

MEETING DATE: July 2, 2012

AGENDA ITEM :

Adoption of a Resolution Approving the Engineer's Report, Declaring the Intention to Order the Levy of Annual Assessments, and Setting the Date, Time, and Place for the Public Hearing to be Monday July 23, 2012 at 7:00 PM in the City Council Chambers for the Albright Avenue Street Light Assessment District

ATTACHMENTS

	<u>Pages</u>
1. Final Engineer's Report	1-7
2. Proposed Resolution	8-16



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**

2012-2013

**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 06, 2012

PRESENTED to the City Council
and APPROVED by Resolution
No. 2012- R____, adopted by said
City Council on June 25, 2012
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 2012-2013
ENGINEER'S REPORT**

In accordance with the provisions of City Council Resolution No. 2012-R0 dated May 14, 2012 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 14, 2012 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.
- 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 2012-2013, the District be assessed a total of \$6,188.00, 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 RCE 46658
Public Works Director and City Engineer

Attachments: Exhibit A, B & C

EXHIBIT A

TOTAL EACH PARCEL WILL PAY IN 10 YEARS

4

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 2012-2013 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

TOTAL ASSESSMENT = \$6,188

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DIAGRAM ALBRIGHT STREETLIGHTING ASSESSMENT DISTRICT

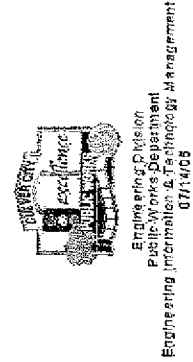


EXHIBIT C

1 RESOLUTION NO. 2012-R_____

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 CULVER CITY, CALIFORNIA, APPROVING THE ASSESSMENT
4 ENGINEER'S REPORT, DECLARING ITS INTENTION TO
5 ORDER THE ANNUAL LEVY AND COLLECTION OF
6 ASSESSMENTS FOR THE ALBRIGHT AVENUE STREETLIGHT
ASSESSMENT DISTRICT, AND SETTING A TIME AND PLACE
FOR A PUBLIC HEARING THEREON.

7 WHEREAS, the City Council previously initiated proceedings in accordance with
8 the provisions of Chapter 15.01 of the Culver City Municipal Code ("CCMC") for the levy and
9 collection of annual assessments for the Albright Avenue Streetlight Assessment District (the
10 "District") and ordered the preparation of an Assessment Engineer's Report (the "Engineer's
11 Report") thereon; and
12

13 WHEREAS, the City Council desires to declare its intention to provide for the
14 levy and collection of annual assessments for Fiscal Year 2012-2013, to provide for the costs
15 and expenses necessary to pay for the improvements (defined below) within the District; and,

16 WHEREAS, the Engineer's Report has been prepared and filed with the City
17 Clerk and submitted to the City Council in accordance with CCMC § 15.01.070; and,

18 WHEREAS, the City Council has carefully examined and reviewed the
19 Engineer's Report as presented and is preliminarily satisfied with the proposed report, each and
20 all of the budget items and documents as set forth therein and is satisfied that the levy
21 amounts, on a preliminary basis, have been allocated in accordance with the special benefit
22 received from the improvements within the District as set forth in the Engineer's Report.

23 NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY
24 RESOLVE as follows:

25 1. The Engineer's Report as presented, consisting of the following: a
26 description of improvements, the estimated costs of improvements, a diagram of the District
27 and the District assessment roll containing the Fiscal Year 2012-2013 levy for each Assessor's
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1 parcel within the District, is hereby approved on a preliminary basis and on file in the Office of
2 the City Clerk as a permanent record and to remain open for public inspection.

3 2. It is the intention of the City Council to levy and collect assessments
4 within the District to pay for the improvements authorized for the fiscal year commencing July 1,
5 2012 and ending June 30, 2013. The improvements are generally described as: five
6 streetlights.

7 3. The District is located generally on Albright Avenue, south of Washington
8 Place. The District is designated by the name of "Albright Avenue Streetlight Assessment
9 District."

10 4. The Engineer's Report, as preliminarily approved by the City Council, is
11 on file with the City Clerk and open for public inspection. Reference is made to the Engineer's
12 Report for a full detailed description of the improvements to be maintained, the boundaries of
13 the District and the proposed assessments upon assessable lots and parcels of land within the
14 District.

15 5. The maximum assessment is not proposed to increase from the previous
16 year above that previously approved by the property owners (as "increased assessment" is
17 defined in California Government Code §54954.6).

18 6. Notice is hereby given that a Public Hearing is scheduled to be held at
19 the Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City, California, on July
20 23, 2012 at 7:00pm or as soon thereafter as the matter may be heard. All interested persons,
21 prior to the conclusion of the hearing, shall be afforded the opportunity to hear and be heard.
22 The City Council shall consider all oral statements or written communication made or filed by
23 any interested person.

24 7. The City Clerk is hereby directed to give notice of the Public Hearing by
25 causing the resolution of intention, or summary thereof, to be published, posted and mailed as
26 provided in CCMC §15.01.050.
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APPROVED and ADOPTED this _____ day of _____ 2012.

ANDREW WEISSMAN, Mayor
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk


for CAROL A. SCHWAB, City Attorney

A12-00459