MEETING DATE: **5.27.14**

AGENDA ITEM: Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2014/2015, and (3) Setting the Date, Time, and Place for a Public Hearing to be Monday, June 23, 2014 at 7:00 PM in the Mike Balkman Council Chambers for the West Washington Boulevard Benefit Assessment District No. 1

ATTACHMENTS

City of Culver City

Benefit Assessment District
West Washington Boulevard No. 1

Fiscal Year 2014/15 Engineer's Report

May 2014

Main Office
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102
Toll free: 800.434.8349 Fax: 415.391.8439

CITY OF CULVER CITY
BENEFIT ASSESSMENT DISTRICT
WEST WASHINGTON BOULEVARD NO. 1

9770 Culver Blvd.
Culver City, CA. 90232
Phone - (310) 253-5700

CITY COUNCIL

Meghan Sahli-Wells, Mayor

Micheál O'Leary, Vice Mayor

Jim B. Clarke, Councilmember

Jeffery Cooper, Councilmember

Andrew Weissman, Councilmember

CITY STAFF

John Nachbar, City Manager

Sol Blumenfeld, Community Development Director

Charles D. Herbertson, Public Works Director

Martin Cole, Assistant City Manager/City Clerk

Mate Gaspar, Engineering Services Manager

Elaine Gerety-Warner, Senior Management Analyst

NBS

Pablo Perez, Client Services Director

Tiffany Ellis, Project Manager

Nick Dayhoff, Consultant

TABLE OF CONTENTS

1. ENGINEER'S LETTER

WHEREAS the City Council of the City of Culver City (the "City"), State of California, under the Culver City Municipal Code (the "CCMC"), adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the Benefit Assessment District West Washington Boulevard No. 1 (the "District");

WHEREAS, the Resolution of Initiation directed the NBS Government Finance Group, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of cost of the maintenance, operations and servicing of the improvements for the District for the referenced fiscal year, a diagram for the District, showing the area and properties proposed to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

WHEREAS, the following assessment is made to cover the portion of the estimated cost of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

	As Preliminarily Approved	As Approved by Council
Direct Maintenance and Administrative Costs	$18,400.00	
Reserve Fund Contribution	(8,555.00)	
Total Assessable Budget Costs	$9,845.00	
Total District Parcels	39	
Total Assessable Linear Front Footage	1,863.05	
Total Assessable Building Square Footage	113,092	
Proposed Assessment Per Linear Front Foot	$3.69904	
Proposed Assessment Per Building Square Foot	$0.02612	
Maximum Assessment Per Linear Square Foot	$7.32122	
Maximum Assessment Per Building Square Foot	$0.05169	

2. PLANS AND SPECIFICATIONS

The District provides for the continued administration, maintenance, operations, and servicing of various improvements located within the public right-of-way and dedicated easements within the boundaries of the District.

2.1. Description of the Boundaries of the District

The District is located in the City of Culver City. The boundaries of the District are generally described as that area located west of Wade Street, east of Beethoven Street and along West Washington Boulevard.

2.2. Description of Improvements and Services

The improvements are the construction, operation, maintenance and servicing of 7 medians, landscaping, lighting, and appurtenant facilities, including, but not limited to, labor costs, utilities, material, contracting services and any other items necessary for the satisfactory maintenance and operation of the these improvements as described below.

Reference is made to the plans and specifications for the improvements, which are on file with the Culver City Redevelopment Agency. The table below lists specific improvements within the District to be maintained:

Medians
Landscaping
Lighting
Irrigation

3. ESTIMATE OF COSTS

The estimated cost of administration, maintenance, operations, and servicing the improvements as described in the Plans and Specifications are summarized below. Each year, as part of the assessment district levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

3.1. District Budget

DIRECT MAINTENANCE COSTS	BUDGET FISCAL YEAR 2014/15
Maintenance Costs	$2,400.00
Water for Irrigation	3,600.00
Lighting	4,800.00
Mulch Replacement/Plant Replacement	3,200.00
Subtotal Direct Costs	**$14,000.00**
ADMINISTRATION COSTS	
City Administration	$1,549.55
Consultants	2,792.20
County Fee*	58.25
Subtotal Administration Costs	**$4,400.00**
Subtotal of Direct & Administrative Costs	**$18,400.00**
Amount to be carried over from Improvement Fund	$0.00
Contributions from other Sources	0.00
Reserve Fund Contribution	(8,555.00)
Total Assessable Budget Costs	**$9,845.00**
Rounding Adjustment	(0.18)
Total Balance to Levy	**$9,844.82**
Total District Parcels	**39**
Total Assessable Linear Front Footage	**1,863.05**
Total Assessable Building Square Footage	**113,092**
Assessment Per Linear Front Foot	**$3.69904**
Assessment Per Building Square Foot	**$0.02612**

*Annual fee of $50 per district, plus $0.25 per parcel.

