

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 12
DOWNTOWN BUSINESS DISTRICT
(FISCAL YEAR 2020-2021)
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A S S E S S M E N T

WHEREAS, on June 4, 1991, the City Council of the City of Fairfield, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, adopted a Continuing Resolution Directing Preparation of Annual Reports for Maintenance Assessment Districts;

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565 et seq. of said Act;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said district.

The amount to be paid for the maintenance of said improvements, and the expenses incidental thereto, are as shown on the cost of summary on page 3 of this report.

Reference is made to the original assessment diagram for maintenance dated May 1991, which is hereby amended by the assessment roll contained herein.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said landscaping maintenance assessment district by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within said landscaping maintenance assessment district in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Solano for the fiscal year 2020-2021 and includes all of such parcel excepting those portions thereof within existing public roads or right of way to be acquired in these proceedings for public road purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County. Because the names of the several owners are unknown to me, I hereby place the word "Unknown" opposite the number of each lot or parcel of land assessed, the amount assessed thereon and the number of the assessment.

Dated: May 19, 2020

Ryan Panganiban
City Engineer/ Asst. Director of Public Works
R.C.E. No. 74795
Expires 12/31/21

CITY OF FAIRFIELD

MAINTENANCE DISTRICT NO. 12

DOWNTOWN BUSINESS DISTRICT

METHOD OF APPORTIONMENT OF ASSESSMENT

City Contributions to the District

1. Pre-Project Maintenance Expenses

The City will fund maintenance at the level that existed prior to the downtown renovation. This level of funding will be inflated each year in accordance with the ENR Construction Cost Index.

2. First-Installment Cash Flow

The City will fund the first Installment Cash Flow for the first year of the district. The First Installment Cash Flow provides funding for the district from the beginning of the fiscal year (July 1, 1991) until the collection of the first installment of the assessments on December 15, 1991.

3. Phase-In Contributions

The City recognizes that business may be slow following all the construction work downtown. For this reason, the City will phase-in the assessments over a three year period. During the first three years of the district, the City will fund a "phase-in" contribution to the district, which will reduce the level of assessments as follows:

A. Year 1: In addition to paying for the first installment cash flow and for pre-project contribution to the district. This "phase-in" contribution will reduce property owner's assessments by 50% for the first year of the district.

B. Year 2: In addition to paying for inflated pre-project costs, the City will fund a 35% "phase-in" contribution to the district. This "phase-in" contribution will reduce property owner's assessments by 35% for the second year of the district.

C. Year 3: In addition to paying for inflated pre-project costs, the City will fund a 20% "phase-in" contribution to the district. This "phase-in" contribution will reduce property owner's assessments by 20% for the third year of the district.

D. After Year 3: The City's "phase-in" contributions will cease. However, the City will continue to pay for inflated pre-project costs. After year 3, the City will continue to fund maintenance at the level that existed prior to the downtown renovation and downtown property owners will pay the balance of maintenance costs associated with the improvements.

Assessable Lots

Lots within the limits of the district, which meet any one of the following criteria shall be assessed:

1. Lots used for commercial purposes. This includes vacant commercial lots that can be developed for commercial purposes; or
2. Lots owned by non-profit organizations, churches, or fraternal organizations; or
3. Residential lots used for commercial purposes if the property owner or tenant possesses a business license and pays Downtown Improvement District (DID) fees.

Lots NOT to be Assessed

Lots which meet the following criteria shall not be assessed:

1. Single family and multi-family residential lots (whether they are primary residences or rental property) provided that both of the following two conditions are met:
 - A. The property owner or tenants do not possess business licenses tied to the property; and
 - B. The property owner or tenants do not pay DID fees for a business run on the property.

Assessment for Fronting Lots

Fronting lots shall be considered to be those assessable lots fronting on the improvements on Texas Street between Jefferson Street and Pennsylvania Avenue or on Madison Street between Missouri Street and Empire Street.

