



AGENDA REGULAR MEETING

JOINT CHOWCHILLA CITY COUNCIL / ★ REDEVELOPMENT SUCCESSOR AGENCY

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

June 23, 2015

Items denoted with a ★ are Redevelopment Successor Agency items and will be acted upon by the Redevelopment Successor Agency Board. Agendas for all City Council/Redevelopment Successor Agency meetings are posted at least 72 hours prior to the meeting at the Civic Center, 130 S. Second St., Written communications from the public for the agenda must be received by Administrative Services no less than 7 days prior to the meeting date.

Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter. In addition, most documents will be posted on the city website at www.ci.Chowchilla.CA.US.

The City of Chowchilla complies with the Americans with Disabilities Act (ADA of 1990). The Council Chambers is accessible to the physically disabled. If you need special assistance, please call (559) 665-8615, ext. 102 at least 4 days prior to the meeting.

CALL TO ORDER

ROLL CALL

Mayor/Chairman: John Chavez

Mayor Pro Tem/Vice Chair: Waseem Ahmed

Council/Board Member: Mary Gaumnitz, Dennis Haworth, Richard Walker

City staff and contract employees present at the meeting will be noted in the minutes

PUBLIC ADDRESS – CLOSED SESSION

This time is reserved for members of the audience to address the City Council/Agency Board on items listed on the closed session agenda only. It is recommended that speakers limit their comments to no more than 3 minutes each. Speakers are asked to please use the microphone and provide their name for the record. Any handouts should be provided to the City Clerk/Board Clerk who will distribute them to the Council/Agency Board and appropriate staff.

CLOSED SESSION – 6:00 PM

This time has been set aside for the City Council to meet in a closed session to discuss matters pursuant to Government Code Section 54957 (b)(1) 54957.6, and 54956.9(d) (2). Based on the advice of the City Attorney, discussion in open session concerning these matters would prejudice the position of the City in this litigation. The City Attorney will give an additional oral report regarding the Closed Session at the beginning of the next regular City

- 1. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9
Number of potential cases: 16
- 2. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9
Number of potential cases: 1

In the event that not all the items on the closed session agenda have been deliberated in the time provided, the City Council may continue the closed session until the end of the regularly scheduled Council Meeting.

OPEN SESSION – 7:00 PM

PLEDGE OF ALLEGIANCE:

INVOCATION:

CLOSED SESSION REPORT:

CEREMONIAL / PRESENTATIONS – Section 1

1.1 Proclamations: Madera County Arts Council Pacific Gas & Electric

PUBLIC ADDRESS

This time is reserved for members of the audience to address the City Council/Agency Board on items of interest that are not on the Agenda and that are within the subject matter jurisdiction of the Council/Agency Board.

It is recommended that speakers limit their comments to no more than 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council/Agency Board on items on the Agenda should notify the Mayor/Chairman when that Agenda item is called.

The Council/Agency Board is prohibited by law from taking any action on matters discussed that are not on the Agenda. No adverse conclusions should be drawn if the Council/Agency Board does not respond to public comment at this time.

Speakers are asked to please use the microphone and provide their name for the record. Prior to addressing the Council/Agency Board, any handouts are to be provided to City Clerk/Board Clerk who will distribute them to the Council/Agency Board and the appropriate staff.

COUNCIL AND STAFF REPORTS – Section 2

2.1 COUNCIL REPORTS

Legislative Items
Oral / Written Reports

2.2 COLLABORATIVE AGENCY COMMITTEE UPDATES

Oral / Written Reports

2.3 STAFF REPORTS

Written/Oral Reports

CONSENT CALENDAR – Section 3

All items listed under Consent Calendar are considered to be routine and will be enacted by one motion. For discussion of any Consent Item, it will be made a part of the Regular Agenda at the request of any member of the City Council or any person in the audience.

