

RESOLUTION NO. 2011-20

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 SANITATION AND SEWERAGE SYSTEM DISTRICT FOR THE 2011-2012 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 Resolution No. 2011-14 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 Sanitation and Sewerage System District for the Fiscal Year commencing July 1, 2011 and ending June 30, 2012, 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 June 2011 and made part hereof as Exhibit A, as previously directed by Resolution No. 2011-14 and

WHEREAS, parcels located in the General Plan Land Use designation: Commercial are assessed at the commercial rate; 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, IT IS HEREBY RESOLVED by the City Council of the City of Bell, California, as follows:

Section 1. That the above recitals are all true and correct

Section 2. That the Report as presented, consisting 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

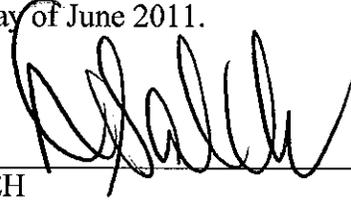
Resolution No. 2011-20
Assessment District (S&S)

June 22, 2011

Page 1 of 2

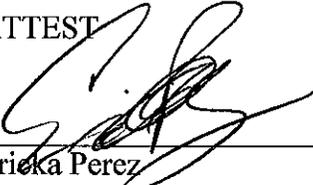
presentation of the Engineer's Report; and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 22ND day of June 2011.



ALI SALEH
Mayor

ATTEST



Ericka Perez
Deputy City Clerk

I, Ericka Perez, Deputy City Clerk of the City of Bell, certify that Resolution No. 2011-20 was adopted by the City Council of the City of Bell at a regular meeting thereof, held on the 22ND day of June 2011 by the following vote:

AYES: Councilmember Alvarez, Quintana, Valencia, Vice Mayor Harber, Mayor Saleh

NOES: None

ABSTAIN: None

ABSENT: None



Ericka Perez
Deputy City Clerk

**ENGINEER'S REPORT
FOR THE
SEWER MAINTENANCE DISTRICT
STANDBY AND AVAILABILITY CHARGES
IN THE CITY OF BELL
FISCAL YEAR 2011-2012**

JUNE 2011

EXHIBIT "A"

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. 2011-14, 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, 2011 to June 30, 2012.

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. 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 1920s thru 1950s. 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 needs to replace portion of the system at a cost of approximately two millions 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 are \$ 350,915. The estimated Fund Reserve for FY 2011-2012 is \$70,183 in addition to the existing FY 2010-2011 Reserve of \$235,000. For the breakdown of costs, reference is made to Table 1, attached hereto and made a part hereof.

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 Table 2 attached hereto and made a part hereof.

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,

CARLOS ALVARADO, P.E.
Assessment Engineer

CITY OF BELL
2011-2012

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

JUNE 2011

TABLE 1

Assessments	\$350,915
Estimated Cost	\$280,732
Fund Reserve	\$ 70,183

TABLE 2

<u>Description</u>	<u>Assessment Requirements</u>	<u>Est. No. of Units</u>	<u>Unit</u>	<u>Assessment Per Unit</u>	<u>Percent of Change from Previous Year</u>
Residential: 5 of fewer units	\$189,380	5,718	DU	\$33.12/year \$2.76/month	0%
Residential: 6 of more units	\$97,134	2,278	DU	\$42.64/year \$3.55/month	0%
Commercial: Normal Usage	\$62,127	410	Prcl	\$151.53/year \$12.63/month	0%
Commercial: High Usage	\$2,274	9	Prcl	\$252.67/year \$21.06/month	0%
TOTAL	\$350,915				

DU=DWELLING UNIT
Prcl=PARCEL

SCHEDULE "A"

CITY OF BELL

SEWER MAINTENANCE DISTRICT
SEWER STANDBY AND AVAILABILITY CHARGES

ENGINEER'S ESTIMATE
FY 2011-2012

Equipment, Capital Improvements, and Maintenance Expenses

Capital Improvements & Maintenance	\$234,032
City Administration (10% of Total Receivable)	<u>35,100</u>
Subtotal	\$269,132

Incidental Expenses

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

Fund Reserve **\$ 70,183**

TOTAL EXPENSES **\$350,915**

Assessment for FY 11-12 **\$350,915**

TOTAL RECEIVABLE **\$350,915**

Fund Reserve FY 2010-2011 **\$235,000**