Fronting lots shall pay 80% of the total assessment.

The apportionment shall be based on 75% on frontage and 25% on area.

Lots which have frontage on both Madison Street and Texas Street shall receive a frontage credit equal to 25% of their total frontage.

Fronting lots with multi-story buildings that serve multiple commercial tenants may pay an assessment surcharge. See the section on multi-story buildings.

Assessment for NON-Fronting Lots

Non-fronting lots shall be considered to be assessable lots within the limits of the Downtown Improvement District which do not front on the improvements on Texas Street between Jefferson Street and Pennsylvania Avenue or on Madison Street between Empire Street and Missouri Street.

Non-fronting lots shall pay 20% of the total assessment.

The apportionment shall be based strictly on area.

Non-fronting lots with multi-story buildings that serve multiple commercial tenants may pay an assessment surcharge. See the section on multi-story buildings.

Assessment Surcharge for Multi-Story Buildings

Assessable fronting and non-fronting lots may pay an assessment surcharge if there is a multi-story building on the lot. The assessment surcharge is 20% of the baseline assessment for each additional floor above the ground floor. This 20% assessment surcharge only applies if all of the following conditions are met:

1. The lot is assessable; and
2. The multi-story building serves multiple tenants; and
3. Tenants not on the ground floor have separate access via a lobby or outside staircase; and
4. The floor subject to the assessment surcharge is used for commercial purposes.

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 12
DOWNTOWN BUSINESS DISTRICT
DESCRIPTION OF WORK

The improvements to be maintained are within the limits of Maintenance District No. 12, the "Downtown Business District" which shall be considered to include:

1. The public right of way on Texas Street between Pennsylvania Avenue and Jefferson Street.

and

2. The public right of way on Madison Street between Missouri Street and Empire Street.

A. Maintenance To Be Paid For By The Maintenance District:

1. Landscape maintenance within the District including maintenance of all trees, shrubs, vines and planted pots. Landscape maintenance shall include periodically replanting annual flowers. Lower maintenance shrubs or perennials should be substituted for annuals where and when appropriate.
2. Water for landscape irrigation and for maintenance and cleaning operations.
3. Maintenance and replacement costs for all streetlights within the District including replacement of damaged poles, periodic pole painting and replacement of luminaries.
4. Electricity charges to power all streetlights within the District.
5. Maintenance related to the repair of landscape accent lights and pergola lights including needed replacement of bulbs.
6. Electricity required for landscape accent lights, pergola lights, irrigation controllers, and maintenance operations.
7. Maintenance of brick sidewalks including replacement of damaged bricks and periodic cleaning of surfaces.
8. Removal of graffiti and periodic cleaning of benches, columns, walls and raised planters.
9. Maintenance and repair of pergolas.
10. Trash pickup and litter removal.

B. Maintenance To Be Paid For By The City's General Fund:

1. Maintenance of all asphalt concrete pavement within the District.
2. Maintenance of concrete pavers located in Texas Street crosswalks and in the Madison Street parking plaza between Empire Street and Missouri Street including replacement of damaged materials and periodic cleaning of surfaces.
3. Repair of raised planters at intersection corners.
4. Replacement of structures.
5. The City will maintain all other landscape and lighting improvements not specifically itemized in Section A, "Maintenance To Be Paid For By The Maintenance District" of this Exhibit.

CITY OF FAIRFIELD

MAINTENANCE DISTRICT NO. 12

DOWNTOWN BUSINESS DISTRICT

SUMMARY STATEMENT OF INFLUENCING FACTORS
FOR MAINTENANCE DISTRICT BUDGET

The annual assessment for the Downtown Business District proposed budget is \$60,702.00. The assessments for 2020/2021 will not exceed the individual ranges for the parcels in the district, which were established in 1991. The district is facing a potential revenue shortfall without a CPI escalation. While the 2020/2021 revenues do meet expenditures there is no room for unscheduled expense. In the coming years the district will be required to re-ballot the district for a new range of assessment and CPI escalator.

