

WEST BASIN MUNICIPAL WATER DISTRICT

DECEMBER 11, 2001 – Finance Committee

Smith, Dear

DECEMBER 17, 2001 – Board Meeting

Prepared by: Sharon Koike

Submitted by: Sharon Koike

Approved by: Darryl G. Miller

ACTION CALENDAR

CITY OF CARSON DIRECT ASSESSMENT

SUMMARY:

In early October 2001, the District received an invoice from the City of Carson for \$37,058.51. this invoice represents direct assessments for Assessment District No. 85-1 for the fiscal years 1998-99, 1999-00, 2000-01 and 2001-02. (See Exhibit "A") This assessment is related to the property that the District purchased in June 1998 for the Carson Regional Facility. Staff has been in contact with the City of Carson to help determine if this assessment has been properly billed to the District for property purchased and owned by the District.

Staff has been researching this assessment and it appears that the assessment was properly recorded with the County Recorder; however, this assessment was not noted in the title report obtained when the property was purchased from Shell Oil Company. Since the District purchased the property, the Tax Collector could no longer generate and issue a property tax bill for the parcel purchased. The City of Carson noted the discrepancy in their assessments, and have directly billed the District for these past due assessments.

Because the District was not aware of this assessment during the negotiation of the purchase of the property in 1998, no consideration made for this annual assessment, which may have reduced the purchase price of the property. The assessment appears to be due on the District's property; therefore, staff recommends that the Board authorize the payment of \$ 37,058.51 to the City of Carson to avoid any further interest and penalty charges. Staff will also contact the Title Company and request an explanation as well as recovery of the lien amount if it can be shown to be an omission from the title policy.

FISCAL IMPACTS:

Sufficient funds are available to issue payment to the City of Carson.

ENVIRONMENTAL COMPLIANCE:

None.

COMMITTEE STATUS:

This item was reviewed by the Finance Committee on December 11, 2001 and was recommended for approval at the December 17, 2001 Board meeting.

RECOMMENDED MOTION:

That the Board authorize payment to the City of Carson in the amount of \$37,058.51 and to request an explanation as well as recovery of the lien from the title company if it can be shown to be an omission from the title policy.

LIST OF EXHIBITS:

Exhibit "A" – Invoice from the City of Carson

Exhibit "B" - Reiter Lowry summary of findings on research of assessment

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