3.1 Approval of the June 9, 2015 Special City Council Meeting (McClendon) Pg. 7

3.2 Approval of the June 9, 2015 Regular City Council Meeting (McClendon) Pg. 8

3.3 Consideration of Monthly Financial Reports (Pruett) Pg. 12

PUBLIC HEARINGS – Section 4

DEFERRED BUSINESS – Section 5

NEW BUSINESS – Section 6

6.1 Ordinance of the City Council of the City of Chowchilla Adding Section 15.50 to the Chowchilla Municipal Code Relating to Expedited Permitting Procedures for Small Residential Rooftop Solar Systems (City Attorney) Pg. 16

6.2 Consideration of Appointment of Voting Delegate to League of California Cities (LCC) 2015 Annual Conference (Haddix) Pg. 22

6.3 Resolution # -15, Approving Madera CTC 15/16 Funding Request for the Valley Voice Program \$1,877.00 (Locke) Pg. 26

6.4 Resolution # -15, Intention to Levy and Collect the 2012-2013 Annual Assessment for Landscaping and Lighting Maintenance District No. 90-1 of the City of Chowchilla and Setting a Date for Public Hearing on the Levy of the Proposed Assessment (Locke) Pg. 30

6.5 Resolution # -15, Approval of an Industrial Incentive Program (Haddix) Pg. 96

6.6 Council Resolution # -15, Approval of Revised Long Term Property Management Plan Pursuant to Health and Safety Code Section 34191.5 (Pruett) Pg. 101

and

★ Successor Agency Resolution # -15, Approval of a Revised Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5 (Pruett)

6.7 Resolution # -15, Approval of the Drought Contingency Plan for the City of Chowchilla Water Department (Locke) Pg. 115

6.8 Annual Budget Adoption for Fiscal Year 2015/2016 (Pruett) Pg. 128

ANNOUNCEMENTS – Section 7

JUN 25	Music in the Park Concert, Veterans Memorial Park, 7PM
JUN 26	City Hall Closed
JUL 2	Music in the Park Concert, Veterans Memorial Park, 7PM
JUL 3	City Hall Closed – Independence Day Holiday
JUL 5	Lions Club Fireworks, Chowchilla Fairgrounds, 6PM
JUL 9	Music in the Park Concert, Veterans Memorial Park, 7PM
JUL 10	City Hall Closed
JUL 14	City Council Meeting, City Hall, 7PM

ADJOURNMENT

I, Joann McClendon, Interim City Clerk for the City of Chowchilla, declare under penalty of perjury that I posted the above City Council/Redevelopment Successor Agency Agenda for the meeting of June 23, 2015 at the Chowchilla Civic Center, 130 S Second Street on June 18, 2015 at 4:45 p.m.

/s/

Joann McClendon
Interim City Clerk

Proclamation

IN RECOGNITION OF
**THE MADERA COUNTY ARTS COUNCIL AND
THE SUPPORT OF COMMUNITY CULTURAL
ARTS EVENTS IN CHOWCHILLA**

WHEREAS, the City Council recognizes the value of community cultural arts events that promote a positive and desirable community quality of life environment; and

WHEREAS, the City Council has set as a goal to build on the community values to develop a sense of place as a cohesive community that includes presenting quality cultural arts events to create a fuller sense of community; and

WHEREAS, the City of Chowchilla will present the 2015 Sizzlin' Summer Nights Music in the Park Concert Series that brings live musical performance arts to the Chowchilla community; and

WHEREAS, the City Council intends to form new partnerships and enhance existing relationships in the public and private sectors; and

WHEREAS, the Madera County Arts Council is a private, community-benefit, non-profit, 501(c)3 organization working to support and promote all arts in all of Madera County; and

WHEREAS, the Madera County Arts Council has chosen to collaborate with the City of Chowchilla and financially support the summer park concert series in Chowchilla; and

WHEREAS, the Madera County Arts Council Board has voted to allocate and contribute \$1,100.00 for the direct payment to the summer park concert series performing artists fees.

NOW THEREFORE, BE IT RESOLVED, the City of Chowchilla City Council hereby acknowledges the commitment to, and the contribution from, the Madera County Arts Council to financially support the arts in the Chowchilla community and collaborate with the City of Chowchilla to present the 2015 Sizzlin' Summer Nights Music in the Park Concert Series.

