

AGENDA

MEETING OF THE STANDING COMMITTEE ON PLANNING AND PUBLIC WORKS

1115 Truxtun Ave., Bakersfield, CA
3rd Floor Multi-Purpose Room

Monday, June 2, 2014

10:00 AM

All agenda item supporting documentation is available for public review in the office of the Clerk of the Board of Supervisors, 1115 Truxtun Ave., 5th Floor, Bakersfield, 93301 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, following the posting of the agenda. Any supporting documentation that relates to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location.

- 1) Call to order

Supervisors: Scrivner, Couch
- 2) Roll call
- 3) Response to March 11, 2014, referral regarding recommendations for incentivizing property improvements such as curb and gutter, and block wall construction with low interest rate or zero percent financing placed on property tax bill –
HEAR PRESENTATION; DISCUSS
- 4) Board Member Announcements or Reports
- 5) Public Comment
- 6) Adjourn

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(Government Code Section 54954.2)**

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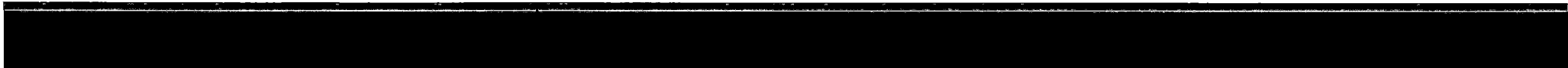
<i>Received by Clerk of the Board</i>	
Additional Material for	
Board Agenda Date of:	Item No.
<u>6-2-14</u>	<u>#3</u>
SD 1 <input type="checkbox"/>	CAO <input checked="" type="checkbox"/>
SD 2 <input checked="" type="checkbox"/>	County Counsel <input checked="" type="checkbox"/>
SD 3 <input type="checkbox"/>	<input type="checkbox"/>
SD 4 <input checked="" type="checkbox"/>	<input type="checkbox"/>
SD 5 <input type="checkbox"/>	<input type="checkbox"/>

Standing Committee for Planning & Public Works

MONDAY, JUNE 2, 2014

10:00 A.M.

1115 TRUXTUN AVE. BAKERSFIELD, CA 93301. 3RD FLOOR



Curb & Gutter, Block Wall Financing Options

- CSA/Assessment Districts
 - Proposition 218 section 4 restrictions
- Special Assessments under Proposition 218



CSA/Assessment Districts – Pros & Cons

- Pros:

- Property owner vote weighted by dollar amount
- Relatively easy for property owners to understand
- Allows for contiguous construction of curb & gutter
- Mechanism already in place for property owners

- Cons:

- Prop 218 Requirements
 - Majority of returned ballots weighted by the charge to the voter
 - Engineer's Report
 - 45 day notice and ballot period
- LAFCO
- May result in several small CSAs being formed and administered by ESPS



Special Assessments – Pros & Cons

- Pros:

- Agreement with property owner satisfies Prop 218 requirements
 - No ballot or voting, no engineering report required
- Owner can be required to get specific quotes for cost
- Simple, easy to understand process
- Flexible – policy to be determined by County

- Cons:

- Risk – Low on the order of first priority liens in case of foreclosure
- Possibility of non-contiguous curb & gutter
 - Safety, drainage, flood control concerns
- Significant policy implications



Special Assessments – Policy Questions

- Policy questions to be considered:

- Non-contiguous curb & gutter
 - Allowed, or require 100% property owner approval for continuous curb & gutter
- Funding source – General Fund, Road Fund, Treasury Pool, etc...
 - Repayment period
 - Who is eligible – all, only low-income, etc...
- Financing rate
- Construction standards
 - Quality of construction required
 - Consistent application
 - County's liability for future maintenance/repair
- Number of quotes required
 - Quotes allowed by any licensed contractor?

