

MEETING DATE: 6/14/10

AGENDA ITEM: PUBLIC HEARING Adoption of a Resolution
Approving the Engineer's Report and Ordering
the Sixth Annual Assessment Levy for the
Albright Avenue Street Lighting Assessment
District - Fiscal Year 2010/2011

ATTACHMENTS

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1 RESOLUTION NO. 2010-R____

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
4 OF CULVER CITY, CALIFORNIA, APPROVING THE
5 ENGINEER'S REPORT AND ORDERING THE
6 ASSESSMENT LEVY FOR THE ALBRIGHT AVENUE
7 STREET LIGHTING ASSESSMENT DISTRICT FOR
8 FISCAL YEAR 2010-2011.

9 WHEREAS, the City Council of the City of Culver City has previously
10 ordered the formation of a landscape and lighting Assessment district pursuant to the
11 provisions of Chapter 15.01 of the Culver City Municipal Code ("CCMC") for a street
12 lighting district to be known and designated as the "Albright Avenue Street Lighting
13 Assessment District" (hereinafter referred to as the "Assessment District"); and

14 WHEREAS, on May 17, 2010, the City Council declared its intention to
15 order the annual assessment levy, to collect the assessments, and to carry on all other
16 proceedings necessary for the levy of annual assessments for the Assessment District;
17 and ordered the City Engineer to prepare a Report on the Annual Levy 2010-2011,
18 Albright Avenue Street Lighting Assessment District (the "Engineer's Report") to be filed
19 with the City Clerk and submitted to the City Council for consideration at a public hearing
20 on June 14, 2010; and

21 WHEREAS, the City Engineer prepared and filed the Engineer's Report
22 (attached hereto as Exhibit "A" and incorporated herein by reference) for the City
23 Council's consideration; and
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1 WHEREAS, the City Council has heard all testimony and evidence at a duly
2 noticed public hearing held on June 14, 2010 and has determined to proceed with the
3 levy of annual assessment for the Assessment District.

4 NOW, THEREFORE, the City Council of the City of Culver City, DOES
5 HEREBY RESOLVE as follows:

6 1. Upon the conclusion of the public hearing, written protests filed and
7 not withdrawn did not represent property owners owning more than fifty percent (50%) of
8 the area of assessable lands within the Assessment District.
9

10 2. The Engineer's Report is hereby approved and the annual levy of the
11 Assessment District, as set forth and described in the Engineer's Report, is hereby
12 ordered.

13 3. The diagram and assessment as set forth and contained in the
14 Engineer's Report are hereby confirmed and adopted.
15

16 4. The adoption of this Resolution constitutes the levy of the
17 assessment for the fiscal year commencing July 1, 2010 and ending June 30, 2011.

18 5. The estimates of costs, the assessment diagram, the assessments,
19 and all other matters as set forth in the Engineer's Report as submitted pursuant to
20 CCMC § 15.01.055, are hereby approved and adopted.

21 6. The assessment for improvements as set forth in the Engineer's
22 Report shall be performed pursuant to law. The County Auditor shall enter on the County
23 Assessment Roll the amount of the assessment and the assessment shall be collected at
24 the same time and in the same manner as the County property taxes are collected. After
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1 collection by the County, the net amount of the assessment shall be paid to the City
2 Treasurer of the City of Culver City.

3 7. Upon receipt of monies representing assessments collected by the
4 County, the City Treasurer for the City of Culver City shall deposit the monies into a
5 special fund known as the "Fund for Albright Avenue Street Lighting Assessment," which
6 was previously established upon the creation of the Assessment District.
7

8 8. Immediately upon the adoption of this Resolution, the City Clerk shall
9 file a certified copy of this Resolution, which includes the Engineer's Report containing
10 the diagram and assessment, with the County Auditor.