It is the intent of the City of Culver City to establish a reserve that shall not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for the District is as follows:

Estimated Fiscal Year Ending June 30, 2014 Reserve Fund Balance	$17,755.00
Operating Reserve Collection / (Contribution) – Fiscal Year 2014/15	(8,555.00)
Estimated Fiscal Year Ending June 30, 2015 Reserve Fund Balance	**$9,200.00**

3.2. Definitions of Budget Items

The following definitions describe the services and costs included in the District Budget:

Direct Costs:

Maintenance Costs includes all regularly scheduled labor, material and equipment required to properly maintain and ensure the satisfactory condition of all medians, palm trees, landscaping, and appurtenant facilities, on a bi-monthly basis.

Water for Irrigation includes the furnishing of water required for the operation and maintenance of the landscape and irrigation systems.

Lighting includes the furnishing of electricity required for the operation and maintenance of the palm tree uplights.

Mulch Replenishment includes once annually replenishment of mulch as required for the operation and maintenance of the landscaping and median facilities.

Plant Replacement includes the replacement of plants as required to ensure the satisfactory condition of the landscaping and median facilities (does not include replacement of palm trees).

Irrigation Replacement includes the ongoing repair and replacement of the irrigation systems, including solar controller and rain sensor.

Administration Costs:

City Administration includes the cost to all particular departments and staff of the City for providing the coordination of the District services, operations and maintenance of the improvements, response to public concerns and education, and procedures associated with the levy and collection of assessments.

Consultants include the costs associated with contracting with professionals to provide services specific to the administration of the annual assessment levy.

County Fee includes fees charged by the County of Los Angeles for placing the assessments onto the tax rolls on a yearly basis. This fee is $0.25 per parcel plus $50 per district.

Operating Reserve Collection:

Operating Reserve Collection is the amount collected to maintain reserves to enable the City to pay for the operation and maintenance costs to December 10 of the fiscal year. The Reserve Fund Contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs. The funds will be allowed to build up gradually in anticipation of any unforeseen expenses not normally included in the yearly maintenance costs. This may include, but is not limited to, palm tree replacement, repair or damaged equipment due to vandalism, storms, and other similar events.

4. METHOD OF APPORTIONMENT

4.1. General

Pursuant to the CCMC and Article XIIID, all parcels that have a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. The net amount to be assessed may be apportioned by any formula or method that fairly distributes the net amount among all assessable lots or parcels. Proposition 218, approved by the voters in November 1996, requires the Agency to separate general benefit from special benefit, where as only special benefit is assessed.

Each parcel within the District receives special and direct benefit from the improvements and associated appurtenances located within the public rights-of-ways located within the District, due to the proximity of said improvements.

4.2. Special Benefit

The landscape and median improvements will be installed by the Culver City Redevelopment Agency and the continued maintenance is guaranteed through the establishment (formation) of the District. Since these improvements are for the benefit of the properties within the District and those properties also benefit from the maintenance of the improvements, only the property owners within the District are assessed for the said maintenance of improvements.

In addition, the improvements confer a particular and distinct special benefit upon all parcels within the District because of the nature of the improvements. The ongoing and proper maintenance of landscaping improves the aesthetic appeal of the properties within the District providing a positive representation as well as the enhanced desirability of properties through association with the improvements. This increase in the value provides a distinct special benefit to the parcels within the District, which includes higher occupancy rates, increased rentals and lower vacancies. According to Judith Guido, Director of Marketing for LandCareUSA, landscaping can increase the resale value of a building up to 14% and speed up the sale of a building by 6 weeks. The installation and maintenance of raised medians improve both pedestrian and traffic safety to those either walking or driving within the District. According to the US Department of Transportation Federal Highway Administration, raised medians provide pedestrian protection by “reducing pedestrian involved crashes by 45 percent and fatalities by 78 percent” and after analysis of crash data in seven states, “raised medians reduce crashes by over 40 percent in urban areas.” The parcels within the District receive a distinct special benefit as their primary use is business/retail, and studies have proven that greenery and associated landscaping attract shoppers to the area as well as stimulate economic growth (Kathleen Wolf, University of Washington: Economic and Public Value of Urban Forests). Also, according to Virginia Cooperative Extension, a recent study has found that consumers are willing to pay a premium of up to 12% for goods purchased in retail establishments that are accompanied by quality landscaping. The ongoing and proper maintenance of the landscaping and appurtenant facilities specially benefits parcels within the District by enhancing the environmental quality of the parcels and making them more desirable by improving air quality, providing shade from solar radiation, reducing temperatures through evaporation and transpiration and absorbing heat (according to data from Planet, professional landscape network). All of the above-mentioned items contribute to a specific enhancement and special benefit of the properties within the District.

