

RESOLUTION NO. 25-087

ADOPTING A SCHEDULE OF MAINTENANCE COSTS AND CHARGES FOR
COMMUNITY FACILITIES DISTRICTS

WHEREAS, from time to time the City authorizes the formation of a Community Facilities District (CFD) under the Mello-Roos Community Facilities Act of 1982 (Act) to be used to finance maintenance and operation of certain services authorized under the Act; and

WHEREAS, the City can uniformly identify the costs of providing many of the commonly required maintenance and operations services and activities provided within a CFD; and

WHEREAS, in an effort to support a more streamlined process for negotiating CFD conditions, improved cost recovery, and equity between districts, on March 20, 2019 the City adopted Resolution No. 19-79, Adopting a Schedule of Maintenance Costs and Charges for Community Facilities Districts; and

WHEREAS, the schedule was most recently updated effective July 1, 2024 to incorporate annual inflationary adjustments to the various maintenance costs and charges identified in the schedule based on the change in the all-urban Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area from October to October of the immediately preceding year; and

WHEREAS, staff has recently completed an updated evaluation of the costs of providing many of the commonly required maintenance and operations services and activities provided within a CFD; and

WHEREAS, staff recommends adopting the updated schedule of maintenance costs and charges for community facilities districts, effective July 1, 2025, attached hereto as Exhibit "A;" and

WHEREAS, adoption of the uniform schedule of costs for certain services and activities does not preclude the City from recovering other CFD related service and maintenance costs, authorized by the Act, that are identified and established as part of the process of forming each CFD; and

WHEREAS, implementation of this schedule of costs and charges is subject to formation of new districts to which the schedule would apply, but will not affect previously established districts or districts that have initiated proceedings, as of the date of adoption of the resolution, to form a CFD to finance services authorized by the Act; and

WHEREAS, staff further recommends authorizing the Finance Director to make automatic annual inflationary adjustments for the various maintenance costs and charges identified in the schedule based on all-urban Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area; and

WHEREAS, inflationary adjustments will be based on the CPI change from October to October of the immediately preceding year; and

WHEREAS, if the CPI does not change or goes down, no change shall be made to the schedule for that year unless an adjustment is made to targeted cost recovery levels or cost study findings indicate that an adjustment is appropriate; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said schedule of maintenance costs and charges for community facilities districts, effective July 1, 2025 is hereby adopted.

BE IT FURTHER RESOLVED, the Finance Director has authority to make automatic annual inflationary adjustments for the various costs and charges identified in the schedule based on the yearly change in the all-urban Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area.

PASSED AND ADOPTED by the Council of the City of Roseville this 16th day of April 2025, by the following vote on roll call:

AYES COUNCILMEMBERS: Alvord, Bernasconi, Houdesheldt, Mendonsa, Roccucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None



MAYOR

ATTEST:



City Clerk

EXHIBIT "A"

City of Roseville
SCHEDULE OF MAINTENANCE COSTS AND CHARGES
FOR COMMUNITY FACILITIES DISTRICTS

Services and Activities	Page
Park Maintenance, Landscape Corridors, Paseo and Median Maintenance	1
Preserve and Open Space Maintenance	2
Street Sweeping, Leaf Pickup, and Bike Trail Maintenance	4
Stormwater Management	5

City of Roseville

Park Maintenance, Landscape Corridors, Paseo and Median Maintenance

#	Activity Cost Description	Calculation Unit	Frequency	Effective July 1, 2024	Effective July 1, 2025
1	Landscape Corridors, Paseos, Medians	per acre	yearly	\$14,129.72	\$15,498.05
2	Neighborhood Park: Basic, 3 to 5 Acres	per acre	yearly	\$15,699.69	\$17,220.05
3	Neighborhood/School Park, up to 12 Acres	per acre	yearly	\$16,746.34	\$18,942.06
4	Open Space	per acre	yearly	[a]	[a]

[a] See "Preserve and Open Space Maintenance - Detailed" fee section to calculate Open Space costs.