Presented this 23rd day of June, 2015

JOHN CHAVEZ, MAYOR
City of Chowchilla, County of Madera, State of California

Proclamation

IN RECOGNITION OF
**THE PACIFIC GAS & ELECTRIC COMPANY
AND THEIR SUPPORT OF COMMUNITY
EVENTS IN CHOWCHILLA**

WHEREAS, the City Council recognizes the value of community events that promote a positive and desirable community quality of life environment; and

WHEREAS, the City Council has set as a goal to build on the community values to develop a sense of place as a cohesive community that includes presenting quality community events; and

WHEREAS, the City of Chowchilla will present community events during the summer of 2015 that will include a music in the park series, a movies in the park series and assist with presenting the Lions Club Fireworks Festival; and

WHEREAS, the City Council intends to form new partnerships and enhance existing relationships in the public and private sectors; and

WHEREAS, the Pacific Gas & Electric Company is a company that supplies the electrical and gas power resources to meet the needs of community residents; and

WHEREAS, the Pacific Gas & Electric Company also commits to local grantmaking to ensure the neighborhoods they share with their customers are great places to live, work and play; and

WHEREAS, the Pacific Gas & Electric Company has chosen to contribute financial support to the City of Chowchilla in the amount of \$2,000.00 to help fund the 2015 summer community events in Chowchilla.

NOW THEREFORE, BE IT RESOLVED, the City of Chowchilla City Council hereby acknowledges the partnership, the commitment and the financial contribution from the Pacific Gas & Electric Company to support the community events in Chowchilla during the summer of 2015.

Presented this 23rd day of June, 2015

JOHN CHAVEZ, MAYOR
City of Chowchilla, County of Madera, State of California



**MINUTES
SPECIAL MEETING
JOINT CHOWCHILLA CITY COUNCIL /
★ REDEVELOPMENT SUCCESSOR AGENCY**

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

June 9, 2015

CALL TO ORDER

ROLL CALL

Mayor/Chairman: John Chavez

Mayor Pro Tem/Vice Chair: Waseem Ahmed

Council/Board Member: Mary Gaumnitz, Dennis Haworth

Absent: Richard Walker

City staff and contract employees present: City Administrator Brian Haddix, Interim City Administrator Carolyn Lehr, City Attorney Laura Crane, Interim Police Chief Dave Riviere, Fire Chief Harry Turner, Finance Director Rod Pruett, Engineer/Public Works Director Craig Locke, Community Relations Manager Marty Piepenbrok, Interim City Clerk Joann McClendon.

OPEN SESSION – 4:45 PM

PLEDGE OF ALLEGIANCE: Council Member Gaumnitz

INVOCATION: Council Member Haworth

PUBLIC ADDRESS

None.

NEW BUSINESS – Section 1

1.1 Completion of Council Goals and Task Prioritization (Lehr)

Motion by Council Member Haworth, seconded by Mayor Pro Tem Ahmed to approve the Council Goals and Task Prioritization. Motion passed by roll call vote with Council Member Walker absent.

ADJOURNMENT

Motion by Council Member Haworth seconded by Council Member Gaumnitz to adjourn the June 9, 2015 Special Council Meeting at 6:40 p.m. Motion passed by voice vote with Council Member Walker absent.

ATTEST:

APPROVED:

Joann McClendon
Interim City Clerk

John Chavez
Mayor



MINUTES
REGULAR MEETING
JOINT CHOWCHILLA CITY COUNCIL /
★ REDEVELOPMENT SUCCESSOR AGENCY

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

June 9, 2015

CALL TO ORDER

ROLL CALL

Mayor/Chairman: John Chavez

Mayor Pro Tem/Vice Chair: Waseem Ahmed

Council/Board Member: Mary Gaumnitz, Dennis Haworth

Absent: Richard Walker

City staff and contract employees present at the meeting: City Administrator Brian Haddix, Interim City Administrator Carolyn Lehr, City Attorney Laura Crane, Interim Police Chief Dave Riviere, Fire Chief Harry Turner, Finance Director Rod Pruett, Engineer/Public Works Director Craig Locke, Community Relations Manager Marty Piepenbrok, Interim City Clerk Joann McClendon.

PUBLIC ADDRESS – CLOSED SESSION

None.

CLOSED SESSION – 6:44 PM

1. **CONFERENCE WITH LABOR NEGOTIATORS, Gov. Code Section 54957.6**
Agency designated representatives: David Ritchie, Dave Riviere, Carolyn Lehr
Employee organization: Chowchilla Police Officers Association (“CPOA”)

OPEN SESSION – 7:08 PM

PLEDGE OF ALLEGIANCE: Council Member Haworth

INVOCATION: Alfred Hansen

CLOSED SESSION REPORT: Council continued the Closed Session matter of Item 1 to the end of the open session.