4.3. General Benefit

In addition to the special benefits received by the parcels within the District, there are incidental general benefits conferred by the proposed improvements. It is recognized that the proper maintenance of the medians and landscaping improvements provide only an incidental benefit to the public at large, including traffic and pedestrian safety for those passing though the District. Also, according to Projectevergreen.com Economic Fact Sheet, the installation and proper maintenance of landscaping can protect the City's drainage systems. In addition, the proper maintenance of landscaping, lighting and appurtenant facilities reduces property-related crimes (especially vandalism) against properties located in the vicinity of the improvements (Diane Relf, Extension Specialist and Environmental Horticulture of Virginia Tech). Finally, the proper maintenance of landscaping provides a positive visual experience to persons passing through the District, which is only an incidental benefit. All of the aforementioned constitutes incidental general benefits conferred by the improvements.

The total benefits thus are a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to the adjacent properties. Because the median and landscaping improvements are located immediately in front of the properties within the District, and is maintained for the benefit of said properties, any benefit received by properties outside the District is merely coincidental. Nonetheless, the Agency has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred upon that property.

4.4. Method of Apportionment Spread

Each of the parcels within the District is deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon them as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements. The assessment per linear front foot and building square foot is determined as follows:

Assessment per Linear Front Foot = (Total Costs X 0.70) / Total District Linear Front Feet
Assessment per Building Square Foot = (Total Costs X 0.30) / Total District Building Square Feet

Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received, in accordance with the formula listed below:

Parcel's Linear Front Footage X Assessment per Linear Foot + **Parcel's Building Square Footage X Assessment per Building Square Foot** = **Assessment Per Parcel**

There are 39 total parcels within the District, with 1,863.05 total linear front feet and 113,092 total building square feet. The assessment is spread as follows:

Fiscal Year 2014/15 Total Assessable Budget Costs	$9,845.00
Total District Linear Front Footage	1,863.05
Total District Building Square Footage	113,092
Fiscal Year 2014/15 Assessment per Linear Front Foot	**$3.69904**
Fiscal Year 2014/15 Assessment per Building Square Foot	**$0.02612**

4.5. Cost of Living Inflation

The proposed maximum assessment sets the initial maximum assessment and is stated in Fiscal Year 2009/10 dollars. As of February 1 of each fiscal year beginning Fiscal Year 2010/11, the maximum assessment amount shall be increased by the February Consumer Price Index for All Urban Consumers for the Los Angeles, Riverside and Orange County area. The annual assessment shall not exceed the maximum assessment, unless the appropriate Proposition 218 proceedings are conducted by the City to authorize an increase beyond the maximum assessment amount.

The following table shows the historical maximum and actual assessments for the District:

FISCAL YEAR	CPI	MAXIMUM ASSESSMENT PER LINEAR FRONT FOOT	MAXIMUM ASSESSMENT PER BUILDING SQUARE FOOT	ACTUAL ASSESSMENT PER LINEAR FRONT FOOT	ACTUAL ASSESSMENT PER BUILDING SQUARE FOOT
2009/10	-	$6.72534	$0.04748	$5.41000	$0.04000
2010/11	+1.44%	6.82195	0.04816	5.50690	0.03888
2011/12	+2.27%	6.97712	0.04926	1.41160	0.00997
2012/13	+2.09%	7.12314	0.05029	4.22491	0.02983
2013/14	+2.22%	7.28156	0.05141	7.27143	0.05134
2014/15	+0.54%	7.32122	0.05169	3.69904	0.02612

5. ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City Clerk in the format required under the provision of the CCMC. The lines and dimensions shown on maps of the County Assessor of the County of Los Angeles for the current year are incorporated by reference herein and are made a part of this Report.

