
CPI Approved 2002

**Landscape and Irrigation** (District #17 and District #21)  
Turf, trees, shrubs and irrigation - 5,950 sq. ft. @ .35¢ per sq. ft. = $2,082.50. There are 30 lots in District #21 and 32 lots in District #17. Cost for District #21 - Cost for Dist. #21 = 30 x $2,082.50 = $1,007.66  
62

**Lighting**  
6 fixtures 5,800 lumens @ $32.50 per year $195.00

**Incidental Expenses**  
Project Management Costs, 30 lots @ $8 per lot $240.00  
15% Reserve Fund $216.40

2002-2003 Estimated Cost $1,659.06  
Estimated Fund Balance $00.00  
2002-2003 Assessment $1,659.06

District No. 22 - Meadowood Phase 2  
2002 - 2003  
CPI Approved 2002

**Landscape and Irrigation**  
Landscaping, Shrub area 4,940 sq. ft. @ .25¢ per sq. ft. $1,235.00  
Trees, 7 eac @ $15 per tree $105.00  
Water 4,940 sq. ft. @ .35¢ per sq. ft. $1,729.00

**Electricity and Lighting**  
2 fixtures, 16,000 lumens @ $47.47 per year $94.94  
14 fixtures, 5,800 lumens @ $30.20 per year $422.80  
3 fixtures, 9,500 lumens @ $36.29 per year $108.87

**Incidental Expenses**
Project Manage Costs, 55 lots @ $8 per lot \hspace{1cm} $440.00
15% Reserve Fund \hspace{1cm} $620.34

2002-2003 Estimated Cost \hspace{1cm} $4,755.95
Estimated Fund Balance \hspace{1cm} $795.00
2002-2003 Assessment \hspace{1cm} $4,755.95

District No. 23 - River View Estates Phase 3
2002 - 2003
CPI Approved 2002

\textbf{Lighting}
11 fixtures, 5,800 lumens @ $30.21 per year \hspace{1cm} $332.31

\textbf{Incidental Expenses}
Project Management Costs, 36 lots @ $8 per lot \hspace{1cm} $288.00
15% Reserve Fund \hspace{1cm} $93.05

2002-2003 Estimated Cost \hspace{1cm} $713.36
Estimated Fund Balance \hspace{1cm} $262.00
2002-2003 Assessment \hspace{1cm} $713.36

\textsc{SECTION 6. Assessment Diagram}

Copies of the assessment diagrams were attached to each individual Engineer's Reports and were labeled "Exhibit A". An Index Map is attached to this report identifying the location of the original district and each annexation.

\textsc{SECTION 7. Assessment}

The City Council, in forming Landscape and Lighting Maintenance District No. 1 and in annexing territories to the district, has maintained the philosophy that the subdivider or developer is responsible for the plantings, irrigation system and the maintenance of the improvements until they become well established. The assessments for maintenance thus only include anticipated costs incurred subsequent to the acceptance of the system by the City Council on behalf of the Maintenance District.

An exception to this philosophy is at Annexation No. 1, Airport Industrial Park, where the owners and the City will share costs for the plantings and irrigation system
The maintenance of improvements.

The maintenance of the landscaping is vital for the protection of both economic and humanistic values of the development. The City Council has heretofore determined that for the preservation of values incorporated within developments adjacent to landscaped areas, the landscaped areas should be included in a maintenance district to ensure satisfactory levels of maintenance. The establishment of the assessment for each development must be on a unit by unit basis which will preserve the integrity of each project. There should be a review of each annexation to determine the effect upon the other units that have been developed. These possible effects will have to be considered when determining the annual assessments.

The determination of benefit for the lots within the district takes into consideration the following facts for the original district and all annexations thereto:

**Original District - Westwood Estates Unit 1, 2 and 3**

1. The purpose of the landscaping is to provide an aesthetic impression for the area.
2. The maintained landscaping benefits all properties in the development.
3. Each lot benefits equally from the other's landscaped area and therefore each lot will share the combined costs equally.
4. The benefit to the lots in the landscaped annexed area benefit by the uniform maintenance and appearance. All lots benefit equally.
5. The landscaping on Westwood Avenue is oriented away from the units adjacent to the landscaped area.