CEREMONIAL / PRESENTATIONS – Section 1

- 1.1 **Proclamation – Parks & Recreation Month**
- 1.2 **Oath of Office – Brian Haddix, City Administrator**

Mayor Chavez presented Interim City Administrator Lehr an engraved vase in appreciation of her dedicated service to the City of Chowchilla.

PUBLIC ADDRESS

Phyllis Alves spoke with concerns regarding her neighborhood.

Larry Pistoresi, Jr. commended Interim City Administrator Lehr for her job performance at the City.

COUNCIL AND STAFF REPORTS – Section 2

2.1 COUNCIL REPORTS

Legislative Items
Oral / Written Reports

Mayor Pro Tem Ahmed went to a meeting Sacramento regarding cap and trade funds.

2.2 COLLABORATIVE AGENCY COMMITTEE UPDATES

Oral / Written Reports

Madera County Economic Development Commission Director Bobby Kahn will meet with staff tomorrow to follow up on a lead for economic development project.

2.3 STAFF REPORTS

Written/Oral Reports

Community Relations Manager Piepenbrok announced the concert series dates are set.

He presented council a different option concerning the movie screen; to contract out for movies in the park. He researched the idea and found a vendor who would rent the city the movie screen and will also man the operation. He will seek out additional sponsors. Council supported the idea.

CONSENT CALENDAR – Section 3

3.1 Consideration of Council Minutes from the May 26, 2015 Meeting (McClendon)

3.2 Approval of General Payments and Payroll for the Month of May 2015 (Pruett)

3.3 Consideration of Approval of Aerial Fireworks Display at Chowchilla Fairgrounds (Turner)

Motion by Council Member Haworth, seconded by Mayor Pro Tem Ahmed to approve the Consent Calendar as presented. Motion passed by roll call vote with Council Member Walker absent.

PUBLIC HEARINGS – Section 4

4.1 Council Resolution # 38-15, Consideration of Objections from Affected Property Owners, and Accept Proposals to Abate Non-Compliant Properties in the City, and Authorize the City Administrator to Execute Necessary Documents (Turner)

Mayor Chavez opened the Public Hearing at 7:32 p.m.

Spoke:

Larry Pistoresi, Jr. presented council photos of certain properties he has abated, requesting to remove them from the list

Mayor Chavez closed the Public Hearing at 7:37 p.m.

Motion by Council Member Haworth seconded by Mayor Pro Tem Ahmed to Approve Resolution #38-15, Accepting a Proposal to Abate Non-Compliant Properties in the City and Authorize the City Administrator to Execute Necessary Documents (2015 WEED ABATEMENT PROGRAM). Motion passed with Council Member Walker absent.

DEFERRED BUSINESS – Section 5

NEW BUSINESS – Section 6

6.1 Council Resolution # 39-15, Compliance with Healthy Workplace Healthy Families Act of 2014 Paid Sick Leave AB 1522 (Pruett)

Motion by Council Member Gaumnitz, seconded by Council Member Haworth to Approve Resolution #39-15, Authorizing the City Staff to Comply with Healthy Workplace Healthy Families Act of 2014 Paid Sick Leave AB1522. Motion passed by roll call vote with Council Member Walker absent.

6.2 Consideration of the Agreement with Chowchilla Adult Recreation to Conduct an Adult Recreation Slow Pitch Softball Program (Piepenbrok)

Motion by Council Member Haworth, seconded by Mayor Pro Tem Ahmed to Approve Agreement with Chowchilla Adult Recreation to Conduct an Adult Recreation Slow Pitch Softball Program. Motion passed by roll call vote with Council Member Walker absent.

6.3 Council Resolution # 40-15, Approving and Authorizing Mayor to Enter Lease Agreement with the Chowchilla District Chamber of Commerce for Use of Public Property (City Attorney)

Spoke:

Jacki Flanagan

Motion by Council Member Haworth seconded by Mayor Pro Tem Ahmed to Approve Resolution #40-15, Approving and Authorizing Mayor to Enter Into a 24-Month Lease Agreement with the Chowchilla District Chamber of Commerce for Use of Public Property. Motion passed by roll call vote with Council Member Walker absent.

