

**RESOLUTION NO. 2012- 40**

**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 SEWER MAINTENANCE DISTRICT FOR THE 2012-13 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 Sections 5470, et seq. of the Health and Safety Code and Sections 41900 et seq. of the Public Resources Code of the State of California, and Sections 13.04.100 et seq. of the Bell Municipal Code, by previous City Council action on May 2, 2012, 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 Sewer Maintenance District for the Fiscal Year commencing July 1, 2012 and ending June 30, 2013, consisting of description of properties, necessity of charges, cost of maintenance and assessment of the estimated cost; and

WHEREAS, there now has been presented to this City Council the Report, dated May 2012 and made 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 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.

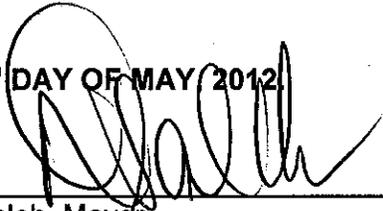
Section 2. That the Report as presented, which consists of the following:

1. Description of Property Subject to Levy
2. Necessity for the Charges
3. Cost of Services
4. Assessment of Estimated Cost

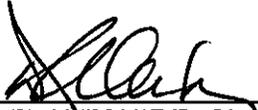
is hereby approved on a preliminary basis and is ordered to be filed in the Office of the City Clerk as a permanent record and shall remain open for public inspection.

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 16<sup>th</sup> DAY OF MAY 2012.

  
\_\_\_\_\_  
Ali Saleh, Mayor

APPROVED AS TO FORM

  
\_\_\_\_\_  
DAVE ADESHIRE, City Attorney

(Attestation by City Clerk on Separate Page)

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

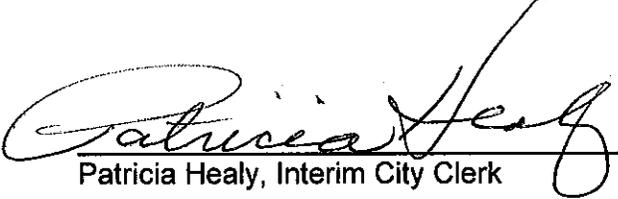
I, Patricia Healy, Interim City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution No. 2012-40 is the original resolution adopted by the Bell City Council at its regular meeting held on the 16<sup>th</sup> day of May, 2012, by the following vote:

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

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)



Patricia Healy, Interim City Clerk

**Exhibit A**

**ENGINEER'S REPORT  
FOR THE  
SEWER MAINTENANCE DISTRICT  
STANDBY AND AVAILABILITY CHARGES  
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 Resolution No. 2012 - \_\_\_\_\_, wherein they intend to impose standby and availability charges for sewer maintenance, and the requirements of Article 4, Chapter 6, Par 3, Division 5 of the Health and Safety Code of the State of California. This Report covers the period from July 1, 2012 to June 30, 2013.

## **SECTION No. 2**

## **FACILITIES TO BE MAINTAINED**

The various Plans and specifications depicting the City's sewer system are on file in the office of the City Engineer of the City of Bell and are available for public inspection. These plans and specifications are incorporated herein as part of this report.

## **SECTION No. 3**

## **NECESSITY FOR THE CHARGES**

The City, required by the Health and Safety Code to maintain certain sewer facilities within the City in a safe and sanitary condition, is responsible for maintaining its sewage collection system. As part of this effort, the City is required to clean and repair all main sewer collection lines and appurtenances. Ongoing efforts to keep the system in optimal conditions include the cleaning, video recording, and repairing of faulty sections of the system. Cleaning of the line is accomplished by water jetting the interior surface of the sewer lines and the subsequent video recording of the line to provide information regarding its current condition. This effort is performed by private contractors on a biennial schedule. Based on the information gathered during the cleaning operation, the City Engineer prepares plans and specifications for the repair of sections presenting unacceptable conditions. The City then contracts with private sewer contractors to repair such sections by either lining, spot-repairing, or replacing the damaged sections. The City is also required to conform to a variety of regulations of the State of California Water Board for the maintenance of the system and prevention and cleanup of sanitary sewer overflows. Thus, pursuant to Section 5470 et seq. of the Health and Safety Code of the State of California, it finds necessary to levy a charge for standby and availability on all properties that are or will be receiving these services to offset the costs incurred in the maintenance of the sewer system to assure the safe operation of the sewer facilities.

