

MEETING DATE 06/27/05

AGENDA ITEM Public Hearing Concerning Adoption of a
Resolution Confirming the Assessment Levy
and Ordering the Maintenance Work for the
Higuera Street Landscaping and Lighting
Maintenance District - Fiscal Year 2005/2006

ATTACHMENTS

	<u>Pages</u>
1 City Engineer s Report	1 – 6
2 Recommended Resolutions	7 – 9
3 Notification Postcard	10

REPORT ON THE ANNUAL LEVY

2005-2006

**HIGUERA STREET LANDSCAPING AND
LIGHTING MAINTENANCE 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 May 9 2005

PRESENTED to the City Council

and APPROVED by Resolution

No 2005-R033, adopted by said
City Council on May 9, 2005
and thereafter filed in the
Office of the City Clerk

Christopher Armenta
City Clerk
City of Culver City
By Ela Valladares Deputy City Clerk

To The Honorable Mayor and Members of the City Council

From Charles D Herbertson Public Works Director and City Engineer

**SUBJECT HIGUERA STREET LANDSCAPING AND LIGHTING
MAINTENANCE DISTRICT
FISCAL YEAR 2005-2006 ASSESSMENT
ENGINEER'S REPORT**

In accordance with the provisions of Resolution No 2005-R016 dated April 4 2005 I have prepared and hereby submit this Report

Higuera Street Landscaping and Lighting Maintenance District (hereinafter referred to as District) described herein was formed by Resolution 95-R056 adopted on July 10 1995 in accordance with the Chapter 15 01 of the Code of the City of Culver City California

This report consists of the following seven sections and two exhibits which are submitted herewith and made a part hereof

I Diagram of District Boundaries and Parcels

Higuera Street Landscaping and Lighting Maintenance 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 Resolution 2005-R0__ and by this reference is made a part hereof (as Page 10) The Map must be updated each year to reflect all changes made on the County Assessor s Map that impact the District There are a total of 76 parcels in the District

II Types of Maintenance

The proposed maintenance to be performed within the landscaping and lighting maintenance area consists in general of the following

- A Landscaping in the street median strip and the parkways will be maintained by the District
- B Irrigation costs of the landscaping in the median strip and in the parkways
- C The District area illumination has been increased above standard by the installation of 27 more luminaires than standard The District will pay the differential energy and maintenance costs of these decorative streetlights

III Landscaping, Irrigation, and Lighting System Plans

The District Landscaping Irrigation and Lighting were constructed by contract by the Culver City Redevelopment Agency (hereinafter Agency) as parts of

Project R-3059 The Agency approved the plans and specifications for that project on June 20 1994 The work was accepted by the Agency as completed on June 17 1996

IV Performance of Maintenance by City Forces and/or Contractor

The maintenance of the improvements is provided by the City of Culver City forces and/or pursuant to maintenance contracts awarded by the City and the costs thereof shall be assessed to the benefiting properties within the District

V Parcel Assessments Based Upon Benefit Received

It is proposed to assess the total amount of maintenance and incidental costs for maintaining the landscaped median areas and parkways the irrigated areas in the median and the parkways and the differential costs of the decorative streetlights 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 are shown on the attached assessment roll

VI Method of Assessment

The District costs are assessed amongst the benefited properties in accordance with their lot dimensions along Higuera Street In those cases where a residential corner property fronts on a side street other than Higuera Street the lot dimension used for computation of the assessment is one-half of the length along Higuera Street

VII Estimated Cost of Maintenance and Improvements

The estimated cost of maintenance and improvements for the fiscal year includes in total or in part the following

- A The total cost of maintaining and servicing all existing improvements as described in Section II including all incidental expenses
- B The amount of any surplus or deficit in the District Fund to be carried over from the previous fiscal year
- C The amount of any contributions to be made from sources other than assessments levied pursuant to District assessment proceedings
- D The amount if any of the annual installment of an assessment ordered by the City Council wherein the estimated cost of any improvements shall be levied and collected in annual installments
- E The net amount to be assessed upon assessable lands within the assessment district is equal to the total maintenance and improvement costs as referred to in A above increased or decreased as the case may be by any of the amounts referred to in B C or D above For fiscal year 2005-2006 the estimated costs are shown in EXHIBIT A

- F Item B above may specify individual parcels within a zone that did not receive notice of or pay assessments levied by the City Council and which assessments are carried over and added to the assessments for the current fiscal year for each such specified parcel

