

MEETING DATE 06/26/06

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

ATTACHMENTS

		<u>Pages</u>
1	City Engineer s Report	1-6
2	Resolution	7-9
3	Notification Postcards	10-11



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

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 June 26 2006

PRESENTED to the City Council
and APPROVED by Resolution
No 2006- R ____ 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

To The Honorable Mayor and Members of the City Council

From Charles D Herbertson Public Works Director and City Engineer

**SUBJECT ALBRIGHT AVENUE STREET LIGHTING ASSESSMENT
DISTRICT FOR FISCAL YEAR 2006-2007
ENGINEER'S REPORT**

In accordance with the provisions of City Council Resolution No 2006 R__ dated May 8, 2006 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, was formed by Resoulution No 2004-R022 adopted on April 12 2004 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 will be filed in the Office of the City Clerk at the conclusion of this meeting 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 May 8, 2006 and by this reference is made a part hereof (as Exhibit C) 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 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 is provided by the City of Culver City forces and/or pursuant to maintenance contracts awarded by the City The costs of maintenance was not assessed to the benefiting properties within the District, because it is a budgeted expense of the City of Culver City in accordance with the current City Council policy

VI Parcel Assessments Based upon Benefit Received

The assessment includes the total cost of design and construction of the street lighting system and installation and for providing this Engineer's Report The benefits of this street lighting system are to the individual parcels of real property within the District in proportion to the benefit received by such parcels of real property The proposed individual assessments for the second fiscal year are shown on the attached assessment roll labeled EXHIBIT B This assessment amount is the same for each of the eighteen (18) parcels over the ten (10) years in which the total assessment is being collected

VII Method of Assessment

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

The property owners requested that the City finance the construction of the improvements and collect the cost, including a fair interest payment and assess them on their Los Angeles County property tax bill over a period of ten (10) years, commencing with the tax bill for fiscal year 2005-2006. The interest rate that was approved was 4%.

VIII Estimated Costs

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

A

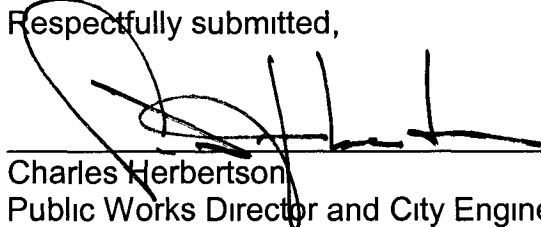
The total cost of installing all improvements, as described in Section III above.

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.

It is recommended that for Fiscal Year 2006-2007 the District be assessed a total of \$6,552.00, to be collected by the Los Angeles County Assessors Office. This assessment is the same for each of the ten (10) years, as requested by the property owners. The proposed individual annual assessments are shown on EXHIBIT B.

Respectfully submitted,


Charles Herbertson
Public Works Director and City Engineer

RCE 46658

Attachments: Exhibit A, B & C

EXHIBIT A

COST FOR THE TOTAL PROJECT

TOTAL \$53,152

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

FY	Principle	4%	Principle + 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
2009/2010	1908 76	76 35	1985 11	364
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 2006-2007 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 TWO TOTAL ASSESSMENT = \$6,552

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8

2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

22
23
24
25
26
27
28

25
26
27
28

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-R033

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 assessment for improvements set forth in the Report and the
15 Resolution of Intention shall be performed pursuant to law, and the County Auditor shall
16 enter on the County Assessment Roll the amount of the assessment, and the
17 assessment shall then be collected at the same time and in the same manner as the
18 County property taxes are collected After collection by said County the net amount of
19 the assessment shall be 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 Albright Avenue Street Lighting Assessment" 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 SILBINGER, MAYOR
City of Culver City California

ATTEST

APPROVED AS TO FORM

CHRISTOPHER ARMENTA, City Clerk

CAROL A SCHWAB City Attorney

10

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 Assessment levy of the Albright St Lighting District

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 Assessment levy of the Albright St Lighting District

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 Assessment levy of the Albright St Lighting District

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 Assessment levy of the Albright St Lighting District



**NOTIFICATION OF IMPORTANT
AGENDA ITEM AT A FUTURE
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 Albright Street 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

City Council/Agency meetings can be viewed live on Channel 35 by most Comcast subscribers

Visit the Culver City Website at www.culvercity.org or send your questions or comments to the City at chief.administration@culvercity.org
To view the Council meetings on line please visit <http://www.culvercity.org/webcast>

To add your name to the City's email list to receive agenda reports and news of City issues please call (310) 253 6000 or complete an online request at http://www.culvercity.org/citygov/public_notification.html



**NOTIFICATION OF IMPORTANT
AGENDA ITEM AT A FUTURE
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 Albright Street 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

City Council/Agency meetings can be viewed live on Channel 35 by most Comcast subscribers

Visit the Culver City Website at www.culvercity.org or send your questions or comments to the City at chief.administration@culvercity.org
To view the Council meetings on line please visit <http://www.culvercity.org/webcast>

To add your name to the City's email list to receive agenda reports and news of City issues please call (310) 253 6000 or complete an online request at http://www.culvercity.org/citygov/public_notification.html



**NOTIFICATION OF IMPORTANT
AGENDA ITEM AT A FUTURE
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 Albright Street 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

City Council/Agency meetings can be viewed live on Channel 35 by most Comcast subscribers

Visit the Culver City Website at www.culvercity.org or send your questions or comments to the City at chief.administration@culvercity.org
To view the Council meetings on line please visit <http://www.culvercity.org/webcast>

To add your name to the City's email list to receive agenda reports and news of City issues please call (310) 253 6000 or complete an online request at http://www.culvercity.org/citygov/public_notification.html



**NOTIFICATION OF IMPORTANT
AGENDA ITEM AT A FUTURE
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 Albright Street 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

City Council/Agency meetings can be viewed live on Channel 35 by most Comcast subscribers

Visit the Culver City Website at www.culvercity.org or send your questions or comments to the City at chief.administration@culvercity.org
To view the Council meetings on line please visit <http://www.culvercity.org/webcast>

To add your name to the City's email list to receive agenda reports and news of City issues please call (310) 253 6000 or complete an online request at http://www.culvercity.org/citygov/public_notification.html