ASSESSMENT DIAGRAM

BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1

CITY OF CULVER CITY
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

APN	Assessment Number
4230-023-001	1
4230-023-002	2
4230-023-005	3
4230-023-027	4
4230-023-036	5
4231-027-001	6
4231-027-004	7
4231-027-008	8
4231-027-029	9
4231-027-030	10
4231-027-031	11
4231-027-902	12
4231-028-001	13
4231-028-024	14
4231-028-025	15
4231-028-026	16
4231-028-027	17
4231-028-029	18
4231-028-037	19
4231-028-038	20
4231-028-039	21
4231-028-040	22
4236-020-001	23
4236-020-002	24
4236-020-003	25
4236-020-004	26
4236-020-005	27
4236-020-006	28
4236-021-001	29
4236-021-002	30
4236-021-003	31
4236-021-004	32
4236-021-005	33
4236-021-006	34
4236-021-900	35
4236-021-901	36
4236-021-902	37
4236-021-903	38

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CULVER CITY THIS _____DAY OF __________, 200__.

CITY CLERK
CITY OF CULVER CITY
LOS ANGELES COUNTY, CALIFORNIA

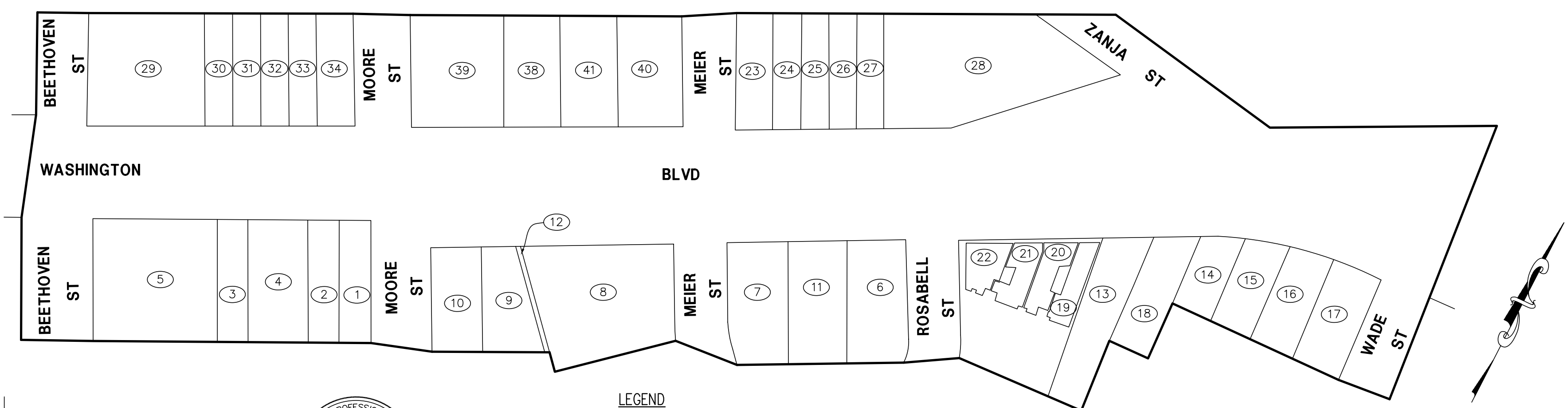
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1, CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CULVER CITY AT A REGULAR MEETING THEREOF HELD ON THE ________ DAY OF ________________, 200__, BY ITS RESOLUTION NO. ____________.

CITY CLERK
CITY OF CULVER CITY
LOS ANGELES COUNTY, CALIFORNIA

FILED THIS _______ DAY OF ____________, 200__, AT THE HOUR OF _______ O'CLOCK __M., IN BOOK _______ AT PAGE ______ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF LOS ANGELES

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF LOS ANGELES ASSESSOR'S MAPS.



N | B | S
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Local Government Solutions

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. STEARNS
No. 26406
Exp. 3/31/10
CIVIL
STATE OF CALIFORNIA

LEGEND

BENEFIT ASSESSMENT DISTRICT BOUNDARY

PARCEL LINES

(28) ASSESSMENT NUMBER

GRAPHIC SCALE

80 40 0 80

SCALE: 1" = 80'

6. ASSESSMENT ROLL

Parcel Identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with the assessment amounts, is included on the following page. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment spread approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment spread rather than a proportionate share of the original assessment.

