

MEETING DATE 07/25/05

AGENDA ITEM Public Hearing Concerning Adoption of a
Resolution Approving the Final Engineer's
Report and Confirming the Assessment Levy
for the Albright Avenue Street Lighting
Assessment District - Fiscal Year 2005/2006

ATTACHMENTS

	<u>Pages</u>
1 City Engineer s Report	1 - 8
2 Recommended Resolution	9 – 11
3 Notification Postcard	12
4 Letter dated June 22, 2005	13

FINAL ENGINEER'S REPORT

ON THE ANNUAL LEVY

2005-2006

**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 July __, 2005

PRESENTED to the City Council
and APPROVED by Resolution
No 2005- R __, adopted by said
City Council on July 25, 2005
and thereafter filed in the
Office of the City Clerk

CHRISTOPHER ARMENTA
City Clerk
City of Culver City

To The Honorable Mayor and Members of the City Council

From Charles Herbertson, Public Works Director and City Engineer

**SUBJECT ALBRIGHT AVENUE STREET LIGHTING
ASSESSMENT DISTRICT
FISCAL YEAR 2005-2006
ENGINEER'S REPORT**

In accordance with the provisions of City Council Action dated September 22, 2003 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, is being considered for formation 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 has been filed in the Office of the City Clerk 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 September 22, 2003 and by this reference is made a part hereof (as Page 8) 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 adjacent 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 will be provided by the City of Culver City forces and/or pursuant to maintenance contracts awarded by the City. The costs of maintenance shall not be assessed to the benefiting properties within the District, but shall be a budget expense of the City of Culver City in accordance with the current City Council policy.

VI Parcel Assessments Based upon Benefit Received

It is proposed to assess the total cost of construction of the street lighting system installation and for providing this Engineer's Report, including preparation of the plans and specifications and management of the construction contract, as well as incidental costs of the engineering necessary to create the District, to the individual parcels of real property within the District in proportion to the benefit to be received by such parcels of real property. The proposed individual assessments for the first fiscal year are shown on the attached assessment roll labeled EXHIBIT B. This assessment amount will be the same for each of the ten (10) years over which the total assessment will be collected.

VII Method of Assessment

The District costs are assessed to the benefited 18 properties equally, as the benefit to each property is the same. Each property will be assessed 1/18 of the total costs of the District.

The property owners have requested that the City finance the construction of the improvements and collect the cost, including a fair interest payment, from them on the Los Angeles County property tax bill over a period of ten (10) years, commencing with the tax bill for fiscal year 2005-2006. Staff recommends that a 4% interest charge be added, to compensate the City for the use of the funds.

VIII Estimated Costs

The estimated cost of improvements includes, in total or in part the following

A

The total cost of installing all improvements, as described in Section III above

B

The cost of all incidental expenses, as defined in Chapter 15 01 of The Code of the City of Culver City, California, including, but not limited to the costs of providing this Engineer's Report, including preparation of the plans and specifications and management of the construction contract, as well as incidental costs of the engineering necessary to create the District and the cost of interest on the expenditures of funds provided by the City of Culver City For the project, the total costs are shown in EXHIBIT A Also shown in this exhibit is the amount each individual assessed property is obligated to pay during the entire 10-year assessment period The construction costs amounted to \$48,452, preparation of plans and specifications were \$2,700 and the engineering/legal work to form the district was \$2,000 This totaled \$53,152

It is recommended that for Fiscal Year 2005-2006, the District be assessed a total of \$6,552 00, to be collected by the Los Angeles County property tax bill for fiscal year 2005-2006 This assessment will be the same for each of ten (10) years, as requested by the property owners The proposed individual assessments for the first year are shown on EXHIBIT B

Respectfully submitted,

Charles Herbertson
Public Works Director and City Engineer

Attachments Exhibit A, B & C

EXHIBIT A

COST FOR THE TOTAL PROJECT

Construction Costs	\$48,452
Preparation of Plans and Specifications	\$ 2,700
<u>Engineering/Legal work to form district</u>	<u>\$ 2,000</u>

TOTAL \$53,152

For Each Assessed Parcel for the Entire 10-Year Assessment (\$53,152/18 parcels = \$2,952 90 obligation)

FY	Principal	4%	Principal + 4%	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
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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
Totals		687 88		3640

EXHIBIT B
FISCAL YEAR 2005-2006 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	364
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

YEAR ONE TOTAL ASSESSMENT = \$6,552



DIAGRAM

PROPOSED ALBRIGHT STREETLIGHTING ASSESSMENT DISTRICT



 Limits of Streetlighting Assessment District



Engineering Division
Public Works Department
Engineering Information & Technology Management
09/09/03

