



CITY OF EL MONTE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Braden Yu, P.E.
Public Works and Utilities Director

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City Engineer

June 3, 2020

SUBJECT: 2019-2020 LEWIS HOMES SEWER MAINTENANCE COST RECOVERY ASSESSMENT TO BE PLACED ON THE LOS ANGELES COUNTY AUDITOR-CONTROLLER'S OFFICE ANNUAL TAX ROLL 2020-2021

Dear Resident:

On July 28, 1987, the El Monte City Council approved un-codified Ordinance No. 2200 which established a special assessment to pay for the cost of maintaining the sewer lift station for the Lewis Homes Sewer Maintenance District (District) located in the City of El Monte. Each parcel in the District is charged an assessment which varies from year to year due to the fluctuations in the cost of maintaining the district's sewer main system and sewer lift station. In addition to the standard maintenance charges, this assessment includes a capital cost recovery of \$18.00 per parcel.

The Public Works Maintenance Department annually compiles actual maintenance and capital improvement costs incurred during the prior fiscal year. The attached document includes the 2019-2020 maintenance costs incurred as well as the detailed calculation of the proposed 2020-2021 assessment. The established methodology rate assessment includes a per-parcel charge based on the following:

A. Annual Sewer Line Maintenance Component

This represents the total labor and equipment cost that the City incurred during the assessment year for maintaining the sewer pipe network serving the tract. This annual cost includes the cleanup of manholes, clearing blockages and miscellaneous maintenance operations. This assessment is initially calculated based on a per bedroom charge and then converted to a per parcel charge.

B. Annual Sewer Lift Station Maintenance Component

This represents the total labor and equipment cost that the City incurred during the assessment year for maintaining the sewer lift station serving the tract. This cost includes the repair and maintenance of the lift station pump-motor assembly, instrumentation and telemetry maintenance charges and the energy cost for operating the lift station. This assessment is initially calculated based on a charge per bedroom and then converted to a per parcel charge.

C. Sewer Lift Station Capital Replacement Charge Component

This component provides a savings mechanism for the future cost of replacing the lift station and/or the cost of major repairs not covered by routine maintenance. Each parcel is assessed a flat rate of \$1.50 per month to allow for the accumulation of sufficient funds to cover these types of larger expenditures.

The proposed Fiscal Year 2020-2021 assessment to the district for Fiscal Year 2019-2020 maintenance and capital recovery costs is as follows:

\$169.00 for four-bedroom units
 \$131.25 for three-bedroom units
 \$ 93.50 for two-bedroom units

Comparative costs for current and prior year’s assessments are shown below:

Fiscal Year of Costs	Fiscal Year 2013/2014	Fiscal Year 2014/2015	Fiscal Year 2015/2016	Fiscal Year 2016/2017	Fiscal Year 2017/2018	Fiscal Year 2018/2019	Fiscal Year 2019/2020
Number of Bedrooms							
4	\$61.88	\$64.20	\$74.96	\$90.40	\$118.60	\$118.60	\$169.00
3	\$50.91	\$52.65	\$60.72	\$72.30	\$93.45	\$93.45	\$131.25
2	\$39.94	\$41.10	\$46.48	\$54.20	\$68.30	\$68.30	\$93.50

The proposed assessment will be brought forward before the July 7, 2020 City Council meeting to request final authorization for the submission of the assessment to the Los Angeles County Auditor-Controller’s Office for placement on the Fiscal Year 2020-2021 tax roll. Persons wishing to comment upon the matter may do so orally at the time of the public hearing or in writing submitted prior to the close of the public hearing. Any person interested in obtaining further clarification may contact me at 626-580-2058. The City appreciates your continued partnership to maintain a reliable sewer system within the Lewis Homes Sewer Maintenance District.

Sincerely,

Lee Torres, P.E.
 City Engineer

2020-2021 LEWIS HOMES SEWER MAINTENANCE ASSESSMENT

CALCULATIONS

- A) Annual Sewer Line Maintenance Charge Component \$17,569.32*
- B) Annual Sewer Lift Station Maintenance Charge Component \$20,902.16
- C) Sewer Lift Station Capital Replacement Charge Component \$18.00**/parcel

* *Labor and Equipment cost for routine operation and maintenance of privately-owned sewer lines and manholes.*

** Total cost of \$18 per year per parcel (\$1.50 per month – 330 Total Parcels)

Parcel and Bedroom Breakdown:

4 bedrooms x 52 parcel	= 208 bedrooms
3 bedrooms x 255 parcels	= 765 bedrooms
2 bedrooms x 23 parcels	= 46 bedrooms
TOTAL	= 1,019 bedrooms

Actual Maintenance Cost per Bedroom:

$$\frac{\$38,471.48}{1,019 \text{ bedrooms}} = \$37.75 \text{ per bedroom}$$

Actual Maintenance Cost per Parcel Type:

Number of Bedrooms per Parcel	X	Cost per bedroom	=	Total Maintenance Cost
4	X	\$37.75	=	\$151.00
3	X	\$37.75	=	\$113.25
2	X	\$37.75	=	\$ 75.50

Total Assessment per Parcel Type:

	4 bedrooms	3 bedrooms	2 bedrooms
Maintenance Cost per parcel type	\$151.00	\$113.25	\$75.50
Capital Recover Cost per year/parcel	\$18.00	\$18.00	\$18.00
Total 2019-2020 Charges (FY 2020-2021 Assessment)	\$169.00	\$131.25	\$93.50