

Exhibit "A"

AMENDED

**ENGINEER'S REPORT
FOR THE
LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
IN THE CITY OF BELL
FISCAL YEAR 2012 – 2013**

August 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 and 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, Treder Park, Debs Park, Little Bear Camp; medians on: 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 \$449,912. 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	\$449,912
Estimated Costs	\$449,912
Projected 2012/2013 Year-Fund Reserve	\$559,373

TABLE 2
SUMMARY OF 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	\$55.95/unit/year	Residential Unit	-12.7%
Residential: 6 or more units	\$ 3.67/FF/year	Front Footage	-12.7%
Commercial	\$ 3.67/FF/year	Front Footage	-12.7%
Trammel Crow District	\$10.74/FF/year	Front Footage	-12.7%

FF = FRONT FOOTAGE

SCHEDULE "A"

CITY OF BELL

LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
ENGINEER'S ESTIMATE
FY 2012 – 2013

Expenses

Capital Improvements, Maintenance and Administrative Expenses

Operation Services (Various private contractors)	\$373,600
City Administration (10% of Total Receivable)	<u>\$ 47,178</u>
Subtotal	\$420,778

Incidental Expenses

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

<u>Additional Fund Reserve</u>	\$ 18,134
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TOTAL EXPENSES:	\$449,912
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Revenue

ASSESSMENT FY 12-13	\$449,912
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Fund Balance

Projected Beginning Fund Balance	\$541,239
Projected Ending Fund Balance	\$559,373