11 9. A certified copy of the Engineer's Report shall also be filed in the
12 Office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk,
13 and shall be open for public inspection.
14

15 APPROVED and ADOPTED this _____ day of June, 2010.

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17
18 CHRISTOPHER ARMENTA, MAYOR
City of Culver City, California

19
20 ATTEST:

APPROVED AS TO FORM:

21
22 MARTIN R. COLE, City Clerk

23 CAROL A. SCHWAB, City Attorney
for

24 A10-00200



PUBLIC WORKS DEPARTMENT

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CHARLES D. HERBERTSON, PE, LS
Public Works Director and
City Engineer

**ENGINEER'S REPORT
ON THE ANNUAL LEVY**

2010-2011

**ALBRIGHT AVENUE STREET LIGHTING
ASSESSMENT DISTRICT**

**IN THE CITY OF CULVER CITY UNDER THE PROVISIONS
OF CHAPTER 15.01 OF THE CODE OF THE CITY OF CULVER CITY,
CALIFORNIA**

FILED with the City Clerk
On June 03, 2010

PRESENTED to the City Council
and APPROVED by Resolution
No. 2010- R____, adopted by said
City Council on June 14, 2010
and thereafter filed in the
Office of the City Clerk

Martin Cole
City Clerk
City of Culver City

To: The Honorable Mayor and Members of the City Council

From: Charles D. Herbertson, Public Works Director and City Engineer

**SUBJECT: ALBRIGHT AVENUE STREET LIGHTING ASSESSMENT
DISTRICT FOR FISCAL YEAR 2010-2011
ENGINEER'S REPORT**

In accordance with the provisions of City Council Resolution No. 2010-R034 dated May 17, 2010 for the Albright Avenue Street Lighting Assessment District, I have prepared and hereby submit this Engineer's Report.

Albright Avenue Street Lighting Assessment District (hereinafter referred to as "District"), described herein, was formed by Resolution No. 2004-R022 adopted on April 12, 2004 in accordance with the Chapter 15.01 of The Code of the City of Culver City, California.

This report consists of eight sections and three Exhibits (Exhibit C is the Assessment Diagram) which are submitted herewith, and made a part hereof:

I. Diagram of District Boundaries and Parcels

Albright Avenue Street Lighting Assessment District, consisting of certain public property and private real property within the District which is subject to assessment, is shown on that Diagram which will be filed in the Office of the City Clerk at the conclusion of this meeting and, as a duplicate copy, in the Office of the City Engineer, being a part of this Report which was ordered by the City Council by City Council Action dated May 17, 2010 and by this reference is made a part hereof (as Exhibit C). The Map is accurate and reflects all changes made within the District by the Los Angeles County Assessor's Maps 4233-028 and 4233-030 before submitting assessments for collection by the County. There are a total of 18 private real property parcels in the District. The Map is labeled "Exhibit C."

II. District Boundary Description

The District boundary includes all of that public property in Albright Avenue that is contiguous with the district and the properties on both sides of Albright Avenue (Lots 9 through 26) within Tract 13667, as shown on that Map recorded in Book 284 of Maps on Page 33 in the office of the County Recorder of Los Angeles County. This area is located between Herbert Street and Washington Place, but does not extend to either of these.

III. Type of Construction

The construction that was performed within the District consists in general of the following:

- A. Installation of 5 street lights, spaced similarly to the existing street lights within the block. These street lights are illuminated by energy conserving lamps, which are the standard currently approved by the City Council.
- B. Installation of an underground power distribution and service system that provides the necessary electrical power to adequately illuminate the 5 street lights.
- C. Installation of an adequate service connection to acquire the necessary power that supplies the distribution and service system.

IV. Lighting System

The District lighting was constructed through a contract by the City of Culver City after the District was officially formed.

V. Performance of Maintenance by City Forces and/or Contract

The maintenance of the improvements is provided by the City of Culver City forces and/or pursuant to maintenance contracts awarded by the City. The costs of maintenance was not assessed to the benefiting properties within the District, because it is a budgeted expense of the City of Culver City in accordance with the current City Council policy.