6.4 Annual Budget Workshop Fiscal Year 2015/2016 (Pruett)

Presentation and Discussion of the Draft Budget in Preparation for Formal Adoption at the June 23, 2015 Council Meeting.

Council directed staff to proceed with formal adoption at the June 23, 2015 Council Meeting.

Council recessed into Closed Session at 9:26 p.m.

ANNOUNCEMENTS – Section 7

- JUN 12 City Hall Closed
- JUN 17 Planning Commission Meeting, City Hall, 7PM
- JUN 23 City Council Meeting, City Hall, 7PM

ADJOURNMENT

Motion by Council Member Haworth to adjourn the June 9, 2015 Regular City Council / RSA Meeting at 9:57 p.m. Motion passed by voice vote with Council Member Walker absent.

ATTEST:

APPROVED:

Joann McClendon
Interim City Clerk

John Chavez
Mayor



REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section: Consent

Subject: **Consideration of Monthly Financial Statements**

Prepared By: Rod Pruett, City Treasure/Finance Director

Approved By: Brian Haddix, City Administrator

RECOMMENDATION:

Approve the May 2015 Financial Statements shown in the attachment

HISTORY / BACKGROUND:

Staff provides Council with monthly financial information as an ongoing financial status update.

DISCUSSION:

The monthly financial statements consist of a Budget vs Actual and a Balance Sheet for the General Fund. The Budget vs Actual shows the current year Revenues and Expenses by Department in summary form compared to the current year budget, as well as the prior year revenues and expenses compared to budget for the same time period. This report presents year-to-date amounts. The Balance Sheet shows the Assets, Liabilities and Fund Balance at the time the report is generated. This provides an overview of cash, amounts owed to the City, amounts the City owes and the fund balance at a specific point in time.

The financial statements are being presented as an overview of the City's finances and are not meant to be a comprehensive in-depth review. As a reference to compare to the percentage columns in the report, the percentage of the year that has expired is 92%.

If there are questions regarding the actual amounts or budget vs actual variances, please forward your questions to me in enough time before the meeting for staff to research them to provide accurate answers.

FINANCIAL ANALYSIS:

No significant variances identified that were not addressed in previous month's discussions.

Total Revenues are at 64% of budget, which is less than the 92% benchmark for the time of year already expired. This is due to only receiving 1 of our 2 property tax installments so far this fiscal year. Remaining revenues are tracking according to budget.

Total Expenditures are at 83% of budget which is less than the 92% benchmark for the time of year already expired. Since expenses are not typically cyclical for the City, this would be a positive indicator that expenses are tracking according to budget, if not a little lower than budget.

ATTACHMENTS:

