

MEETING DATE 06/26/06

AGENDA ITEM Consideration of Adoption of a Resolution Approving the Engineer s Report and Ordering the Annual Assessment Levy and Collection for the Higuera Street Landscaping and Lighting Maintenance District - Fiscal Year 2006/2007

ATTACHMENTS

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Culver CITY

PUBLIC WORKS DEPARTMENT

9770 CULVER BOULEVARD CULVER CITY CALIFORNIA 90232 0507
(310) 253 5600 • FAX (310) 253 5626



CHARLES D HERBERTSON PE LS
Public Works Director and
City Engineer

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

2006-2007

**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 June 26, 2006

PRESENTED to the City Council

and APPROVED by Resolution
No 2006-R0__ adopted by said
City Council on June 26, 2006
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 2006-2007 ASSESSMENT
ENGINEER'S REPORT**

In accordance with the provisions of Resolution No 2006-R0__ dated May 8 2006 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 2006-R0__ and by this reference is made a part hereof (as Exhibit B) 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

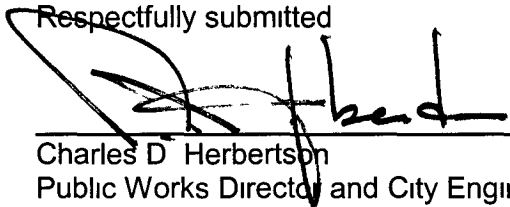
- E The net amount to be assessed upon assessable lands within the assessment district is equal to the total maintenance and improvement costs as referred to in A above increased or decreased as the case may be by any of the amounts referred to in B C or D above For fiscal year 2006-2007 the estimated 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 2006-2007

For fiscal year 2006-2007 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 This threshold has not been reached this year Thus no increase is 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
Public Works Director and City Engineer

RCE 46658

attachments

EXHIBIT A

ESTIMATED COST FOR FISCAL YEAR 2006-2007

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)	\$3,124
Total (with parkways)	\$19,124

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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 Assessment District

4 2 The City Council hereby approves the Engineer's Report and orders
5 the annual levy of the Assessment District as shown and set forth and described in the
6 Report and the Resolution of Intention No 2006-R035

7 3 The diagram and assessment as set forth and contained in the
8 Report are hereby confirmed and adopted by the City Council

9 4 The adoption of this Resolution constitutes the levy of the
10 assessment for the fiscal year commencing July 1, 2006 and ending June 30, 2007

11 5 The estimates of costs, the assessment diagram the assessments,
12 and all other matters as set forth in the Report pursuant to said Chapter 15 01 as
13 submitted are hereby approved, and adopted by the City Council

14 6 The improvements set forth in the Report and the Resolution of
15 Intention shall be performed pursuant to law and the County Auditor shall enter on the
16 County Assessment Roll the amount of the assessment and the assessment shall then
17 be collected at the same time and in the same manner as the County property taxes are
18 collected After collection by said County the net amount of the assessment shall be
19 paid to the City Treasurer of the City of Culver City

20 7 The City Treasurer has previously established a special fund known
21 as the "Fund for Landscaping Maintenance Assessment District No 1" into which the City
22 Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions
23 of this Resolution and law and the transfer shall be made and accomplished as soon as
24 the monies have been made available to the City Treasurer

8 The City Clerk is hereby ordered and directed to file a certified copy of the report and 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 report and 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 26th day of June 2006

GARY SILBIGER, MAYOR
City of Culver City, California

ATTEST

APPROVED AS TO FORM

CHRISTOPHER ARMENTA, City Clerk

CAROL A SCHWAB, City Attorney

PUBLIC WORKS DEPARTMENT
CITY OF CULVER CITY
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9770 CULVER BOULEVARD
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NOTIFICATION OF IMPORTANT CITY COUNCIL AGENDA ITEM
*Public Hearing Assessment levy of Higuera St Landscaping & Lighting
Assessment District*

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**NOTIFICATION OF IMPORTANT
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COUNCIL MEETING**

The City Council will consider the following agenda item at their meeting of

June 26 2006 Time 7 00 pm

The City Council will conduct a Public Hearing regarding the Assessment Levy of the Higuera Street Landscaping and Lighting Assessment District

For more information contact

Dan Garcia
Project Manager
310 253 5604

Location
City Hall

Mike Balkman Council Chambers
9770 Culver Boulevard
Culver City CA 90232

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