Recommended District Assessment for Fiscal Year 2005-2006

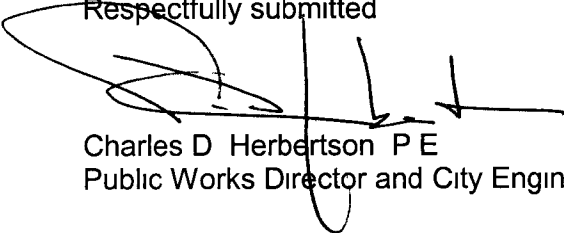
In fiscal year 2003-2004 the District approved an increase to include maintenance of the parkways. The total assessment was \$19 324 00 which included an existing deficit from fiscal year 2002-2003 of \$912

The costs for this District for Fiscal Year 2004-2005 were \$19 125 51. However the District was assessed \$19 324 00 which was the same amount as 2003-2004 resulting in a surplus for that year of \$198 49 and a net deficit of \$713 51

For fiscal year 2005-2006 the costs for the District are \$19 324 00 which is the same amount assessed last year. It is recommended that proceedings to increase this assessment be triggered when an estimated deficit reaches **\$2,160**. This is the estimated cost to the City in staff time to complete the procedure required to increase an assessment per Proposition 218. Thus no increase was proposed to the District within these proceedings

The proposed assessment and individual assessments to the District are shown in EXHIBITS A and B respectively

Respectfully submitted



Charles D. Herbertson P E
Public Works Director and City Engineer

CDH:jep
attachments

EXHIBIT A

ESTIMATED COST FOR FISCAL YEAR 2005-2006

Maintenance of Landscaped Median

\$5,100 (\$3 200 contractual service + \$1,900 City staff)

Maintenance of Landscaped Parkways

\$4,100 (\$3 000 contractual service + \$1 100 City staff)

Irrigation Cost

\$3,625 (Southern California Water Company Accounts)

Cost of the Streetlights Differential Energy and Maintenance

\$3,175 (Energy, Materials and City Staff time per Facilities Maintenance Supervisor and Electrical Maintenance Supervisor)

Summary

Item	Cost
Maintenance of landscape median	\$ 5 100
Maintenance of landscape parkways	\$ 4,100
Irrigation cost of median and parkway landscape	\$3 625
Streetlights differential energy and maintenance costs	\$3 175
Subtotal	\$16,000
Assessment Procedure (City Engineer's Cost)	\$3,324
Total (with parkways)	\$19,324

EXHIBIT B FISCAL YEAR 2005/2006 ASSESSMENTS

Assessor's Parcel Number	Property Address	Frontage (Feet)	Owner Address (If different)				Assessment
4206-016 009	3960 Higuera St	60 00	9540	Washington Bl	Culver City	90232	\$261 07
4206-016 010	3962 Higuera St	45 00	9540	Washington Bl	Culver City	90232	\$195 80
4206-016 011	3966 Higuera St	45 00	9540	Washington Bl	Culver City	90232	\$195 80
4206 016 012	3970 Higuera St	45 00	930	Burrell St	Marina Del Rey	90292	\$195 80
4206 016 033	8959 Krueger St	25 00	930	Burrell St	Marina Del Rey	90292	\$108 78
4206 016 034	8957 Krueger St	25 00	5158	Veronica St	Los Angeles	90008	\$108 78
4206 017 011	4006 Higuera St	62 50					\$271 95
4206 017 012	4010 Higuera St	45 00					\$195 80
4206 017 013	4014 Higuera St	45 00	4143	Harter Av	Culver City	90232	\$195 80
4206 017 014	4018 Higuera St	45 00	11107	St Andrews Pl	Los Angeles	90047	\$195 80
4206 017 015	4022 Higuera St	45 00					\$195 80
4206 017 016	4028 Higuera St	48 00	9026	Carson St	Culver City	90232	\$208 86
4206-017 017	4034 Higuera St	62 50	7966	Chase Av	Los Angeles	90045	\$271 95
4206 011 013	8956 Hubbard St	50 00	8925	Carson St	Culver City	90232	\$217 56
4206 011 014	4108 Higuera St	45 00					\$195 80
4206 011 015	4112 Higuera St	45 00					\$195 80
4206 011 016	4116 Higuera St	45 00					\$195 80
4206 011 017	4122 Higuera St	45 00					\$195 80
4206 011 018	4126 Higuera St	45 00					\$195 80
4206 011 019	4130 Higuera St	45 00					\$195 80
4206 011 020	4134 Higuera St	45 00					\$195 80
4206 011 021	4138 Higuera St	45 00					\$195 80
4206 011 022	4142 Higuera St	45 00					\$195 80
4206 011 023	4146 Higuera St	45 00					\$195 80
4206 011 024	4150 Higuera St	45 00					\$195 80
4206 011 025	4154 Higuera St	45 00					\$195 80
4206 011 026	4158 Higuera St	45 00					\$195 80
4206 011 027	4162 Higuera St	45 00					\$195 80
4206 011 028	4166 Higuera St	45 00					\$195 80
4206 011 029	4170 Higuera St	45 00					\$195 80
4206 011 030	4174 Higuera St	45 00					\$195 80
4206 011 031	4178 Higuera St	45 00					\$195 80
4206 011 032	4182 Higuera St	45 00					\$195 80
4206 011 033	4186 Higuera St	45 00					\$195 80
4206 011 034	4190 Higuera St	45 00					\$195 80
4206 011 035	4194 Higuera St	45 00					\$195 80
4206 011 036	4198 Higuera St	45 00					\$195 80
4206 011 037	4202 Higuera St	45 00					\$195 80
4206 011 038	4206 Higuera St	45 00					\$195 80
4206 011 039	4210 Higuera St	45 00					\$195 80
4206 011 040	4214 Higuera St	45 00					\$195 80
4206 011 041	4218 Higuera St	45 00					\$195 80
4206 011 042	4222 Higuera St	45 00					\$195 80
4206 011 043	4226 Higuera St	45 00					\$195 80
4206 011 044	4230 Higuera St	45 00					\$195 80
4206 011 045	4234 Higuera St	45 00					\$195 80
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4206 011 053	4266 Higuera St	45 00					\$195 80
4206 011 054	4270 Higuera St	45 00					\$195 80
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4206 011 057	4282 Higuera St	45 00					\$195 80
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4206 011 061	4298 Higuera St	45 00					\$195 80
4206 011 062	4302 Higuera St	45 00					\$195 80
4206 011 063	4306 Higuera St	45 00					\$195 80
4206 011 064	4310 Higuera St	45 00					\$195 80
4206 011 065	4314 Higuera St	45 00					\$195 80
4206 011 066	4318 Higuera St	45 00					\$195 80
4206 011 067	4322 Higuera St	45 00					\$195 80
4206 011 068	4326 Higuera St	45 00					\$195 80
4206 011 069	4330 Higuera St	45 00					\$195 80
4206 011 070	4334 Higuera St	45 00					\$195 80
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4206 011 107	4482 Higuera St	45 00					\$195 80
4206 011 108	4486 Higuera St	45 00					\$195 80
4206 011 109	4490 Higuera St	45 00					\$195 80
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1 1 Upon the conclusion of the Public Hearing, written protests filed and
2 not withdrawn did not represent property owners owning more than fifty percent (50%) of
3 the area of assessable lands within the Maintenance District

