Item: 10.C.

MOORPARK CITY COUNCIL
AGENDA REPORT

TO: **Honorable City Council**

FROM: **Hiromi Dever, Finance Director**
Gilbert Punsalan, Budget & Finance Manager

DATE: **01/21/2026 Regular Meeting**

SUBJECT: **Consider Resolutions to Initiate Proceedings Related to the Citywide Landscape and Lighting Maintenance Assessment Districts and the Parks and Recreation Maintenance Improvement District for Fiscal Year 2026/27**

BACKGROUND

Landscape and Lighting Maintenance Assessment Districts:

In 1984, a Landscape and Lighting Maintenance Assessment District (AD 84-2), encompassing the entire City, was created to fund costs associated with street lighting and the maintenance of various landscaped areas. This was a successor to the District enacted by the County of Ventura prior to the incorporation of the City. In subsequent years, Zones of Benefit (Zones) were added to fund the maintenance of specific areas. Later, these Zones were changed to District 1 through District 12. Since 1984, the City has formed additional Assessment Districts (AD) to fund the maintenance of certain landscape improvements in and adjacent to:

Year Formed	District Name	District No.
2001		
	District 14 - Silver Oak Lane Tract 5201	(AD 01-1)
	District 15 Zone A - Country Club Tract 4928 District 15 Zone B - Masters at Moorpark CC Tract 5463 (annexed on 10/2015)	(AD 01-2)
	District 16 - Mountain View Tract 5161	(AD 01-3)
2004		
	District 18 - Moonsong Court Tract 5307	(AD 04-01)

Year Formed	District Name	District No.
2005		
	District 19 - Campus Plaza PM 5264	(AD 05-01)
2006		
	District 21 - Canterbury Lane Tract 5133	(AD 06-01)
	District 21 Zone B - Ivy Lane Tract 5425 (annexed on 11/2013)	
2007		
	District 22 - Moorpark Highlands Tract 5045	(AD 07-01)
	District 20 - Meridian Hills Tract 5187	(AD 07-02)
	District 24 - 875 Los Angeles Ave	(AD 07-04)
2008		
	District 25 - Patriot Commerce Center	(AD 07-03)
2009		
	District 26 - 14339-14349 White Sage Road	(AD 09-01)
2010		
	District 31 - Tuscany Square	(AD 10-01)
	District 32 - 145 Park Lane	(AD 10-02)
2015		
	District 23 - Vistas at Moorpark Tract 5130	(AD 15-01)

Notes:
Districts 13, 17 and 30 are not assigned.

Parks and Recreation Maintenance Improvement District:

In July 1999, the City successfully established a Parks and Recreation Maintenance and Improvement District. The current Maintenance District is based on a “special” assessment. This means that the City assesses property owners for that portion of park and recreation maintenance and improvement activities that generate a “special” benefit. The City is responsible for funding activities that generate a “general” benefit.

The Parks and Recreation Maintenance and Improvement District include all existing twenty (20) City parks, including Serenata Trail located at Miller Parkway and Southfork Road. The amount of the assessment levied may be adjusted annually by the Consumer Price Index (CPI) for the Los Angeles area as of December of each year with a maximum annual adjustment not to exceed three percent (3%).

DISCUSSION

As part of the annual budget process, the City Council considers renewal of the subject Assessment Districts and continuation of levy amounts for the upcoming fiscal year. According to State law, before assessments may be levied, an Engineer’s Report must

be prepared for each assessment district setting forth the amount of the assessments and the basis for establishing said amount.

The preparation of an Engineer's Report does not obligate the City to approve the Engineer's Report nor to proceed with levying assessments. The purpose of the Engineer's Report is to merely develop the information necessary for the City Council to make those decisions. The report sets forth the items proposed to be funded by the district and the methodology used to distribute maintenance and improvement costs to all of the properties within each district.

When completed, each Engineer's Report is submitted to the City Council for approval. Approval of an Engineer's Report by the City Council does not authorize the levying of the annual assessments. Such approval merely allows the Engineer's Reports, and the measurements set forth therein, to be considered at subsequent public hearings.

In accordance with the requirements of applicable State law, the Resolutions attached as Attachments 1 and 2 initiate the process required for the City Council to levy amounts proposed for the subject Assessment Districts. Upon adoption of these Resolutions, SCI Consulting Group, Inc. (SCI), the City's assessment engineering consultant, will prepare the Engineer's Report for the Citywide Landscape and Lighting Assessment Districts and a separate Engineer's Report for the Parks and Recreation Maintenance and Improvement District.

ENVIRONMENTAL DETERMINATION

This action is exempt from the California Environmental Quality Act (CEQA) as it does not constitute a project, as defined by Section 15378 of the State CEQA Guidelines. Therefore, no environmental review is required.