**FORMULA FOR ASSESSMENT**

\[
A = \frac{T}{L}
\]

A = Assessment per lot

L = Number of lots

T = Total annual cost

The 2002-2003 assessment will be spread based upon the total lots. Total lot count is 126 lots.
Estimated 2002-2003 Assessment

\[
T \quad $13,251.00 \\
A = \frac{\_\_\_}{L} = \frac{\_\_\_}{126} = $105.18 \text{ per lot}
\]

Annexation No. 1 - Airport Industrial Park

1. The purpose of the landscaping is to provide an aesthetic impression for the area.
2. The maintained landscaping benefits all properties in the development.
3. The benefit to the lots not adjacent to the landscaped area benefit by the uniform maintenance and appearance. All lots not abutting the landscaped area benefit equally.
4. It is proposed that the assessment be divided among the property owners based on their lot size in the assessment area.
5. The area along the south side of Hope Avenue will be included for maintenance until such time that the adjacent property to the south is developed.
6. The following parcels are exempt from fees since they were sold and/or developed prior to annexation to Maintenance District No. 1.

A. Parcel 1 on Parcel Map No. 3503
B. Parcel 1 on Parcel Map No. 3684
C. Parcels 1 and 4 on Parcel Map No. 3735

Formula for Assessment:

\[
\text{Total Landscape Maintenance Costs} \\
\text{Total Net Assessable Square Feet} \quad = \text{Cost per Sq. Ft.}
\]

\[
\frac{3,833}{1,024,967 \text{ sq. ft.}} = \$0.00374 \text{ per sq. ft.}
\]

Assess $0.00374 per sq. ft. annual charge for landscape construction and maintenance for 2002-2003 fiscal year.

Parcel 2 on P.M. No. 3813 = $156.82
Parcel 1 on P.M. No. 3503 = No Fee
Parcel 1 on P.M. No. 3641 = $261.47
Parcel 1 on P.M. No. 3648 = No Fee
Parcels 1 to 4 on P.M. No. 3735 = No Fee
Remaining property owner - COP = $3,414.71

Total = $3,833.00

**Annexation No. 2 - Jasmine Ranch**

1. The purpose of the landscaping is to provide an aesthetic impression for the area.
2. The maintained landscaping benefits all properties in the development.
3. Each lot benefits equally from the other landscaped areas, therefore, each lot will share the combined cost equally.
4. The landscape and pedestrian easement is now abandoned and is eliminated from the Landscape and Lighting Maintenance District No. 1, Annexation #2, no other changes are proposed.

**Formula for Assessment**

\[
A = \text{Assessment per lot} = \frac{\text{Total Assessment} - F}{L}
\]

\[
L = \text{Number of lots}
\]

\[
F = \text{Assessment for remainder parcel}
\]

The 2002-2003 assessment will be spread based upon the above formula. There are 22 lots in Unit One. The 47.89 acre remainder parcel is included on the final subdivision map and will be assessed 20% of the total estimated cost for landscaping maintenance until it is developed at which time it will be combined with the other completed units and assessed fully.

**Estimated 2002-2003 Assessment**

\[
F = 8,000 \times 0.20 = 1,600.00 \text{ for remainder}
\]

\[
A = \frac{8000 - 1600}{22} = 290.92 \text{ per lot in Unit One}
\]

**Annexation No. 3 - Porter Creek Subdivision**

1. The purpose of the landscaping is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping benefits all properties in the development.
3. The lots not adjacent to the landscaped area benefit from the uniform appearance of the landscaping. All lots not adjacent to the landscaped area benefit equally.

**Formula for Assessment**
A = Assessment Per Lot  
L = Number of Lots  
T = Total Annual Cost  

The 2002-2003 assessment will be spread based upon the total lots. Total lot count is 177 lots.

\[
A = \frac{T}{L} = \frac{23,134.51}{177} = \$130.70
\]

Estimated 2002-2003 Assessment

A = $130.70

Based on benefit to the property in the district, the estimated 2002-2003 assessment will be spread based on the preceding formulae. Total assessable developed lot count is 177 lots.