Exhibit C

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1 NOW THEREFORE the City Council of the City of Culver City DOES
2 HEREBY RESOLVE as follows

3 1 Upon the conclusion of the Public Hearing, written protests filed and
4 not withdrawn did not represent property owners owning more than fifty percent (50%) of
5 the area of assessable lands within the Assessment District

6 2 The City Council hereby approves the Final Engineer s Report and
7 orders the annual levy of the Assessment District as shown and set forth and described
8 in the Report and the Resolution of Intention No 2004-R008
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10 3 The diagram and assessment as set forth and contained in the
11 Report are hereby confirmed and adopted by the City Council

12 4 The adoption of this Resolution constitutes the levy of the
13 assessment for the fiscal year commencing July 1, 2005 and ending June 30, 2006
14

15 5 The estimates of costs, the assessment diagram the assessments,
16 and all other matters as set forth in the Report pursuant to said Chapter 15 01 as
17 submitted, are hereby approved and adopted by the City Council

18 6 The improvements set forth in the Report and the Resolution of
19 Intention shall be performed pursuant to law, and the County Auditor shall enter on the
20 County Assessment Roll the amount of the assessment, and the assessment shall then
21 be collected at the same time and in the same manner as the County property taxes are
22 collected After collection by said County, the net amount of the assessment shall be
23 paid to the City Treasurer of the City of Culver City
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25 7 The City Treasurer has previously established a special fund known
26 as the "Fund for Albright Avenue Street Lighting Assessment" into which the City
27 Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions

1 of this Resolution and law, and the transfer shall be made and accomplished as soon as
2 the monies have been made available to the City Treasurer

3 8 The City Clerk is hereby ordered and directed to file a certified copy
4 of the diagram, attached hereto as Exhibit "C", and the assessment roll with the County
5 Auditor, together with a certified copy of this Resolution upon its adoption

6 9 A certified copy of the diagram, attached hereto as Exhibit "C", and
7 the assessment roll shall be filed in the Office of the City Engineer, with a duplicate copy
8 on file in the Office of the City Clerk and shall be open for public inspection
9

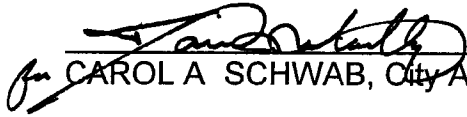
10 APPROVED and ADOPTED this _____ day of _____ 2005

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13 _____
14 ALBERT VERA MAYOR
City of Culver City, California

15 ATTEST

APPROVED AS TO FORM

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17 _____
18 CHRISTOPHER ARMENTA, City Clerk



CAROL A. SCHWAB, City Attorney

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PUBLIC WORKS DEPARTMENT
CITY OF CULVER CITY
PO Box 507
9770 CULVER BOULEVARD
CULVER CITY CA 90232 0507

NOTIFICATION OF IMPORTANT CITY COUNCIL AGENDA ITEM
PUBLIC HEARING ALBRIGHT STREET LIGHTING ASSESSMENT DISTRICT
ADOPTION OF RESOLUTION CONFIRMING ASSESSMENT LEVY

Culver CITY
PUBLIC WORKS DEPARTMENT

**NOTIFICATION OF IMPORTANT
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The City Council will conduct a public
hearing for the following item at their
meeting of

**July 25, 2005
Time 7 00 pm**

**The City Council will consider ap-
proving the Final Engineer's Report
and Adopt a Resolution Confirming
the Assessment Levy for Fiscal Year
2005-2006 for the Albright Street
Lighting Assessment District**

For more information contact

**Daniel Garcia
Senior Civil Engineer
310-253-5604**

Location

**Mike Balkman Council Chambers
9770 Culver Boulevard
Culver City CA 90232**

City Council/Agency meetings can be
viewed live on Channel 35 by most
Comcast subscribers Meetings are
also broadcast on the City's Radio
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please visit [http://www.culvercity.org/
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of City issues please call (310) 253-
6000 or complete an online request at
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Culver CITY

PUBLIC WORKS DEPARTMENT

9770 CULVER BOULEVARD 2ND FLOOR
CULVER CITY CALIFORNIA 90232 0507



CHARLES D HERBERTSON

Public Works Director and
City Engineer

Phone (310) 253 5635

FAX (310) 253 5626

June 22 2005

Dear Albright Avenue Resident

RE ALBRIGHT AVENUE STREELIGHTING ASSESSMENT DISTRICT

This letter is to inform you of the options available to you for payment of the assessment imposed by City Council on known as the Albright Avenue Streetlighting Assessment District

