



CITY OF POMONA COUNCIL REPORT

June 2, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Meg McWade, Public Works Director

SUBJECT: APPROVAL OF THE FY 2025-26 ANNUAL ENGINEER OF RECORD REPORT AND A RESOLUTION OF INTENT SETTING JULY 21, 2025 AS THE PUBLIC HEARING DATE REGARDING ANNEXATION OF ADDITIONAL TERRITORY AND THE LEVY OF ANNUAL ASSESSMENTS FOR THE CONSOLIDATED CITYWIDE STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT

RECOMMENDATION:

It is recommended that the City Council:

- 1) Approve the Engineer's Report for the Consolidated Citywide Street Lighting and Landscaping Maintenance District for FY 2025-26, including annexation of 125 additional parcels and the annual levy of assessments; and
- 2) Adopt the following Resolution:

RESOLUTION NO. 2025-66 – A RESOLUTION OF THE CITY COUNCIL OF POMONA, CALIFORNIA, TO ANNEX NEW TERRITORY AND LEVY FISCAL YEAR 2025-26 ASSESSMENTS FOR THE CONSOLIDATED CITYWIDE STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT AND TO SET JULY 21, 2025 AS THE DATE FOR THE PUBLIC HEARING ON THE MATTER

EXECUTIVE SUMMARY:

Approval of the recommended actions will approve the Engineer's Report (Attachment No. 1) and adopt the Resolution (Attachment No. 2) to annex new territory and levy the FY 2025-26 assessments for the Consolidated Citywide Street Lighting and Landscaping Maintenance District and will set the Public Hearing date for the matter on July 21, 2025. These are the next steps required for the levy of assessments for FY 2025-26 and the annexation of additional territory, as set forth in the Landscaping and Street Light Act of 1972. City Council will be asked to approve the collection of FY 2025-26 assessments after the July 21, 2025 public hearing. Approval will

allow the City of Pomona (City) to comply with the County Assessor's August 10, 2025 submittal deadline to ensure the amount is included on the tax bills for FY 2025-26.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☐ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

Funding for the Consolidated Citywide Street Lighting and Landscaping Maintenance District (District) is derived from assessments of properties receiving benefits from the District. In the proposed budget, prepared prior to the draft Engineer's Report, the City conservatively estimated that the assessments will generate approximately \$1,264,763 for FY 2024-25. The draft engineer's report estimates a total levy of \$1,281,913 from a total of 8,551 parcels levied, including additional annual revenue of \$3,541.09 in Zone C from the 124 parcels being added to the Citywide lighting assessment through this process and \$87.76 in Zone D from the 1 parcel being added to South Garey Maintenance Assessment. The table below summarizes estimated revenues from the assessments, as described in the Engineer's Report:

Source of Funds	Phillips Ranch Zones A-B	Zones C and I	South Garey Zones D-F	University Corp. Center Zone H	Total
Assessment Revenue	\$951,811	\$155,150	\$112,205	\$62,748	\$1,281,913

Notes:

1. Since FY 1999-00, all parcels formerly in Zone G have now been included in Zone C.
2. Totals may be off slightly due to rounding.

The table below summarizes the estimated expenditures funded by assessment revenues. Staff has closely monitored expenditures to ensure alignment with revenues. In both the Phillips Ranch Assessment District (Zone AB) and the University Corporate Center (Zone H), fund balances have historically been used to offset revenue shortfalls; however, these balances are now nearly depleted.

As a result, the City adjusted annual expenditures and significantly reduced service levels to remain within current funding limits. While the Proposition 218 process for the University Corporate Center (Zone H) is still underway, staff continues to carefully track expenditures to ensure they remain within available resources. All other assessment district zones are currently

operating within their approved budgets and fund balances, with no adjustments to service levels anticipated at this time.

While the table reflects estimated expenditures for FY 2025-26, it does not fully capture the scope of maintenance needs across the District. Both the Phillips Ranch and University Corporate Center Zones continue to face significant funding constraints. Additionally, updated CalFire designations identifying nearby areas as High and Moderate Fire Hazard Severity Zones may lead to higher future maintenance costs related to fire mitigation. Notably, in 2009–2010, maintenance responsibilities for Country Crossings Park and Phillips Ranch Park were transitioned from the Assessment District to the City's General Fund due to unsustainable costs. Effective July 1, 2025, maintenance for the "Greenbelt Park" will also be funded by the General Fund, having previously been included in the Phillips Ranch Landscaping Zone. These shifts reflect the growing difficulty of sustaining park maintenance and water costs solely through assessment revenues.