**Annexation No. 4 - LaVida Park Subdivision**

1. The purpose of the landscaping is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping benefits all properties in the development.
3. The lots not adjacent to the landscaped area benefit from the appearance of the landscaping. All lots not adjacent to the landscaping benefit equally.

**Formula for Assessment**

\[
A = \text{Assessment per lot} \\
L = \text{Number of lots} \\
T = \text{Total annual cost} \\
A = \frac{T}{L} = \frac{2,469.42}{17} = \$145.26
\]

A = $145.26

**Annexation No. 5 - Westwood Estates Unit Four, Unit Five (Phase 1)**

1. The purpose of the landscaping is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping benefits all properties in the development.
3. The lots not adjacent to the landscaped area benefit from the uniform
appearance of the landscaping. All lots not adjacent to the landscaped area benefit equally. Trees in the front yard right-of-way are included in the District on White Chapel Avenue.

The cost of planting and installing improvements is to be paid by the developer and no assessment is to be made therefore.

It is proposed that Lots 1 through 34 be assessed for maintenance of the landscaped area. It has been determined that the relative benefit of developed lots as compared to the reminder parcel is as shown in the formulae below.

**Formula for Assessment**

\[
A = \text{Assessment per lot} \\
L = \text{Number of lots} \\
T = \text{Total annual cost} \\
\text{T} = 5,679.41 \\
A = \frac{T}{L} = \frac{5,679.41}{47} = 120.84
\]

Estimated 2002-2003 Assessment

A = $120.84

---

**Annexation No. 6 - Northpointe**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
P = \text{Portion to be assessed to developed lots} \\
TA = \text{Total Assessment ($)} \\
L = \text{Assessment for each developed lot ($)} \\
N = \text{Number of assessable lots in Phase One (81)}
\]

\[
\text{TA} = 1,722.52 \\
P = \frac{\text{TA}}{N} = \frac{1,722.52}{81} = 21.28 \text{ per lot}
\]

Estimated Assessment 2002-2003
TA = $1,722.52  
N  = 81 lots  
(Refunds on $5,000 = $61.72)  

Estimated Assessment 2002-2003  
P = $21.28  

Annexation No. 7 - Quail Park Phase II  
1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.  
2. Properly maintained landscaping and lighting benefits all properties in the development.  
3. All lots benefit equally from the landscaping and lighting.  

Formula for Assessment  
Cost (C)  
Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}  

A = \frac{$410.40}{12} = $34.20 per lot per year  

Estimated Assessment 2002-2003  

A = $34.20  

Annexation No. 8 - Westwood Park Unit Three  
1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.  
2. Properly maintained landscaping and lighting benefits all properties in the development.  
3. All lots benefit equally from the landscaping and lighting.
Partial Cost (C)  
Assessment (A) = \frac{\text{Number of Lots (L)}}{36} 

A = \frac{$2,481.27}{36} = $68.94 \text{ per lot, per year} 
(Refunds on $2,510.00 = $69.72 \text{ per lot}) 

Estimated Assessment 2002-2003 
A = $68.94 

Annexation No. 9 - Parcel Map 4132 
1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area. 
2. Properly maintained landscaping and lighting benefits all properties in the development. 
3. All lots benefit equally from the landscaping and lighting. 

Formula for Assessment 
It has been determined that the relative benefit of Parcel 2 as compared to Parcel 1 (developed parcel) is as shown below. 

\[ P_1 = \text{Portion to be assessed to Parcel 1 (developed parcel)} \]
\[ P_2 = \text{Portion to be assessed to Parcel 2} \]
\[ TA = \text{Total Assessment ($)} \]
\[ AE = \text{Administration and Engineering Cost} \]
\[ A_1 = \text{Area of Parcel 1 (acres)} \]
\[ L = \text{Lighting Cost} \]
\[ T = \text{Total area (acres)} \]

\[ P_2 = \frac{AE \times A_1}{T} = \frac{349 \times 4.81}{6.61} = $253.96 \]

\[ P_1 = AE - P_2 + L = 349 - 253.96 + 47.47 = $142.52 \]