City of Roseville

Preserve and Open Space Maintenance

#	Activity Cost Description	Calculation Unit	Frequency	Effective July 1, 2024	Effective July 1, 2025
Biological Inspections					
1	General Biological Inspection	per acre	yearly	\$56.85	\$58.21
Vernal Pool Grasslands:					
2	Wet Season Vernal Pool Hydrology and Invertebrate Survey	per vernal pool	yearly	\$210.61	\$215.64
3	Dry Season Vernal Pool Hydrology and Floristics	per vernal pool	yearly	\$210.61	\$215.64
4	Upland Grassland Monitoring	per 25 acres	yearly	\$1,878.82	\$1,923.70
5	Oak Woodland Understory Grassland	per 25 acres	yearly	\$1,878.82	\$1,923.70
6	Oak Species Composition and Recruitment	per 25 acres	yearly	\$710.30	\$727.27
7	Residual Dry Matter Monitoring	per 25 acres	yearly	\$690.63	\$707.13
8	Ground Nesting Bird Survey	per acre	yearly	\$388.71	\$398.00
General Maintenance Inspections and Tasks					
General Maintenance Inspection:					
9	Level of Service A	per acre	yearly	\$74.60	\$76.38
10	Level of Service B	per acre	yearly	\$149.20	\$152.76
11	Level of Service C	per acre	yearly	\$223.81	\$229.16
General Routine Maintenance:					
12	Level of Service A	per acre	yearly	\$223.81	\$229.16
13	Level of Service B	per acre	yearly	\$447.61	\$458.30
14	Level of Service C	per acre	yearly	\$895.23	\$916.62
General Non-Routine Maintenance:					
15	Level of Service A	per preserve	yearly	\$335.71	\$343.73
16	Level of Service B	per preserve	yearly	\$671.44	\$687.48
17	Level of Service C	per preserve	yearly	\$1,007.15	\$1,031.21
Tree Assessment for Health and Vigor:					
18	Oak Woodland	per acre	yearly	\$106.02	\$108.55
19	Riparian Woodland	per acre	yearly	\$282.70	\$289.45
20	Tree Assessment in Target Safety Zone	per tree	yearly	\$123.68	\$126.63
Public Interaction:					
21	Level of Service A	per preserve	yearly	\$1,342.85	\$1,374.93
22	Level of Service B	per preserve	yearly	\$2,685.71	\$2,749.87
23	Level of Service C	per preserve	yearly	\$5,371.43	\$5,499.74
Vegetation Abatement:					
24	Grazing	per acre	yearly	\$412.28	\$422.13
25	Mowing	per acre	yearly	\$565.41	\$578.92
Creek Corridor Inspections and Tasks					
Winter and Spring Corridor Assessment:					
26	Level of Service A	per acre	yearly	\$74.60	\$76.38
27	Level of Service B	per acre	yearly	\$149.20	\$152.76
28	Level of Service C	per acre	yearly	\$223.81	\$229.16
Creek Corridor Routine Maintenance:					

City of Roseville

Preserve and Open Space Maintenance

#	Activity Cost Description	Calculation Unit	Frequency	Effective July 1, 2024	Effective July 1, 2025
29	Level of Service A	per acre	yearly	\$447.61	\$458.30
30	Level of Service B	per acre	yearly	\$895.24	\$916.63
31	Level of Service C	per acre	yearly	\$1,342.85	\$1,374.93
Creek Corridor Non-Routine Maintenance:					
32	Level of Service A	per preserve	yearly	\$895.24	\$916.63
33	Level of Service B	per preserve	yearly	\$1,790.48	\$1,833.25
34	Level of Service C	per preserve	yearly	\$2,685.71	\$2,749.87
Equipment and Restoration					
35	Post and Cable Fence	per LF	yearly	\$0.34	\$0.35
36	Ranch Fence	per LF	yearly	\$0.48	\$0.49
37	Gates	each	yearly	\$235.59	\$241.22
38	Signs	each	yearly	\$23.56	\$24.12
39	Bollards	each	yearly	\$39.26	\$40.20
40	Vernal Pool Grassland	per acre	yearly	\$26.86	\$27.50
41	Oak Woodland/Savannah	per acre	yearly	\$96.13	\$98.43
42	Riparian Woodland/Wetland	per acre	yearly	\$186.59	\$191.05
RMA Compliance					
43	Prepare and Follow-up of VRF w/Photo Documentation	per preserve	yearly	\$1,577.56	\$1,615.24
44	Pre-maintenance Habitat Survey	per acre	yearly	\$14.21	\$14.55
45	Nesting Bird Survey (other than for mowing) Level A	per acre	yearly	\$171.04	\$175.13
46	Nesting Bird Survey (other than for mowing) Level B	per acre	yearly	\$259.15	\$265.34
47	Nesting Bird Survey (other than for mowing) Level C	per acre	yearly	\$518.29	\$530.67
48	Annual Environmental/Invasive Species Training	per preserve	yearly	\$398.26	\$407.77
49	Fact Sheets/Onsite Cards	per preserve	yearly	\$117.79	\$120.60
50	Annual Report on Routine Maintenance	per preserve	yearly	\$35.34	\$36.18
51	Annual Monitoring Report for Restoration	per preserve	yearly	\$11.79	\$12.07
52	4-Year RMA Status Report	per preserve	yearly	\$4.42	\$4.53

City of Roseville

Street Sweeping, Leaf Pickup, and Bike Trail Maintenance

#	Activity Cost Description	Calculation Unit	Frequency	Effective July 1, 2024	Effective July 1, 2025
1	Street Sweeping	per curb mile	yearly	\$50.72	\$51.88
2	Leaf Pickup	per mile	yearly	\$81.60	\$96.06
3	Bike Trail Maintenance	per LF	yearly	\$1.36	\$1.83

City of Roseville

Stormwater Management

#	Activity Cost Description	Calculation Unit	Frequency	Effective July 1, 2024	Effective July 1, 2025
1	Stormwater Management	residential unit	yearly	\$31.68	\$32.44

[a] Cost per unit may vary depending on total development area and number of units proposed for development.

INFLATIONARY ADJUSTMENT CALCULATION

Source: CPI All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (Series: CUURS49BSA0)

Month	Year	Value	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
October	2018	289.673						
October	2019	298.443	3.03%					
October	2020	301.736	1.10%					
October	2021	313.265	3.82%					
October	2022	332.062	6.00%					
October	2023	341.219	2.76%					
October	2024	349.370	2.39%					