The original contract amount was \$53 500 However the City will pay \$5 048 (9 4%) as a pro-rated share for conduit that will be used in the future by the City Therefore the total amount to be assessed is the following

• Construction costs	\$48 452
• Preparation of plans and specifications	\$2 700
• Engineering/Legal work to form district	<u>\$2,000</u>
TOTAL	\$53,152

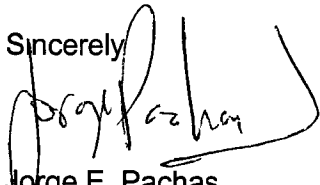
The total amount owed by each resident is \$2 952 88 The assessment will be levied through the property tax bill over a period of ten years with an annual payment of \$364 00 which includes an interest rate of 4 percent per year The payment options available are

1 Payment in full before August 1, 2005 (\$2 952 88) so that your property is not included in the County Assessor's Roll There would be no interest charge Payment should be made to the City of Culver City

2 Payment at any time after the property tax bill is issued With this option you will have to pay the portion billed by the County Assessor which carries an interest charge and the remaining balance would be paid in full to the City of Culver City Your property would be removed from future Assessor's Rolls

If you have any questions please call me at (310) 253-5604 After June 23 2005 please call Dan Garcia (310) 253-5604

Sincerely,


Jorge E Pachas
Senior Civil Engineer

Copy Mate Gaspar Engineering Services Manager

13

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Public Works Director and City Engineer

Attachments Exhibit A, B & C

EXHIBIT A

COST FOR THE TOTAL PROJECT

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YEAR ONE TOTAL ASSESSMENT = \$6,552



DIAGRAM

PROPOSED ALBRIGHT STREETLIGHTING ASSESSMENT DISTRICT



 Limits of Streetlighting Assessment District



Engineering Division
Public Works Department
Engineering Information & Technology Management
09/09/03

Exhibit C

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26 as the "Fund for Albright Avenue Street Lighting Assessment" into which the City
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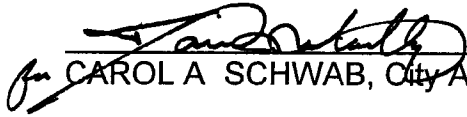
10 APPROVED and ADOPTED this _____ day of _____ 2005

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13 _____
14 ALBERT VERA MAYOR
City of Culver City, California

15 ATTEST

APPROVED AS TO FORM

16
17 _____
18 CHRISTOPHER ARMENTA, City Clerk



CAROL A. SCHWAB, City Attorney

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20 (jm)
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PUBLIC WORKS DEPARTMENT
CITY OF CULVER CITY
PO Box 507
9770 CULVER BOULEVARD
CULVER CITY CA 90232 0507

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PUBLIC HEARING ALBRIGHT STREET LIGHTING ASSESSMENT DISTRICT
ADOPTION OF RESOLUTION CONFIRMING ASSESSMENT LEVY

Culver CITY
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For more information contact

**Daniel Garcia
Senior Civil Engineer
310-253-5604**

Location

**Mike Balkman Council Chambers
9770 Culver Boulevard
Culver City CA 90232**

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Culver CITY

PUBLIC WORKS DEPARTMENT

9770 CULVER BOULEVARD 2ND FLOOR
CULVER CITY CALIFORNIA 90232 0507



CHARLES D HERBERTSON
Public Works Director and
City Engineer

Phone (310) 253 5635
FAX (310) 253 5626

June 22 2005

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• Engineering/Legal work to form district	<u>\$2,000</u>
TOTAL	\$53,152

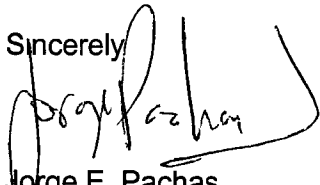
The total amount owed by each resident is \$2 952 88 The assessment will be levied through the property tax bill over a period of ten years with an annual payment of \$364 00 which includes an interest rate of 4 percent per year The payment options available are

1 Payment in full before August 1, 2005 (\$2 952 88) so that your property is not included in the County Assessor's Roll There would be no interest charge Payment should be made to the City of Culver City

2 Payment at any time after the property tax bill is issued With this option you will have to pay the portion billed by the County Assessor which carries an interest charge and the remaining balance would be paid in full to the City of Culver City Your property would be removed from future Assessor's Rolls

If you have any questions please call me at (310) 253-5604 After June 23 2005 please call Dan Garcia (310) 253-5604

Sincerely,


Jorge E Pachas
Senior Civil Engineer

Copy Mate Gaspar Engineering Services Manager

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