Based on benefit in the district, the estimated 2002-2003 assessment will be spread based on the preceding formula.
Estimated 2002-2003 Assessment

\[ P_2 = $253.96 \]
\[ P_1 = $142.52 \]

**Annexation No. 10 - Westview Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[ \text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}} \]

\[ A = \frac{$1,824.80}{16} = $114.06 \text{ per lot, per year} \]

**Annexation No. 11 - New Horizons Phase One**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[ \text{Cost (C)} \]
\[ \text{Assessment} = \frac{\text{Number of Lots (L)}}{\text{Total developed lot count is 63 lots.}} \]

\[ A = \frac{$1,045.80}{63} = $16.60 \text{ per lot, per year} \]

Estimated Assessment 2002-2003
A = $16.60

Annexation No. 12 - Sunrise Estates Phase Six

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
\frac{1,429.00}{32} = $44.66 \text{ per lot, per year}
\]

Estimated Assessment 2002-2003

A = $44.66

Annexation No. 13 - Prospect Garden

No Map recorded.

Annexation No. 14 - Wisconsin Manor

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]
A = \frac{1,824.69}{8} = \$228.00 \text{ per lot, per year}

Estimated Assessment 2002-2003

A = \$228.08

**Annexation No. 15 - Northpointe Phase II**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{2,816.00}{59} = \$47.72 \text{ per lot, per year}
\]

(Refund check to be issued, \$2,253 \approx \$38.18 \text{ per lot})

Estimated Assessment 2002-2003

A = \$47.72

**Annexation No. 16 - New Horizons Phase II**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{1,803.34}{59} = \$22.26 \text{ per lot, per year}
\]
Estimated Assessment 2002-2003

\[ A = \$22.26 \]

**Annexation No. 17 - TREDI Industrial Park**

Formation will occur in 2002-2003.

**Annexation No. 18 - Westwood Village Mobile Home Park**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[ A = \$787.35 = \$787.36 \text{ per lot, per year} \]

Estimated Assessment 2002-2003

\[ A = \$787.36 \]

**Assessment No. 19 - Castle Woods Phase I Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.
A = $919.20 = $30.64 per lot, per year
\[
\frac{A}{30} = $30.64
\]

Estimated Assessment 2002-2003

\[A = $30.64\]

District No. 2 - North Creek Subdivision
2002-2003
(CPI Approved 1998)

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[A = \frac{$12,611.04}{104} = $121.26 \text{ per lot}\]

Estimated Assessment 2002-2003

\[A = $121.26\]

District No. 3 - New Expressions, Phase 1
CPI Approved 1998

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\frac{\text{Assessment (A)}}{\text{Cost (C)}} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[A = \frac{$963.42}{104} = $17.20 \text{ per lot, per year}\]
District No. 4 - River Springs, Phase 1

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of lots (L)}}
\]

\[
A = \frac{2,660.61}{51} = 52.17\text{ per lot, per year}
\]

Estimated Assessment

\[
A = 52.17
\]

District No. 5 - Castle Woods Phase 2
CPI Approved 2002

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of lots (L)}}
\]

\[
A = \frac{866.52}{19} = 45.60\text{ per lot, per year}
\]

2002-2003 Estimated Assessment

\[
A = 45.60
\]
District No. 6 - Creek View  
CPI Approved 1999

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of lots (L)}}
\]

\[
A = \frac{$4,129.01}{19} = $217.32 \text{ lot, per year}
\]

2002-2003 Estimated Assessment

\[
A = $217.32
\]

District No. 7 - Ford Estates Phase 1  
(CPI Approved 1998)

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Unit Cost} = \frac{\text{Cost (C)}}{\text{Number of front feet}}
\]

\[
\text{Phase 1} = \frac{$2,163.40}{311.72 \text{ feet}} = $6.94 \text{ per foot}
\]

Ultimate cost to maintain entire Westwood Street frontage:

\[
1,065.95 \text{ feet} \times $6.94 \text{ per foot} = $7,397.91
\]