FISCAL IMPACT

There is no fiscal impact related to the initiation of proceedings related to the assessment districts.

COUNCIL GOAL COMPLIANCE

This action does not support a current strategic directive.

STAFF RECOMMENDATION (ROLL CALL VOTE REQUIRED)

Adopt Resolution Nos. 2026-____ and 2026-____.

Attachment 1: Draft Resolution No. 2026-____ to Initiate Proceeding for the Citywide Landscape and Lighting Assessment Districts
Attachment 2: Draft Resolution No. 2026-____ to Initiate Proceedings for the Parks and Recreation Maintenance and Improvement District

ATTACHMENT 1

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, DIRECTING THE PREPARATION OF THE ANNUAL ENGINEER'S REPORT FOR FISCAL YEAR 2026/27 FOR THE CITY OF MOORPARK, LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICTS

WHEREAS, the City of Moorpark provides for the maintenance and improvement of landscapes and street lighting services through the City's Landscape and Lighting Maintenance Assessment Districts; and

WHEREAS, the City Council of the City of Moorpark proposes to continue the specified districts for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

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

SECTION 1. This Council ordered the formation of and levied the first assessments within the City of Moorpark Landscape and Lighting Maintenance Assessment Districts Nos. AD 84-2, AD 01-1, AD 01-2, AD 01-3, AD 04-01, AD 05-01, AD 06-01, AD 07-1, AD 07-2, AD 07-3, AD 07-4, AD 09-01, AD 10-01, AD 10-02 and AD 15-01 (the "Landscape and Lighting Districts") pursuant to the provisions of the Landscaping and Lighting Act of 1972, commencing at Section 22500 of the California Streets and Highways Code (hereinafter "the Act").

SECTION 2. Sections 22620 et. seq., of the Act provide for the levy of annual assessments after formation of the Landscape and Lighting Maintenance Assessment Districts.

SECTION 3. Within the Landscape and Lighting Districts, the existing and proposed improvements and any substantial changes proposed to be made to the existing improvements are generally described as follows:

> Installation, maintenance and servicing of public facilities, including but not limited to one or more street lights, public lighting facilities, landscaping, statuary, fountains, and other ornamental structures and facilities, entry monuments and all necessary appurtenances, debris basins, turf, ground cover, shrubs and trees, irrigation systems, drainage systems, lighting, fencing and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof, including irrigation, electric current and energy; and to provide incidental expenses in connection therewith. Services provided include all necessary service, operations and maintenance of the above-mentioned improvements, as applicable, for any property owned or maintained by the City of Moorpark.

SECTION 4. SCI Consulting Group, Inc. is hereby designated as Engineer of Work for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIIID of the California Constitution, for the Districts referred to in Section 1 of this Resolution. Upon completion, the Engineer shall file the Engineer's Report with the Clerk of the City Council for submission to the Council.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 21st day of January, 2026.

_____
Chris R. Enegren, Mayor

ATTEST:

_____
Ky Spangler, City Clerk

ATTACHMENT 2

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, DIRECTING THE PREPARATION OF THE ANNUAL ENGINEER'S REPORT FOR FISCAL YEAR 2026/27 FOR THE PARKS AND RECREATION MAINTENANCE AND IMPROVEMENT DISTRICT OF THE CITY OF MOORPARK

WHEREAS, the City of Moorpark provides for the maintenance and improvement of parks and recreation facilities through the City's Parks and Recreation Maintenance and Improvement District; and

WHEREAS, the City Council of the City of Moorpark proposes to continue the specified district for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

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

SECTION 1. On June 16, 1999, by its Resolution No. 1999-1625, this Council ordered the formation of and levied the first assessment within the City of Moorpark Parks and Recreation Maintenance Improvement District (the "Maintenance Improvement District") pursuant to the provisions of Article XIIID of the California Constitution, and the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof).

SECTION 2. The purpose of the Maintenance Improvement District is for the installation, maintenance and servicing of improvements to the City of Moorpark, as described in Section 3 below.

SECTION 3. Within the Maintenance and Improvement District, the existing and proposed improvements to be undertaken by the Maintenance and Improvement District are generally described as the installation, maintenance and servicing of public facilities, including but not limited to landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, ground cover, shrubs and trees, street frontages, playground equipment and hardcourt areas, senior and community centers, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, running tracks, other recreational facilities, security guards, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned and maintained by the City of Moorpark. Installation means the construction of recreational improvements, including but not limited to, land preparation, such as grading leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric

current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

SECTION 4. SCI Consulting Group, Inc. is hereby designated as Engineer of Work for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIIID of the California Constitution. Upon completion, the Engineer shall file the Engineer's Report with the Clerk of the City Council for submission to the Council.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 21st day of January, 2026.

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Chris R. Enegren, Mayor

ATTEST:

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Ky Spangler, City Clerk