ATTACHMENT 1

CITY OF CULVER CITY
BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1

ASSESSMENT ROLL
FISCAL YEAR 2014/15

Assessor's Parcel Number	Assessment Number	Owner	Linear Front Footage	Levy Linear Front Footage	Building Square Footage	Levy Building Square Footage	Total Assesment	Rounding Adjustment	Total Levy
4230-023-001	1	KIGAWA STEVEN	27.31	$101.02	2,300	$60.07	$161.09	($0.01)	$161.08
4230-023-002	2	KIGAWA STEVEN	25.00	92.48	864	22.56	115.04	0.00	115.04
4230-023-005	3	SAQQARA INC	25.00	92.48	0	0.00	92.48	0.00	92.48
4230-023-027	4	RECO CORPORATION	25.00	92.48	3,700	96.63	189.10	0.00	189.10
4230-023-036	5	SAQQARA INC	102.30	378.41	2,040	53.28	431.69	(0.01)	431.68
4231-027-001	6	BERKE FAMILY LIMITED PARTNERSHIP	56.50	209.00	3,370	88.01	297.01	(0.01)	297.00
4231-027-004	7	FLECK JEFFREY CO TR	56.50	209.00	3,736	97.57	306.56	0.00	306.56
4231-027-008	8	ROCKVIEW DAIRIES INC	153.56	568.02	5,000	130.58	698.60	0.00	698.60
4231-027-029	9	ROBINSON JUDY K	32.96	121.92	2,409	62.91	184.83	(0.01)	184.82
4231-027-030	10	ROWELL JAMES & EULENE	50.83	188.02	3,111	81.25	269.27	(0.01)	269.26
4231-027-031	11	FLECK JEFFREY CO TR	56.00	207.15	3,248	84.82	291.97	(0.01)	291.96
4231-027-902	12	CULVER CITY	0.00	0.00	0	0.00	0.00	0.00	0.00
4231-028-001	13	IRANI GEVE	50.00	184.95	744	19.43	204.38	0.00	204.38
4231-028-024	14	KEYVAN FARROKH & ZOHREH	45.91	169.82	0	0.00	169.82	0.00	169.82
4231-028-025	15	KEYVAN FARROKH & ZOHREH	44.47	164.50	2,701	70.54	235.04	0.00	235.04
4231-028-026	16	MONTELEONE ROBERT E CO TR	43.50	160.91	664	17.34	178.25	(0.01)	178.24
4231-028-027	17	WASHINGTON BLVD INVESTMENTS INC	55.19	204.15	1,626	42.46	246.61	(0.01)	246.60
4231-028-029	18	IRANI GEVE K	45.91	169.82	3,232	84.41	254.23	(0.01)	254.22
4231-028-037	19	MOSES ALBALAS O D INC	21.20	78.42	1,863	48.65	127.07	(0.01)	127.06
4231-028-039	21	XU JUNLI	29.30	108.38	1,860	48.58	156.96	0.00	156.96
4231-028-040	22	RIOS MARINA CORTINOVIS L DDS INC	48.40	179.03	1,822	47.58	226.62	0.00	226.62
4231-028-055	20-A	COOMBS CHAD C	28.48	105.35	1,362	35.57	140.92	0.00	140.92
4231-028-900	20-B	REGENTS OF UNIVERSITY OF CA	7.12	26.34	341	8.91	35.24	0.00	35.24
4236-020-001	23	TRIANGLE CENTER LLC	32.70	120.96	2,450	63.98	184.94	0.00	184.94
4236-020-002	24	TRIANGLE CENTER LLC	25.00	92.48	0	0.00	92.48	0.00	92.48
4236-020-003	25	TRIANGLE CENTER LLC	25.00	92.48	0	0.00	92.48	0.00	92.48
4236-020-004	26	TRIANTGLE CENTER LLC	25.00	92.48	0	0.00	92.48	0.00	92.48
4236-020-005	27	TRIANTGLE CENTER LLC	25.00	92.48	0	0.00	92.48	0.00	92.48
4236-020-006	28	TRIANTGLE CENTER LLC	219.05	810.28	13,946	364.21	1,174.49	(0.01)	1,174.48
4236-021-001	29	UPWARD BOUND HOUSE	107.70	398.39	6,875	179.55	577.93	(0.01)	577.92
4236-021-002	30	ONTIVEROS ANGELA	25.00	92.48	1,400	36.56	129.04	0.00	129.04
4236-021-003	31	ROCKENWAGNER HANS & PATRICIA	25.00	92.48	1,120	29.25	121.73	(0.01)	121.72
4236-021-004	32	MOSKOWITZ M & L	25.00	92.48	1,585	41.39	133.87	(0.01)	133.86
4236-021-005	33	MOSKOWITZ M & L	25.00	92.48	1,875	48.97	141.44	0.00	141.44
4236-021-006	34	MOSER RETA C	32.73	121.07	1,588	41.47	162.54	0.00	162.54
4236-021-900	35	SUCCESSOR AGENCY TO REDEV AGENCY OF CULVER CITY	50.00	184.95	9,065	236.74	421.69	(0.01)	421.68
4236-021-901	36	SUCCESSOR AGENCY TO REDEV AGENCY OF CULVER CITY	82.70	305.91	9,065	236.74	542.65	(0.01)	542.64
4236-021-902	37	SUCCESSOR AGENCY TO REDEV AGENCY OF CULVER CITY	57.73	213.55	9,065	236.74	450.29	(0.01)	450.28
4236-021-903	38	SUCCESSOR AGENCY TO REDEV AGENCY OF CULVER CITY	50.00	184.95	9,065	236.74	421.69	(0.01)	421.68
Totals:			**1,863.05**	**$6,891.50**	**113,092**	**$2,953.50**	**$9,845.00**	**($0.18)**	**$9,844.82**

