

NOTICE OF PUBLIC HEARING
CITY OF MANHATTAN BEACH
UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 19-4

RESOLUTION OF INTENTION AND REPORT

NOTICE IS HEREBY GIVEN that the City Council of the City of Manhattan Beach, California, did, on November 19, 2019 adopt its Resolution of Intention (Resolution No. 19-0103), receive and file a Preliminary Engineer's Report of the Assessment Engineer, and authorize a time and place for a public hearing to form a special assessment district designated as Underground Utility Assessment District No. 19-4 (hereinafter referred to as the "Assessment District"). The City Council has scheduled a public hearing to receive testimony either in favor of or in opposition to the proposed assessment. The public hearing will be held at:

City Council Chamber
1400 Highland Ave
Manhattan Beach, CA 90266

Tuesday, January 7, 2020
6:00 pm

The Assessment Engineer's Preliminary Report, consisting of the plans, specifications, maps, descriptions, an estimate of the cost of the construction of the public improvements, a diagram, and the proposed assessments, has been prepared and preliminarily approved. For all particulars as to these proceedings and any individual assessment, reference is made to the Report as preliminarily approved and on file with the transcript of these proceedings in the office of the City Clerk, and will be made available for public inspection during normal business hours. The City Clerk's office is located at:

1400 Highland Avenue
Manhattan Beach, CA 90266

DESCRIPTION OF IMPROVEMENTS PROPOSED TO BE CONSTRUCTED

The improvements proposed to be constructed and financed under these proceedings for this Assessment District generally consist of the conversion of existing overhead electrical and communication facilities to underground locations within the area generally described as "between 1st Street and Boundary Place, and Sepulveda Boulevard and Ardmore Avenue." The proposed underground utility improvements will provide conversion to a safer and more reliable upgraded utility system and will improve neighborhood aesthetics. **However, the improvements covered by this assessment do not include** connecting the undergrounded utilities from the public right-of-way to your home or structure. You will be responsible for the costs of the work on your property.

BOUNDARIES OF ASSESSMENT DISTRICT

All real property that specially benefit from the improvements are included within the exterior boundary lines shown on a map and are proposed to be assessed to pay the costs and expenses of the construction work and improvements described above. The map is entitled BOUNDARY OF PROPOSED ASSESSMENT DISTRICT NO. 19-4 and was previously approved by the City Council and is on file with the City Engineer of the City. For all particulars as to the boundaries of the Assessment District, reference is hereby made to the boundary map.

COST OF IMPROVEMENTS

The total cost of the improvements to be assessed to the property within the boundaries of the Assessment District, including incidentals, contingencies and financing costs is estimated to be:

\$7,255,000.00

PROPOSED ASSESSMENTS

The amount of the assessments proposed to be chargeable to the entire Assessment District is equal to the Cost of the Improvements set forth in the preceding paragraph. The amount of the assessment proposed to be charged against the record owner or property that you own within the Assessment District is shown on the enclosed assessment ballot.

The assessments are proposed to be levied to finance the reasonable cost of the proportional special benefit conferred on each parcel assessed from the improvements proposed to be constructed. The exact method and formula of spreading the assessment, which is based on (among other things) the zoning criteria and/or size of the property that you own and the benefits from the improved public safety and reliability of service and the neighborhood aesthetic view enhancement, is set forth in the Preliminary Assessment Engineer's Report for the Assessment District, a copy of which is on file with the Public Works Department of the City and available for inspection upon appointment with the Public Works Department of the City.

The assessments may be paid in a lump sum or in installments on your property tax bill over a period presently estimated not to exceed 20 years or until the bonds issued to represent the unpaid assessments are fully paid, whichever occurs first. Based on certain assumptions, the projected annual assessment installment is estimated to be approximately \$65.75 per \$1,000 of assessment. **THIS IS JUST AN ESTIMATE AND IT IS NOT A GUARANTEED OR MAXIMUM AMOUNT. The assessment shown on your ballot is the maximum amount that can be assessed.** The assessment may be reduced if the property owner decides to prepay the assessment prior to the bond sale. The assessment would be reduced approximately by the bond issuance costs of 9% of the assessment amount. The Assessment in this District has only one component. The issuance of the bonds is for the District Formation Assessment to underground the utilities.

PROCEEDINGS AND BONDS

The proceedings for the formation of the Assessment District and the levy of assessments are being undertaken pursuant to a Resolution of the City, the "Municipal Improvement Act of 1913" (Division 12 of the Streets and Highways Code of the State of California), Article XIII D of the Constitution of the State of California, and the Proposition 218 Omnibus Implementation Act. If the City Council approves the formation of the Assessment District and the levy of assessments, a minimum thirty (30) day cash collection period will immediately follow and end on February 14, 2020. During the cash collection period, assessments may be paid in full or in part. Thereafter, bonds will be issued to represent all unpaid Total Underground Utility Assessments. The bonds will be issued in accordance with the "Improvement Bond Act of 1915" (Division 10 of said Code) and the interest rate on the bonds shall be determined at the time of their sale. Assessments represented by bonds will be collected in annual installments over time in an amount sufficient to pay the principal of and interest on the bonds. The assessment will not be imposed and the bonds will not be issued if the weighted ballots submitted in opposition to the assessment exceed the weighted ballots submitted in favor of the assessment, with ballots weighted according to the proportional financial obligation of the affected property.

In the event your name is set forth incorrectly on any enclosed ballot or in the event you are no longer the owner or authorized representative of the owner of the parcel represented by the enclosed ballot, please notify the Manhattan Beach City Clerk at (310) 802-5056 as soon as possible.