Ultimate cost per lot to maintain entire Westwood Street frontage:

\[
\frac{$7,397.91}{109 \text{ lots}} = $67.88 \text{ per lot}
\]

Estimated Assessment 2002-2003
$2,163.40 - ($67.88 \times 20) = $805.80 = \text{remainder parcel assessment}

\text{Phase 1 Assessment} = $67.88 \text{ per lot}
\text{Remainder Parcel Assessment} = $805.80

\textbf{District No. 8 - River Breeze}
\textit{2002-2003}

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

\textbf{Formula for Assessment}

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{$4,280.76}{37} = $115.70 \text{ per lot per year}
\]

\text{Estimated Assessment 2002-2003}

\[
A = $115.70
\]

\textbf{District No. 9 - Orchard Ridge Phase 3}
\textit{2002-2003}

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

\textbf{Formula for Assessment}

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{$985.03}{56} = $17.58 \text{ per lot, per year}
\]

\text{Estimated Assessment 2002-2003}

\[
A = 17.58
\]

\textbf{District No. 10 - Orchard Ridge Phase 4}
2002-2003

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{\$305.56}{19} = \$16.08 \text{ per lot, per year}
\]

Estimated Assessment 2002-2003

\[
A = \$16.08
\]

**District No. 11 - Orchard Ridge Phase 5**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{\$1,151.92}{76} = \$15.16 \text{ per lot, per year}
\]

Estimated Assessment 2002-2003

\[
A = \$15.16
\]

**District No. 12 - Westwood Estates Unit 5, Phase 2**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment
Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}

A = \frac{$7,368.84}{34} = 216.72 \text{ per lot, per year}

Estimated Assessment 2002-2003

A = $216.72

District No. 13 - River Ranch No. 3 Subdivision

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\frac{\text{Assessment (A)}}{\text{Cost (C)}} = \frac{\text{Number of Lots (L)}}{

\frac{A = \frac{$2,093.49}{35} = 59.82 \text{ per lot per year}}{35}

Estimated Assessment for 2002-2003

A = $59.80

District No. 14 - River Springs, Phase 2 Subdivision

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
A = $1,018.01 = $20.36 per lot per year
\[ \frac{50}{\text{lot}} \]

Estimated Assessment for 2002-2003
A = $20.36

**District No. 15 - Meadowood, Phase 1 Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

A = \$6,810.24 = $141.88 per lot per year
\[ \frac{48}{\text{lot}} \]

Estimated Assessment for 2002-2003
A = $141.88

**District No. 16 - New Expressions, Phase 2 Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

A = \$5,580.07 = $103.34 per lot per year
\[ \frac{54}{\text{lot}} \]

Estimated Assessment for 2002-2003
A = $103.34
District No. 17 - Orchard Ridge Phase 6

2002 - 2003
CPI Approved 2001

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{537.59}{32} = 16.80 \text{ per lot, per year}
\]

Estimated Assessment for 2002-2003

A = $16.80

District No. 18 - Ohio North

2002 - 2003
CPI 2002

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.
4. 

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{161.28}{10} = 16.12 \text{ per lot, per year}
\]

Estimated Assessment for 2002 - 2003
A = $16.12

District No. 19 - Williams Ranch Phase 1

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{$5,965.16}{41} = $145.50 \text{ per lot, per year}
\]

Estimated Assessment for 2002-2003

A = $145.50

District No. 20 - West View Place

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{$237.92}{10} = $23.80
\]

Total Assessment for 2002-2003

A = $23.80

District No. 21 - Orchard Ridge Phase 7
1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{1,659.06}{30} = 55.30
\]

Estimated Assessment for 2002-2003

\[A = 55.30\]

District No. 22 - Meadowood Phase 2

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{4,755.95}{55} = 86.47 \text{ per lot, per year}
\]

Estimated Assessment for 2002-2003

\[A = 86.47\]

District No. 23 - River View Estates Phase 3

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots}}

\[ A = \frac{\$713.36}{23} = \$31.02 \]

Estimated Assessment for 2002-2003

A = $31.02

Harold A. Hill, City Engineer