

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 07/12/10	Item Number: <u>PH-2</u>
AGENDA ITEM: PUBLIC HEARING: Adoption of a Resolution Levying the Annual Assessment for West Washington Benefit Assessment District Number One for Fiscal Year 2010/2011.	
Contact Person/Dept.: Elaine Warner	Phone Number: 310.253.5777
Fiscal Impact: Yes ☒ No ☐	General Fund: Yes ☐ No ☒
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Commission Action Required: Yes ☐ No ☒ Date: _____	
Public Notification: (E-MAIL) Meetings and Agendas – City Council (07/7/10); (USPS) Property Owners in West Washington Assessment District Number One (05/27/10), Resolution of Intent published in Culver City News (7/1/10).	
Department Approval: Sol Blumenfeld 06/23/10	City Attorney Approval: Carol Schwab (by H. Baker) (07/07/10)
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (07/07/10)	City Manager Approval: P. Lamont Ewell (07/09/10)

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution levying the annual assessment for West Washington Benefit Assessment District Number One for Fiscal Year 2010/2011.

PROCEDURE:

1. The Mayor seeks a motion regarding the filing of the affidavit of posting of the notices for this Public Hearing.
2. The Mayor calls on staff for a brief staff report.
3. The Mayor seeks a motion to open the public hearing.
4. The City Council receives comment from public.
5. The Mayor seeks a motion to close the public hearing after all testimony has been presented
6. The City Clerk announces whether or not a majority protest has been filed
7. The City Council discusses the matter and arrives at its decision.

BACKGROUND:

In June 2009, the City Council adopted a resolution to form the district and order the improvements, services and annual levy for the West Washington Benefit Assessment District Number One (District), located on Washington Boulevard between Beethoven Street and Wade Avenue. The District was formed to provide funding for maintenance of five landscaped medians to be installed by the Culver City Redevelopment Agency. The annual assessment includes costs for median maintenance, County fees, and administration of the District. Over the last year,

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monies have been collected to develop the reserve fund for the District and construction of the improvements is slated to begin at the end of July 2010.

On June 28, 2010, the City Council approved the annual Engineer's Report, which report is on file in the Office of the City Clerk. The Engineer's Report calculates the maximum maintenance and administration budget for the District for Fiscal Year 2010/2011 to be \$18,156.48, which includes a CPI increase of approximately 1.44% (as allowed by the District's formation action). The annual assessment shall not exceed the maximum assessment; however, the City Council may determine to levy an assessment below the maximum.

Given the economic conditions at the time of formation, it was proposed that the Culver City Redevelopment Agency could fund the administrative costs of the District for a limited time (up to two years) as an incentive to form the District. Thereafter, it was proposed to have the District pay those costs (\$3,500 annually). On June 28, 2010, the City Council declared its intention to (1) accept the \$3,500 in administrative fees from the Culver City Redevelopment Agency and (2) levy an Assessment in the aggregate of \$14,656.48. It is proposed that beginning in next fiscal year (Fiscal Year 2011/2012), the District become fully self-funded (which will see an increase in the assessment amount because the administrative fees – currently \$3,500 – will be borne by the District).

Proper notice of this proposed action of the City Council has been given. Persons owning property in the Assessment District may file protests with the City Clerk until the conclusion of the Public Hearing. In the case that a majority of the voting power in the Assessment District should file such a protest, then a majority protest exists. Should such a majority protest exist, then the City Council may not proceed with levying of the assessment this year.

FISCAL ANALYSIS:

The proposed property assessments for the District will provide revenue to fund ongoing maintenance of the streetscape median project, including a reserve fund for unforeseen expenses, commencing in Fiscal Year 2010/2011. Adopting the proposed resolution does not create a fiscal impact to the City. As mentioned above, this is the final year where the District's administrative costs are proposed to be borne by the Culver City Redevelopment Agency. Beginning in Fiscal Year 2011/2012, the District is proposed to be 100% self supporting for all expenditures.

As contained in the Engineer's Report, each fiscal year, the maximum amount of each assessment shall be increased by the February Consumer Price Index for all Urban Consumers for Los Angeles – Riverside – Orange County.

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ATTACHMENTS:

1. Proposed Resolution

MOTION:

That the City Council:

(Absent a majority protest) Adopt a resolution levying the annual assessment for the West Washington Assessment District Number One for Fiscal Year 2010/2011.