RESOLUTION NO. 2012 - 39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA
APPROVING THE ENGINEER’S REPORT REGARDING THE LEVY AND COLLECTION OF
ASSESSMENTS WITHIN THE CITY OF BELL LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT FOR THE 2012-2013 FISCAL YEAR AND DIRECTING THAT THE
CITY CLERK MAKE THE ENGINEER’S REPORT A PERMANENT RECORD AVAILABLE
FOR PUBLIC INSPECTION.

WHEREAS, the City Council of the City of Bell, California, pursuant to the provisions of
Division 15, Part 2, Sections 22500 et seq of the Streets and Highways Code of the State of
California, on May 2, 2012, previously ordered the preparation of an Engineer’s Report for the
annual levy and collection of assessments against lots and parcels of land within the City of Bell
Landscaping and Lighting District for the Fiscal Year commencing July 1, 2012 and ending June
30, 2013, consisting of plans and specifications, an estimate of cost, an assessment of costs,
and a diagram of the assessment district known and designated as City of Bell Landscaping and
Lighting Assessment District; and

WHEREAS, there now has been presented to this City Council the Report dated May
2012 and part hereof as Exhibit A, as previously directed by Council action on May 2, 2012 and

WHEREAS, parcels located in the District are assessed varying rates according to the
General Plan Land Use designation for the respective parcels; and

WHEREAS, the City Council has now proceeded to carefully examine, inspect and
consider the Report as presented and is satisfied with each and all of the items and documents
as set forth therein and is satisfied that the assessments have been spread in accordance with
the benefits received from the services as set forth in said Engineer’s Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA,
DOES RESOLVE:

Section 1. That the foregoing Recitals are true and correct and are incorporated
herein.

Section 2. That the Engineer’s Report as presented, which consists of the following:

1. Plans and Specifications
2. Estimate of Costs
3. Assessment of Estimated Costs
4. Diagram of Assessment District

Is hereby approved on a preliminary basis and is ordered to be filed in the Office of the
City Clerk as a permanent record and shall remain open for public inspection.

Section 3. That this Resolution shall take effect immediately; and the City Clerk shall
certify to the passage of this Resolution and the minutes of this meeting shall so reflect
the presentation of the Engineer’s Report; and shall cause the same to be processed in
the manner required by law.
ADOPTED AND APPROVED THIS 16TH DAY OF MAY, 2012.

Ali Saleh, Mayor

APPROVED AS TO FORM

DAVE ALESHIRE, City Attorney

(Attestation by City Clerk on Separate Page)
CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Patricia Healy, Interim City Clerk of the City of Bell, hereby attest to and certify that the foregoing Resolution No. 2012-39 is the original resolution adopted by the Bell City Council at its regular meeting held on the 16th day of May, 2012, by the following vote:

AYES: Harber, Quintana, Valencia, Alvarez, Saleh (5)

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

[Signature]
Patricia Healy, Interim City Clerk
ENGINEER’S REPORT
FOR THE
LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
IN THE CITY OF BELL
FISCAL YEAR 2012 – 2013

May 2012
SECTION No. 1  AUTHORITY OF THE ENGINEER’S REPORT

This report is prepared under the authority and direction of the City Council in response to their action at the May 2, 2012 City Council meeting, wherein they intend to impose charges for Landscape and Lighting services, and in compliance with the requirements of Article 4, Chapter I, Landscaping and Lighting Act 1972, being Part 2, Division 15 of the Street and Highways Code, State of California. This Report covers the period from July 1, 2012 to June 30, 2013.

SECTION No. 2  PLAN AND SPECIFICATIONS

The plans for the lighting Improvements within the District are on file in the office of the City Engineer of the City of Bell and the Southern California Edison Company’s engineering office and are available for public review. Power for lighting and for traffic signals shall be furnished by the Southern California Edison Company, its successors or assigns and it shall be adequate for the intended purposes. Rates for power shall be those authorized by the Public Utility Commission, State of California. The City is also part of and responsible for the operation, maintenance, and energy costs of the street lights included in the Bell Lighting District #3 administered by the Los Angeles County Department of Public Works. The complete lighting system shall be maintained to provide adequate illumination. Maintenance shall be provided by the Southern California Edison Company and shall include but not be limited to removal, repair, replacement of relocation of light standards, poles, bulbs, fixtures, circuits, and all appurtenances.