4 2 The City Council hereby orders the maintenance work to be done as
5 set forth in the Report and the Resolution of Intention No 2005-R033 and orders the annual
6 levy of the Maintenance District as shown and set forth and described in the Report and the
7 Resolution of Intention

8 3 The diagram and assessment as set forth and contained in the Report
9 are hereby confirmed and adopted by the City Council

10 4 The adoption of this Resolution constitutes the levy of the maintenance
11 assessment for the fiscal year commencing July 1, 2005 and ending June 30, 2006

12 5 The estimates of costs, the assessment diagram, the assessments
13 and all other matters as set forth in the Report pursuant to said Chapter 15 01 as submitted
14 are hereby approved, and adopted by the City Council

15 6 The maintenance work set forth in the Report and the Resolution of
16 Intention shall be performed pursuant to law, and the County Auditor shall enter on the
17 County Assessment Roll the amount of the assessment, and the assessment shall then be
18 collected at the same time and in the same manner as the County property taxes are
19 collected After collection by said County the net amount of the assessment shall be paid
20 to the City Treasurer of the City of Culver City

21 7 The City Treasurer has previously established a special fund known as the
22 "Fund for Higuera Street Landscaping and Lighting Maintenance" into which the City Treasurer
23 shall place all monies collected by the Tax Collector pursuant to the provisions of this
24 Resolution and law, and the transfer shall be made and accomplished as soon as the monies
25 have been made available to the City Treasurer
26
27
28

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

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

APPROVED and ADOPTED this _____ day of _____ 2005

ALBERT VERA, MAYOR
City of Culver City, California

ATTEST

APPROVED AS TO FORM

CHRISTOPHER ARMENTA, City Clerk

CAROL A SCHWAB, City Attorney

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A05 00326
(jm)

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
ADOPTION OF A RESOLUTION TO ESTABLISH
LANDSCAPE MAINTENANCE DISTRICT #1, AND THE
HIGUERA STREET LANDSCAPING AND LIGHTING DISTRICT**



**NOTIFICATION OF IMPORTANT
AGENDA ITEM AT A FUTURE
COUNCIL MEETING**

The City Council will conduct public hearings for the following two items at their meeting of

**June 27, 2005
Time 7 00 pm**

The City Council will consider ordering the maintenance work and assessment for Landscape Maintenance District #1, and the Higuera Street Landscaping and Lighting District

For more information contact

**Jorge Pachas
Senior Civil Engineer
310-253-5604**

Location

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

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