May 2015 Budget vs Actual and Balance Sheet

	Prior Budget	Prior Actual	Percent	Current Budget	Current Actual	Difference	Percent
GENERAL FUND							
GENERAL ADMINISTRATION							
Total Expenditure:	.00	1,417.60	0%	17,240.00	37,475.72	20,235.72-	217%
Total Revenue:	3,969,300.00	2,843,151.86	72%	4,940,035.00	2,816,470.84	2,123,564.16	57%
CITY COUNCIL							
Total Expenditure:	68,153.00	48,089.67	71%	62,887.33	43,820.23	19,067.10	70%
Total Revenue:	20,634.00	15,474.00	75%	20,634.00	18,914.50	1,719.50	92%
CITY CLERK							
Total Expenditure:	97,390.00	103,954.10	107%	119,141.67	111,228.70	7,912.97	93%
Total Revenue:	75,938.00	56,952.00	75%	75,938.00	70,609.76	5,328.24	93%
CITY ATTORNEY							
Total Expenditure:	135,000.00	183,098.37	136%	212,000.00	738,060.44	526,060.44-	348%
Total Revenue:	44,000.00	26,250.00	60%	44,000.00	48,138.86	4,138.86-	109%
GENERAL SERVICES							
Total Expenditure:	548,663.00	401,311.73	73%	633,883.00	438,363.06	195,519.94	69%
Total Revenue:	74,481.00	55,863.00	75%	74,481.00	68,274.25	6,206.75	92%
ADMINISTRATIVE SERVICES							
Total Expenditure:	547,575.00	501,922.94	92%	568,490.00	352,493.92	215,996.08	62%
Total Revenue:	324,109.00	243,093.50	75%	324,109.00	297,099.88	27,009.12	92%
CITY PROPERTY - RENTS							
Total Expenditure:	4,066.00	2,486.58	61%	3,925.00	8,368.43	4,443.43-	213%
Total Revenue:	82,126.00	101,190.01	123%	92,480.00	80,111.95	12,368.05	87%
FINANCE DEPARTMENT							
Total Expenditure:	555,337.00	528,439.30	95%	624,722.00	512,231.02	112,490.98	82%
Total Revenue:	418,258.00	313,764.75	75%	418,308.00	383,221.24	35,086.76	92%
PROPERTY TAXES							
Total Expenditure:	9,200.00	2,215.44	24%	.00	539.40	539.40-	0%
INSURANCE HOLDING							
Total Expenditure:	24,410.00	24,410.00	100%	.00	39,896.00	39,896.00-	0%
POLICE - SWORN							
Total Expenditure:	2,396,387.00	2,317,452.39	97%	2,745,622.00	2,361,788.08	383,833.92	86%
Total Revenue:	329,500.00	237,628.15	72%	310,655.00	269,274.25	41,380.75	87%
POLICE - NET							
Total Expenditure:	137,500.00	222.30	0%	140,280.00	.00	140,280.00	0%
Total Revenue:	137,500.00	.00	0%	141,761.00	.00	141,761.00	0%
SPECIAL INVESTIGATIONS UNIT							
Total Expenditure:	87,707.00	74,613.61	85%	86,443.00	58,593.09	27,849.91	68%
Total Revenue:	64,000.00	40,852.69	64%	60,000.00	18,276.38	41,723.62	30%
POLICE - K-9							
Total Expenditure:	3,800.00	872.17	23%	3,900.00	4,073.38	173.38-	104%
Total Revenue:	10,000.00	18,162.04	182%	20,000.00	.00	20,000.00	0%
FIRE SERVICES							
Total Expenditure:	261,402.00	252,268.57	97%	338,406.00	242,314.29	96,091.71	72%
Total Revenue:	80,926.00	61,221.00	76%	80,426.00	78,043.98	2,382.02	97%
ANIMAL CONTROL							
Total Expenditure:	103,823.00	93,213.19	90%	109,540.00	97,234.96	12,305.04	89%
Total Revenue:	7,900.00	8,562.24	108%	8,900.00	5,697.00	3,203.00	64%
STREETS-OLD							
Total Revenue:	300.00	.00	0%	.00	.00	.00	0%
GENERAL SERVICES-OLD							
Total Expenditure:	13,250.00	10,241.42	77%	.00	.00	.00	0%
PLANNING & ZONING							
Total Expenditure:	285,657.00	251,684.02	88%	284,309.00	191,532.44	92,776.56	67%
Total Revenue:	59,028.00	43,928.16	74%	59,138.00	42,508.78	16,629.22	72%
COMMUNITY & ECONOMIC DVLPMNT							
Total Expenditure:	5,480.00	951.17	17%	4,510.00	379.90	4,130.10	8%

	Prior Budget	Prior Actual	Percent	Current Budget	Current Actual	Difference	Percent
BUILDING & CODE ENFORCEMENT							
Total Expenditure:	124,057.00	99,126.52	80%	119,541.00	106,422.14	13,118.86	89%
Total Revenue:	115,600.00	103,719.84	90%	149,330.00	123,892.53	25,437.47	83%
COMMUNITY PROMOTION							
Total Expenditure:	37,681.00	32,881.00	87%	37,483.00	25,410.72	12,072.28	68%
COMMUNITY POOL-OLD							
Total Expenditure:	.00	886.03	0%	.00	.00	.00	0%
SENIOR SERVICES							
Total Expenditure:	33,450.00	23,917.17	72%	32,026.00	25,723.83	6,302.17	80%
Total Revenue:	3,530.00	2,314.01	66%	5,100.00	7,636.86	2,536.86-	150%
PARKS AND FACILITIES							
Total Expenditure:	310,315.00	256,817.97	83%	615,470.00	250,851.26	364,618.74	41%
Total Revenue:	45,600.00	35,397.72	78%	50,875.00	60,055.16	9,180.16-	118%
RECREATION PROGRAMS							
Total Expenditure:	24,077.00	4,994.91	21%	25,530.00	12,018.26	13,511.74	47%
Total Revenue:	3,000.00	2,062.25	69%	6,500.00	4,885.00	1,615.00	75%
GENERAL FUND Revenue Total:	5,865,730.00	4,209,587.22	72%	6,882,670.00	4,393,111.22	2,489,558.78	64%
GENERAL FUND Expenditure Total:							
	5,814,380.00	5,217,488.17	90%	6,785,349.00	5,658,819.27	1,126,529.73	83%
Net Total GENERAL FUND:							
	51,350.00	1,007,900.95-	-1963%	97,321.00	1,265,708.05-	1,363,029.05	-1301%
Net Grand Totals:							
	51,350.00	1,007,900.95-	-1963%	97,321.00	1,265,708.05-	1,363,029.05	-1301%