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 12
DOWNTOWN BUSINESS DISTRICT

CERTIFICATIONS

FISCAL YEAR 2020-2021

I, the City Clerk of the City of Fairfield, California, hereby certify that the foregoing Assessment, in the amounts set forth in Column (1), with the diagram thereto attached, was filed with me on May 19, 2020.

City Clerk
City of Fairfield

I have prepared this Engineer's Report and do hereby certify that the amounts set forth in Column (2) under Estimate of Costs on page 1 of the foregoing Assessment, and the individual amounts in Column (2) under "Assessment" on the foregoing pages of this Assessment, have been recomputed in accordance with the order of the City Council of said City, as expressed by its Resolution No. 2020-____, duly adopted by said Council on June 16, 2020; provided, however, that if Column (2) is blank, the figures in Column (1) were preliminarily approved without change.

Dated: June 16, 2020

Ryan Panganiban
City Engineer/Asst. Director of Public Works
R.C.E. No. 74795
Expires 12/31/21

I, the City Clerk of the City of Fairfield, California, hereby certify that this Assessment, in the amounts set forth in Column (2), unless Column (2) is blank, in which event the amounts in Column (1) apply, with the diagram thereto attached, was approved and confirmed by the City Council of said City on June 16, 2020.

City Clerk
City of Fairfield

I, the City Clerk of the City of Fairfield, California, hereby certify that a certified copy of the assessment and diagram was filed in the office of the County Auditor of the County of Solano, California, on August _____, 2020.

City Clerk
City of Fairfield

7331	30	171	32	\$1,719.28
7331	30	172	1	\$0.00
7331	30	172	3	\$554.29
7331	30	172	4	\$1,099.50
7331	30	172	5	\$1,199.72
7331	30	172	10	\$0.00
7331	30	172	11	\$0.00
7331	30	172	12	\$89.20
7331	30	172	13	\$0.00
7331	30	172	15	\$958.79
7331	30	173	1	\$0.00
7331	30	173	2	\$0.00
7331	30	173	3	\$0.00
7331	30	173	4	\$0.00
7331	30	173	5	\$0.00
7331	30	173	6	\$0.00
7331	30	173	7	\$0.00
7331	30	173	8	\$214.09
7331	30	173	9	\$0.00
7331	30	173	10	\$0.00
7331	30	173	11	\$107.05
7331	30	174	1	\$0.00
7331	30	174	8	\$1,376.16
7331	30	174	11	\$0.00
7331	30	174	12	\$2,976.56
7331	30	175	7	\$0.00
7331	30	175	11	\$107.05
7331	30	175	16	\$297.35
7331	30	175	17	\$83.26
7331	30	175	18	\$630.38
7331	30	176	3	\$590.65
7331	30	176	4	\$0.00
7331	30	176	5	\$1,428.06
7331	30	176	6	\$241.64
7331	30	176	7	\$554.29
7331	30	176	8	\$554.29
7331	30	176	9	\$77.31
7331	30	176	10	\$101.10
7331	30	176	11	\$0.00
7331	30	176	12	\$0.00
7331	30	176	13	\$0.00
7331	30	176	16	\$0.00
7331	30	176	18	\$0.00
7331	30	176	19	\$35.68
7331	30	176	20	\$0.00
7331	30	181	1	\$0.00
7331	30	181	2	\$0.00
7331	30	181	3	\$0.00
7331	30	181	4	\$0.00
7331	30	181	5	\$0.00
7331	30	181	6	\$101.10
7331	30	181	7	\$101.10
7331	30	181	10	\$0.00
7331	30	181	11	\$0.00
7331	30	182	1	\$1,699.07