VI. Parcel Assessments Based upon Benefit Received

The assessment includes the total cost of design and construction of the street lighting system and installation and for providing this Engineer's Report. The benefits of this street lighting system are to the individual parcels of real property within the District in proportion to the benefit received by such parcels of real property. The proposed individual assessments for the fourth fiscal year are shown on the attached assessment roll labeled EXHIBIT B. This assessment amount is the same for each of the eighteen (18) parcels over the ten (10) years in which the total assessment is being collected.

VII. Method of Assessment

The District costs are assessed to the benefited eighteen (18) properties equally, as the benefit to each property is the same. Each property will be assessed one-eighteenth (1/18) of the total costs of the District. (EXHIBIT B)

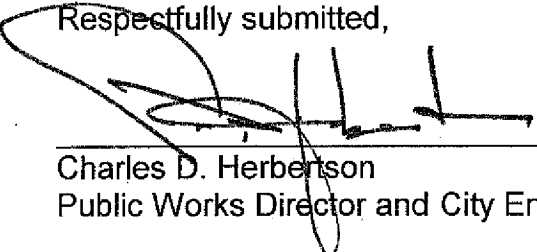
The property owners requested that the City finance the construction of the improvements and collect the cost, including a fair interest payment and assess them on their Los Angeles County property tax bill over a period of ten (10) years, commencing with the tax bill for fiscal year 2005-2006. The interest rate that was approved was 4%. (EXHIBIT A)

VIII. Final Costs

The final cost of improvements as described in Section III above was \$53,152. EXHIBIT A shows the total amount each individual assessed property is obligated to pay during the entire 10-year assessment period and includes the 4% interest rate amortized.

It is recommended that for Fiscal Year 2010-2011, the District be assessed a total of \$6,552.00, to be collected by the Los Angeles County Assessors Office. This assessment is the same for each of the ten (10) years, as requested by the property owners. The proposed individual annual assessments are shown on EXHIBIT B.

Respectfully submitted,


Charles D. Herbertson
Public Works Director and City Engineer

RCE 46658

Attachments: Exhibit A, B & C



EXHIBIT A

TOTAL EACH PARCEL WILL PAY IN 10 YEARS

FY	Principal	4% interest	Principal + 4% interest	Payment
2005/2006	2952.9	118.12	3071.02	\$364
2006/2007	2707.02	108.28	2815.3	\$364
2007/2008	2451.3	98.05	2549.35	\$364
2008/2009	2185.35	87.41	2272.76	\$364
2009/2010	1908.76	76.35	1985.11	\$364
2010/2011	1621.11	64.84	1685.96	\$364
2011/2012	1321.96	52.88	1374.84	\$364
2012/2013	1010.84	40.43	1051.27	\$364
2013/2014	687.27	27.49	714.76	\$364
2014/2015	350.76	14.03	364.79	\$364
Total		\$687.88		\$3,640

EXHIBIT B
FISCAL YEAR 2009-2010 ASSESSMENTS

Legal Description	Assessor's Parcel #	Address	Estimated Yearly Assessment (\$/Yr.)
Tract 13667, Lot			
9	4233-028-010	4017	364
10	4233-028-011	4025	364
11	4233-028-012	4031	364
12	4233-028-013	4035	364
13	4233-028-014	4039	364
14	4233-028-015	4043	364
15	4233-028-016	4047	364
16	4233-028-017	4051	364
17	4233-028-018	4057	*
18	4233-030-019	4052	364
19	4233-030-020	4048	364
20	4233-030-021	4044	364
21	4233-030-022	4038	364
22	4233-030-023	4032	364
23	4233-030-024	4028	364
24	4233-030-025	4024	364
25	4233-030-026	4020	364
26	4233-030-027	4016	364

*The property owner paid the remaining principal balance on March 31, 2009

YEAR FIVE TOTAL ASSESSMENT = \$6,188

DIAGRAM ALBRIGHT STREETLIGHTING ASSESSMENT DISTRICT



 Limits of Assessment District



Engineering Division
Public Works Department
Engineering Information & Technology Management
07/14/05

EXHIBIT C