RESOLUTION NO. 2014-R_______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING THE ASSESSMENT ENGINEER'S REPORT, DECLARING ITS INTENTION TO ORDER THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, the City Council previously initiated proceedings in accordance with the provisions of Chapter 15.01 of the Culver City Municipal Code ("CCMC") for the levy and collection of annual assessments for Benefit Assessment District West Washington Boulevard No. 1 (the "District") and ordered the preparation of an Assessment Engineer's Report (the "Engineer's Report") thereon; and

WHEREAS, the City Council desires to declare its intention to provide for the levy and collection of annual assessments for Fiscal Year 2014-2015, to provide for the costs and expenses necessary to pay for the maintenance and servicing of the improvements (defined below) within the District; and,

WHEREAS, the Engineer's Report has been prepared and filed with the City Clerk and submitted to the City Council in accordance with Sections 15.01.055 and 15.01.070 of the CCMC; and,

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented and is preliminary satisfied with the proposed report, each and all of the budget items and documents as set forth therein and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefit received from the improvements, operation, maintenance and services within the District as set forth in the Engineer's Report.

NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY RESOLVE as follows:

1. The Engineer's Report as presented, consisting of the following: a description of improvements, the estimated costs of improvements, a diagram of the District and the District assessment roll containing the Fiscal Year 2014-2015 levy for each Assessor's parcel within the District, is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open for public inspection.

2. It is the intention of the City Council to levy and collect assessments within the District to pay the annual costs and expenses for the maintenance and servicing of the improvements authorized to be maintained and serviced for the fiscal year commencing July 1, 2014 and ending June 30, 2015. The improvements are generally described as: five medians, landscaping, lighting, irrigation and appurtenant facilities including any other improvements authorized by the CCMC within the boundaries of the District. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous and satisfactory condition.

3. The District is located generally west of Wade Street, east of Beethoven Street, and along West Washington Boulevard. The District is designated by the name of "Benefit Assessment District West Washington Boulevard No. 1."

4. The Engineer's Report, as preliminary approved by the City Council, is on file with the City Clerk and open for public inspection. Reference is made to the Engineer's Report for a full detailed description of the improvements to be maintained, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District.

5. The maximum assessment is not proposed to increase from the previous year above that previously approved by the property owners (as "increased assessment" is defined in Section 54954.6 of the California Government Code).

6. Notice is hereby given that a Public Hearing is scheduled to be held at Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City, California, on June 23, 2014 at 7:00pm or as soon thereafter as the matter may be heard. All interested persons, prior to the conclusion of the hearing, shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements or written communication made or filed by any interested person.

7. The City Clerk is hereby directed to give notice of the Public Hearing by causing the resolution of intention, or summary thereof, to be published, posted and mailed as provided in Section 15.01.050 of the CCMC.

APPROVED and ADOPTED this _________day of _____________2014.

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MEGHAN SAHLI-WELLS, Mayor
City of Culver City, California

ATTEST:

____
MARTIN R. COLE, City Clerk

A14-00411

APPROVED AS TO FORM:

for CAROL A. SCHWAB, City Attorney