

**City of Culver City, California
Agenda Item Report**

Meeting Date: 12/14/09		Item Number: <u>A-3</u>	
CITY COUNCIL AGENDA ITEM: Proposed Modifications to the Higuera Street Landscape and Lighting Assessment District - Fiscal Year 2009/2010			
Contact Person/Dept.: Mate Gaspar/DPW		Phone Number: (310) 253-5602	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☐ Attachments: ☐	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (E-Mail) Agenda and Meetings – City Council (12/09/09) Property owners were mailed a postcard on (12/07/09).			
Department Approval: Charles D. Herbertson (12/03/09)		City Attorney Approval: Carol Schwab (by H. Baker) (12/10/09)	
Chief Financial Officer Approval: Mark Scott (by M. Noller) (12/10/09)		City Manager Approval: Mark Scott (12/10/09)	

RECOMMENDATION:

Staff recommends that the City Council approve the proposed modifications to the maintenance of the Higuera Landscape and Lighting Maintenance District (District).

BACKGROUND:

The Higuera Street landscaping and street lighting improvements were installed in 1995 at the request of the property owners. The assessment area was formed and the boundary includes properties on both sides of Higuera Street between Lindblade Avenue and Hayden Avenue. Each of the properties directly or indirectly benefits from the public improvements maintained in the District.

On July 13, 2009, a proposed assessment increase failed to receive enough votes from property owners within the District to obtain approval.

On August 3, 2009, the City Council approved the Engineer's Report and ordered the existing annual assessment levy in the amount of \$19,324 be reaffirmed for Fiscal Year 2009/10 for the District.

DISCUSSION:

As presented to the members of the District and the City Council in July and August of 2009, the estimated expenditures required to maintain the existing level of maintenance and services for the District is \$24,498. The difference between the District expenditures and the assessment levy is \$5,174.

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HIGUERA Landscaping/Lighting Maintenance District	
2009-10 Expenditures and Income	
Contract with Marina Landscape	\$6,600
General Fund (personnel)	\$5,000
General Fund (materials)	\$3,500
Irrigation Cost of Median and Parkway Landscape	\$4,948
Streetlights differential Energy and Maintenance Cost	\$1,326
Assessment Procedure (City Engineer's Cost)	\$3,124
Proposed reductions	-\$5,660
Total Proposed Expenditures	\$18,838
Total Current Assessment	\$19,324

In order that District expenditures match the assessment levy, staff proposes the following changes to the maintenance and services to the District.

1. Decrease the detail maintenance work from 4 times a month to 2 times per month for a savings of \$1,160.
2. Decrease supervision due to reduction in detail maintenance to 2 times per month for a savings of \$2,500.
3. Remove the lantanas around tree wells. Lantanas are not considered appropriate planting material around street trees as they grow rapidly and out to the street and sidewalk for a savings of \$500.
4. Per AB 1881, landscape irrigation is required to be reduced by 30% in public ROW for a savings of \$1,500.

The total savings is \$5,660.

Other options available to the City Council include:

- By 4/5ths majority vote, approve a budget amendment and subsidize the District from the City's General Fund.
- By simple majority vote, direct staff to present a resolution disbanding the District to the City Council for consideration at an upcoming City Council meeting.

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FISCAL ANALYSIS:

The difference between the District expenditures and the assessment levy is \$5,174. The total cost savings from the list of proposed changes to the District is \$5,660. The additional \$486 is recommended to be included as surplus to the District to be used in the future to cover any annual shortfall.

MOTION:

That the City Council:

(1) Approve the (a) reduction of detail work from 4 times a month to 2 times a month; (b) removal of lantanas around the street trees, and (c) reduction of landscape irrigation by 30%, for the Higuera Landscape and Lighting Assessment District effective January 1, 2010 (thereby reducing existing service levels but allowing the District to fund 100% of its operations through assessments);

OR

(2) Direct staff to present a resolution disbanding the District to the City Council for consideration at an upcoming City Council meeting (which, if such a resolution were adopted, would eliminate all services provided by the District but would also eliminate the need for the annual assessment);

OR

(3A) Approve a Budget Amendment that would subsidize the District in an amount up to \$5,160 from the General Fund Reserve (which would allow continuation of existing service levels consistent with the amount of the subsidy authorized by the City Council); and,

(3B) Approve service reductions amounting to the difference between the subsidy and \$5,160.

Item 3A Requires a 4/5ths majority vote.