The plans and specifications for the Landscape Improvements and maintenance within the District are on file in the office of the City Engineer of the City of Bell and are available for public inspection. Reference is made to such maps, plans, and specifications for the exact location and nature of the improvements. The City is also responsible for the continuous maintenance of all green areas throughout the entire city, included but not limited to the landscape and irrigation systems at Veterans’ Park, Bianchini Park, Tredler Park, Debs Park, Little Bear Camp; median landscape at: Atlantic Avenue, Florence Avenue, Eastern Avenue and Bandini Avenue; slope maintenance on Randolph Street, Florence Avenue and the Los Angeles River. Any additional green space owned by the City but not specifically mentioned in this report is also included. Additionally, this includes the yearly maintenance, trimming, removal and replacement of City trees within the public right-of-way.

These documents are hereby made part of this report.

SECTION No. 3  DIAGRAM FOR DISTRICT

The properties subject to charges consist of all assessable parcels within the corporate limits of the City of Bell. Reference is hereby made to the County of Los Angeles Assessor’s Rolls for the size, dimension, location and detail description of each parcel within the District.

SECTION No. 4  ESTIMATED COSTS OF SERVICES

The total estimated costs for the Landscape and Lighting Services within the District are $471,778. For the breakdown of costs reference is made to Table 1.
SECTION No. 5  ASSESSMENT

The District is divided into four zones to recognize the various levels of estimated benefits received within the District. The general description of the zones is as follows:

Zone 1. Consists of all residential property with five or fewer dwelling units
Zone 2. Consists of all residential property with six or more dwelling units
Zone 3. Consists of all commercial property
Zone 4. Consists of the Trammel Crow District

The estimated apportioned amount to be assessed upon the properties within the District is shown in Table 2.

A list of all parcels within the District will be prepared and filed with the City of Bell indicating the amount apportioned to each assessable parcel within the District.

Upon confirmation the roll will be furnished for submittal to the County Auditor – Controller for collection in the tax bills.

Respectfully submitted,

Terry J. Rodrigue P.E.
Assessment Engineer
CITY OF BELL
2012 – 2013
LANDSCAPING AND LIGHTING DISTRICT

May 2012

TABLE 1
ASSESSMENT SUMMARY

Assessments $471,778
Estimated Costs $471,778
Projected Year-Fund Reserve $704,500

TABLE 2
SUMMARY OF CHARGES

<table>
<thead>
<tr>
<th>Description</th>
<th>Authorized Charges per Unit</th>
<th>Unit</th>
<th>Percent Change from Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential: 5 or fewer units</td>
<td>$84.66/year</td>
<td>Parcel</td>
<td>-12.7%</td>
</tr>
<tr>
<td>Residential: 6 or more units      $ 4.21/FF/year</td>
<td>Front Footage</td>
<td>-12.7%</td>
<td></td>
</tr>
<tr>
<td>Commercial                   $ 4.21/FF/year</td>
<td>Front Footage</td>
<td>-12.7%</td>
<td></td>
</tr>
<tr>
<td>Trammel Crow District        $12.41/FF/year</td>
<td>Front Footage</td>
<td>-12.7%</td>
<td></td>
</tr>
</tbody>
</table>

FF = FRONT FOOTAGE
**SCHEDULE "A"**

**CITY OF BELL**

**LANDSCAPING AND LIGHTING**

**ASSESSMENT DISTRICT**

**ENGINEER'S ESTIMATE**

**FY 2012 – 2013**

**Expenses**

<table>
<thead>
<tr>
<th>Capital Improvements, Maintenance and Administrative Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Operation Services (Various private contractors)</td>
<td>$373,600</td>
</tr>
<tr>
<td>City Administration (10% of Total Receivable)</td>
<td>$ 47,178</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$420,778</td>
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</tbody>
</table>

**Incidental Expenses**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>County Assessor's Fee</td>
<td>$ 1,500</td>
</tr>
<tr>
<td>Engineer's Report</td>
<td>4,000</td>
</tr>
<tr>
<td>City Attorney</td>
<td>4,000</td>
</tr>
<tr>
<td>Public Notice</td>
<td>1,500</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$11,000</td>
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**Additional Fund Reserve**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 40,000</td>
</tr>
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</table>

**TOTAL EXPENSES:**

|                                     | $471,778 |

**Revenue**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSESSMENT FY 12-13</td>
<td>$471,778</td>
</tr>
</tbody>
</table>

**Fund Balance**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Projected Beginning Fund Balance</td>
<td>$664,500</td>
</tr>
<tr>
<td>Projected Ending Fund Balance</td>
<td>$704,500</td>
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