CITY OF CHOWCHILLA
BALANCE SHEET
MAY 31, 2015

GENERAL FUND

ASSETS

100-0100-0000-0200-000	CASH - COMBINED FUND	(6,509,592.23)	
100-0100-0000-0201-000	PETTY CASH	800.00	
100-0100-0000-0201-001	CASH DRAWER	2,400.00	
100-0100-0000-0202-000	PRE-PAID POSTAGE ACCOUNT	1,421.38	
100-0100-0000-0208-000	CASH IN US BANK - RESTRICTED	369,738.52	
100-0100-0000-0209-000	CASH IN LAIF	6,480,954.01	
100-0100-0000-0220-000	ACCOUNTS RECEIVABLE-LEGAL/	(35,865.94)	
100-0100-0000-0221-000	A/R - ACCRUED REVENUES	7,624.08	
100-0100-0000-0224-000	A/R MODULE ONLY RECEIVABLE	(22,988.01)	
100-0100-0000-0227-000	LIENS RECEIVABLES GENERAL FU	66,424.06	
100-0100-0000-0229-000	A/R BUSINESS LICENSE	1,838.36	
100-0100-0000-0290-000	DUE FROM OTHER FUNDS	332,233.00	
	TOTAL ASSETS		694,987.23

LIABILITIES AND EQUITY

LIABILITIES

100-0200-0000-0420-000	TRADE PAYABLES	28,384.92	
100-0200-0000-0421-001	BONDS FOR WORK-REFUNDABLE	2,000.00	
100-0200-0000-0465-000	UNCLAIMED PROP/STALE DATED	525.37	
	TOTAL LIABILITIES		30,910.29

FUND EQUITY

100-0300-0000-0602-000	RESERVE FOR L/T A/R	30,318.33	
	UNAPPROPRIATED FUND BALANC		
100-0300-0000-0601-000	FUND BALANCE	518,829.00	
100-0300-0000-0601-004	RESERVE FOR CONTINGENCIES	910,223.00	
100-0300-0000-0601-005	DESIGNATED FOR PREPAID ITEM	27,000.00	
100-0300-0000-0601-006	DESIGNATED FOR DEBT SVC RSR	369,737.50	
100-0300-0000-0601-009	PRIOR PERIOD ADJUSTMENTS	69,381.92	
100-0300-0000-0601-999	FUND BALANCE RESTRICTED INC	4,295.24	
	REVENUE OVER EXPENDITURES -	(1,265,708.05)	
	BALANCE - CURRENT DATE	633,758.61	
	TOTAL FUND EQUITY		664,076.94
	TOTAL LIABILITIES AND EQUIT		694,987.23



REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section: New Business

SUBJECT: **Consideration of an Ordinance Adding Chapter 15.50 to the Chowchilla Municipal Code to Provide an Expedited, Streamlined Permitting Process for Small Residential Rooftop Solar Systems**

Prepared By: Laura L. Crane, City Attorney

Approved By: Brian Haddix, City Administrator

RECOMMENDATION:

Staff recommends the Council waive the reading of the attached ordinance providing for an expedited, streamlined permitting process for small residential rooftop solar systems, and introduce the ordinance. The ordinance will return at the next regularly scheduled meeting for possible adoption.