Use of Funds	Phillips Ranch Zones A-B	Zones C and I	South Garey Zones D-F	University Corp. Center Zone H	Total
Personnel Costs	\$173,486	\$70,596	\$24,869	\$260	\$269,211
Contractual Services	\$556,622	\$2,000	\$27,088	\$39,002	\$624,712
Utilities	\$137,400	\$74,225	\$26,803	\$10,000	\$248,428
Internal Services	\$31,629	\$7,407	\$9,939	\$2,319	\$51,294
Other Operating Costs	\$25,691	\$15,550	\$880	\$7,040	\$49,161
Total	\$924,828	\$169,778	\$89,579	\$58,621	\$1,242,806

PUBLIC NOTICING REQUIREMENTS:

In accordance with Sections 22552 and 22553 of the California Streets and Highways Code and California Government Code Section 6601, the City is required to post the Resolution of Intent on an official bulletin board known for posting notices and publish the Resolution of Intent in the newspaper at least ten (10) days prior to the date of a scheduled Public Hearing, currently set for July 21, 2025 at 7:00 p.m. The Preliminary Engineer's Report will be on file for public review in the Office of the City Clerk. There is no public notice requirement for the present action.

PREVIOUS RELATED ACTION:

On March 17, 2025, the City Council adopted Resolution No. 2025-29 authorizing David Taussig and Associates, Inc. (DTA) as the Engineer of Record for Fiscal Year 2025-26, and authorizing preparation of the Engineer's Report pursuant to the Provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, for the Annual Assessment Levy for the Consolidated Citywide Street Lighting and Landscaping Maintenance District for FY 2025-26.

DISCUSSION:

The City's first Street Lighting and Landscape Assessment District was established over 35 years ago. In July 1990, the City established a Consolidated Citywide District with six benefit/improvement zones (Zones A through F). In subsequent years, as new development occurred, additional Districts were formed, resulting in nine benefit/improvement zones (A through I). In 2000, the assessments collected from properties in Zone G paid off the outstanding obligations for streetlight improvements, and Zone G was combined into Zone C. The City's current "Consolidated Citywide District" includes nine established zones:

- Landscaping Only – Zone A (Phillips Ranch); and
- Lighting and Landscaping – Zone B (Phillips Ranch), Zone D (Garey Avenue – State Route 71/Lexington), Zone E (Garey Avenue – Auto Center), Zone F (Garey Avenue – Lexington to Ninth), and Zone H (University Corporate Center)
- Street Light Maintenance – Zone C (Citywide) and Zone I (Emerald Court)

With establishment of the Consolidated Citywide District, all new site developments are required to consent to inclusion in the assessment district for lighting and/or landscaping. As a result of this requirement, 124 parcels are being added to Zone C Citywide lighting and one (1) parcel is being added to Zone D. The new parcels are listed in the Engineer's Report, Appendix B. The revenue from the additional properties is included in the fiscal impact section of this report. Pursuant to the Landscaping and Street Lighting Act of 1972, the levy of the annual assessments of an established assessment district requires the following actions to be taken prior to the Assessment Roll submission to the Los Angeles County Auditor by August 10, 2025:

CONSOLIDATED DISTRICT RENEWAL PROCEEDINGS	DATE
City Council – Adopt Resolution Ordering Engineer's Report	March 17, 2025 (Completed)
City Council – 1) Approve Preliminary Engineer's Report, and 2) Adopt Resolution of Intent Setting the date of Public Hearing	June 2, 2025
City Council – 1) Conduct Public Hearing to receive public comment and testimony regarding the annual assessments, and 2). Adopt a Resolution approving the Assessment Diagram and the Levy of Assessments for FY 2025-26	July 21, 2025
File a certified copy of the diagram and assessments with the County Auditor	August 10, 2025

It is also important to note that the General Fund, which has historically supplemented the Phillips Ranch Assessment District operation to sustain core maintenance activities, is under increasing fiscal pressure. Rising costs and the passage of Measure Y on November 5, 2024 have further reduced availability of discretionary funding. As a result, the City's ability to continue subsidizing District operations for park maintenance over the long term is increasingly limited.

Approval of the Engineer's Report and adoption of Resolution No. 2025-66 is the next step to proceed with the FY 2025–26 levy, annex new parcels, and ensure compliance with state deadlines.

Prepared by:

Lindsay A. McElwain, Senior Management Analyst

ATTACHMENT:

Attachment No. 1 – City of Pomona Engineer's Report FY 25-26

Attachment No. 2 – Resolution No. 2025-66