The City sewer system was installed beginning in the 1920's thru 1950's. For the past ninety years, the sewer clay pipe system has deteriorated as result of seismic movements, increase in use, and other factors which have created breakage and obstructions. The sewer pipe system contains approximated forty-five miles of vitrified clay pipe. After videotaping the system, the City had determined there is a capital need to replace a portion of the system at a cost of approximately two million dollars. Capital improvements should be budgeted on an annual basis to correct these deficiencies in the sewer pipe system to prevent serious clogging or overflows.

**SECTION No. 4****DESCRIPTION OF PROPERTY SUBJECT TO LEVY**

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 Roll for the size, dimension, location and land detail description of each parcel within the District.

**SECTION No. 5****ESTIMATED COSTS OF MAINTENANCE**

The total estimated costs for the implementation of the Plan within the District is \$350,915. For the breakdown of costs, reference is made to Table 1.

**SECTION No. 6****ASSESSMENT**

The most equitable method of assessment relates the property usage of the sewer system and the maintenance costs. The District is divided into four zones based upon the density, levels, and type of usage and service requirements. 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 with normal sewer usage
- Zone 4. Consists of all commercial property with high sewer usage

The estimated apportioned amount to be assessed upon the properties within the District is shown in Tables 2 and 3. Table 2 will be used for properties not currently using sewer service, but for which sewer service is available. Table 3 will be used for properties currently using sewer service.

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  
SEWER MAINTENANCE DISTRICT  
SEWER STANDBY AND AVAILABILITY CHARGES  
ENGINEER'S ESTIMATE

MAY 2012

**TABLE 1**  
**ASSESSMENT SUMMARY**

Assessments*	\$350,915
Estimated Costs	\$350,915
Projected Year-End Fund Reserve	\$336,000

\*Parcels will be charged either the Standby Charges Table 2 or the Sewer Service Charges Table 3.

**TABLE 2\*\*\***  
**STANDBY CHARGES**

<u>Description</u>	<u>Authorized Charges Per Unit</u>	<u>Unit</u>	<u>Percent Change From Previous Year</u>
Residential: 5 or fewer units	\$12.70/year	DU**	0%
Residential: 6 or more units	\$16.32/year	DU**	0%
Commercial: Normal Usage	\$57.92/year	Parcel	0%
Commercial: High Usage	\$96.58/year	Parcel	0%

\*\*DU = DWELLING UNIT

\*\*\*Table 2 to be used for properties not currently using sewer service but for which sewer service is immediately available.

**TABLE 3\*\*\*\***  
**SEWER SERVICE CHARGES**

<u>Description</u>	<u>Authorized Charges Per Unit</u>	<u>Unit</u>	<u>Percent Change From Previous Year</u>
Residential: 5 or fewer units	\$33.12/year****	DU**	0%
Residential: 6 or more units	\$42.64/year****	DU**	0%
Commercial: Normal Usage	\$151.53/year****	Parcel	0%
Commercial: High Usage	\$252.67/year****	Parcel	0%

\*\*DU = DWELLING UNIT

\*\*\*\*Table 3 will be used for properties currently using sewer service.

SCHEDULE "A"

CITY OF BELL

SEWER MAINTENANCE DISTRICT  
SEWER STANDBY AND AVAILABILITY CHARGES

ENGINEER'S ESTIMATE  
FY 2012 - 2013

**Expenses**

Capital Improvements, Maintenance and Administrative Expenses

Capital Improvements & Maintenance	\$304,215
City Administration (10% of Total Receivable)	<u>\$ 35,100</u>
<b>Subtotal</b>	<b>\$341,300</b>

Incidental Expenses

County Assessor's Fee	\$ 2,100
Engineer's Report	4,000
City Attorney	4,000
Public Notice	<u>1,500</u>
<b>Subtotal</b>	<b>\$ 11,600</b>

<u>Additional Fund Reserve</u>	\$ 0
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<b>TOTAL EXPENSES:</b>	<b>\$350,915</b>
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**Revenue**

<b>TOTAL ASSESSMENT FY 12 - 13</b>	<b>\$350,915</b>
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**Fund Balance**

<b>Projected Beginning Fund Balance</b>	<b>\$336,000</b>
<b>Projected Ending Fund Balance</b>	<b>\$336,000</b>