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 12

Downtown (7331)
Fiscal Year 2020-21

*See Below

7331	30	182	2	\$0.00
7331	30	182	3	\$0.00
7331	30	182	4	\$0.00
7331	30	182	5	\$95.15
7331	30	182	6	\$787.36
7331	30	182	7	\$617.91
7331	30	182	8	\$1,190.38
7331	30	182	9	\$274.51
7331	30	182	10	\$1,067.10
7331	30	182	11	\$798.60
7331	30	183	1	\$404.39
7331	30	183	2	\$130.83
7331	30	183	3	\$0.00
7331	30	183	5	\$101.10
7331	30	183	6	\$0.00
7331	30	183	7	\$0.00
7331	30	183	8	\$0.00
7331	30	183	9	\$101.00
7331	30	183	10	\$101.10
7331	30	184	1	\$0.00
7331	30	184	5	\$276.96
7331	30	184	6	\$313.68
7331	30	184	7	\$590.65
7331	30	184	10	\$299.87
7331	30	184	11	\$299.87
7331	30	184	12	\$299.87
7331	30	184	13	\$590.65
7331	30	184	16	\$65.42
7331	30	184	17	\$297.25
7331	30	184	19	\$593.26
7331	30	184	20	\$0.00
7331	30	184	22	\$106.43
7331	30	184	23	\$212.87
7331	30	185	1	\$0.00
7331	30	185	2	\$0.00
7331	30	185	3	\$101.10
7331	30	185	4	\$0.00
7331	30	185	5	\$101.10
7331	30	185	6	\$95.15
7331	30	185	7	\$53.52
7331	30	185	8	\$53.52
7331	30	185	11	\$0.00
7331	30	185	13	\$258.65
7331	30	186	4	\$1,181.29
7331	30	186	5	\$714.20
7331	30	186	6	\$833.24
7331	30	186	8	\$572.47
7331	30	186	11	\$202.20
7331	30	186	12	\$15.21
7331	30	186	13	\$590.65
7331	30	186	14	\$410.34
7331	30	191	8	\$99.82
7331	30	191	9	\$202.20
7331	30	191	14	\$0.00
7331	30	191	15	\$112.99

7331	30	191	16	\$77.31
7331	30	191	17	\$115.38
7331	30	191	18	\$168.63
7331	30	191	19	\$356.82
7331	30	231	4	\$590.65
7331	30	231	5	\$1,081.33
7331	30	231	6	\$71.36
7331	30	231	7	\$77.31
7331	30	231	8	\$124.89
7331	30	231	9	\$101.10
7331	30	231	10	\$0.00
7331	30	231	11	\$0.00
7331	30	231	16	\$1,610.74
7331	30	232	1	\$0.00
7331	30	232	2	\$0.00
7331	30	232	3	\$0.00
7331	30	232	4	\$0.00
7331	30	232	5	\$0.00
7331	30	232	6	\$0.00
7331	30	232	7	\$0.00
7331	30	232	8	\$0.00
7331	30	232	9	\$0.00
7331	30	232	10	\$0.00
7331	30	232	11	\$202.20
7331	30	232	12	\$0.00
7331	30	233	1	\$1,181.29
7331	30	233	4	\$0.00
7331	30	233	5	\$693.50
7331	30	233	6	\$429.98
7331	30	233	7	\$421.26
7331	30	233	10	\$59.47
7331	30	233	12	\$59.47
7331	30	233	13	\$59.47
7331	30	233	14	\$41.63
7331	30	233	15	\$65.42
7331	30	233	16	\$59.47
7331	30	233	20	\$267.61
7331	30	233	21	\$593.26
7331	30	234	1	\$77.31
7331	30	234	5	\$130.83
7331	30	234	6	\$0.00
7331	30	234	7	\$0.00
7331	30	234	8	\$0.00
7331	30	234	9	\$0.00
7331	30	234	10	\$0.00
7331	30	234	11	\$0.00
7331	30	234	12	\$0.00
7331	30	234	13	\$488.15
7331	30	235	1	\$1,388.84
7331	30	235	2	\$201.36
7331	30	235	3	\$745.13
7331	30	235	4	\$1,944.56
7331	30	235	5	\$0.00
7331	30	235	6	\$0.00
7331	30	235	7	\$1,008.62

7331	30	235	8	\$0.00
7331	30	235	9	\$0.00
7331	30	235	11	\$0.00
7331	30	235	12	\$23.79
7331	30	235	13	\$0.00
7331	30	235	14	\$0.00
7331	30	236	4	\$53.52
7331	30	236	5	\$0.00
7331	30	236	6	\$0.00
7331	30	236	8	\$0.00
7331	30	236	9	\$0.00
7331	30	236	10	\$0.00
7331	30	236	11	\$0.00
7331	30	236	12	\$0.00
7331	30	236	13	\$0.00
7331	30	236	14	\$65.42
7331	30	236	21	\$0.00
7331	30	236	22	\$0.00
7331	30	236	23	\$0.00
7331	30	241	1	\$2,916.85
7331	30	241	2	\$1,181.29
7331	30	241	7	\$129.33
7331	30	241	8	\$0.00
7331	30	241	9	\$410.34
7331	30	242	1	\$101.10
7331	30	242	2	\$0.00
7331	30	242	3	\$0.00
7331	30	242	4	\$129.33
7331	30	242	9	\$0.00
7331	30	242	10	\$0.00
7331	30	242	11	\$0.00
7331	30	242	12	\$0.00
7331	30	242	13	\$0.00
7331	30	242	14	\$0.00
7331	30	242	19	\$77.31
7331	30	242	20	\$0.00
7331	30	242	21	\$101.10
7331	30	243	2	\$389.98
7331	30	243	3	\$299.87
7331	30	243	4	\$299.87
7331	30	243	5	\$299.87
7331	30	243	6	\$590.65
7331	30	243	7	\$590.65
7331	30	243	8	\$590.65
7331	30	243	9	\$101.10
7331	30	243	10	\$0.00
7331	30	243	15	\$0.00
7331	30	243	16	\$83.26
7331	30	243	17	\$41.63
7331	30	243	18	\$430.71
7331	30	244	1	\$0.00
7331	30	244	2	\$0.00
7331	30	244	3	\$101.10
7331	30	244	4	\$101.10
7331	30	244	5	\$101.10

7331	30	244	6	\$101.10
7331	30	244	7	\$0.00
7331	30	244	8	\$101.10
7331	30	244	9	\$0.00
7331	30	244	10	\$0.00
7331	30	244	11	\$0.00
7331	30	244	12	\$0.00
7331	30	244	13	\$0.00
7331	30	244	14	\$47.58
7331	30	245	1	\$590.65
7331	30	245	2	\$1,181.29
7331	30	245	3	\$1,181.29
7331	30	245	4	\$590.65
7331	30	245	6	\$65.42
7331	30	245	7	\$0.00
7331	30	245	8	\$101.10
7331	30	245	9	\$0.00
7331	30	245	12	\$129.33
7331	30	245	14	\$65.42
7331	30	245	15	\$65.42
7331	30	246	1	\$101.10
7331	30	246	2	\$202.20
7331	30	246	3	\$101.10
7331	30	246	4	\$83.26
7331	30	246	5	\$77.31
7331	30	246	6	\$0.00
7331	30	246	7	\$101.10
7331	30	246	8	\$0.00
7331	30	246	9	\$0.00
7331	30	246	10	\$0.00
7331	30	246	11	\$0.00
7331	30	246	12	\$0.00

Total Assessment: \$60,702.52

0030-176-060 has vacant commercial use code
parcel was not being assessed -assessment is based
on adjacent vacant lot \$554.29 ÷ 5662 sqft = .097896
.097896 x 7405 sqft = \$724.92 assessed of 3 yrs
\$241.64