HISTORY / BACKGROUND:

California enacted the Solar Rights Act in 1978 to protect consumer's right to install and operate solar energy technology on homes and businesses. The Solar Rights Act was amended last year to require local agencies to pass ordinances to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. This amendment mandates that the ordinance create an expedited, streamlined permitting process for small residential rooftop solar energy systems.

The City needs to adopt the ordinance mandated by the amendment to the Solar Rights Act as reflected in Government Code section 65850.5(g)(1). The attached ordinance is intended to satisfy that requirement. The ordinance codifies the requirements of Section 65850.5(g)(1), such as accepting and approving applications electronically, directing the City's Building Official to develop a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Building Official to administratively approve such applications.

FINANCIAL IMPACT:

None perceived other than costs of enforcement.

ATTACHMENTS:

Ordinance adding Chapter 15.50 to Title 15 of the Chowchilla Municipal Code

ORDINANCE # -15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA ADDING CHAPTER 15.50 TO TITLE 15 OF THE CHOWCHILLA MUNICIPAL CODE TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

WHEREAS, the Chowchilla City Council seeks to implement AB 2188 (Chapter 521, Statutes 2014) through the creation of an expedited, streamlined permitting process for small residential rooftop solar energy systems; and

WHEREAS, the City Council wishes to advance the use of solar energy by all of its citizens, businesses and industries; and

WHEREAS, the City Council seeks to meet the climate action goals set by the State; and

WHEREAS, solar energy creates local jobs and economic opportunity; and

WHEREAS, the City Council recognizes that rooftop solar energy provides reliable energy and pricing for its residents and businesses; and

WHEREAS, it is in the interest of the health, welfare and safety of the people of the City of Chowchilla to provide an expedited permitting process to assure the effective deployment of solar technology; and

WHEREAS, the City Council wishes to accept electronic signatures on all forms in the future when it acquires the technology that is necessary to accept such signatures; however, the City does not currently have that technology.

NOW, THEREFORE, the City Council of the City of Chowchilla does ordain as follows:

Section 1. Chapter 15.50 is hereby added to Title 15 of the Chowchilla Municipal Code, to read as follows:

CHAPTER 15.50 - SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM REVIEW PROCESS

15.50.010 – Purpose.

The purpose of this Chapter is to adopt an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. This Chapter encourages the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the City, and expanding the ability of property owners to install solar energy systems. This Chapter allows the City to achieve these goals while protecting the public health and safety.

15.50.020 – Definitions

A. A “Solar Energy System” means either of the following:

1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.

2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.
- B. A “small residential rooftop solar energy system” means all of the following:
1. A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.
 2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the [City, County, or City and County] and all state and [City, County, or City and County] health and safety standards.
 3. A solar energy system that is installed on a single or duplex family dwelling.
 4. A solar panel or module array that does not exceed the maximum legal building height as defined by the [City, County, or City and County].
- C. “Electronic submittal” means the utilization of one or more of the following:
1. Email;
 2. The Internet;
 3. Facsimile.
- D. An “association” means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.
- E. A “common interest development” means any of the following:
1. A community apartment project.
 2. A condominium project.
 3. A planned development.
 4. A stock cooperative.
- F. “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- G. “Reasonable restrictions” on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.
- H. “Restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance” means:
1. For Water Heater Systems or Solar Swimming Pool Heating Systems: an amount exceeding 10 percent of the cost of the system, but in no case more than one thousand dollars (\$1,000), or decreasing the efficiency of the solar energy system by an amount exceeding 10 percent, as originally specified and proposed.
 2. For Photovoltaic Systems: an amount not to exceed one thousand dollars (\$1,000) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding 10 percent as originally specified and proposed.

15.50.030 – Applicability of Chapter Provisions.

- A. This Chapter applies to the permitting of all small residential rooftop solar energy systems in the City.
- B. Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this Chapter are not subject to the requirements of this Chapter unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

15.50.040 – Solar Energy System Requirements

- A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the State of California, City of Chowchilla, local fire department, and local utility districts.
- B. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.
- C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

15.50.050 –Building Official Duties

- A. All documents required for the submission of an expedited solar energy system application shall be made available on the City's internet site.
- B. Electronic submittal of the required permit application and documents by email, the Internet, or facsimile shall be made available to all small residential rooftop solar energy system permit applicants.
- C. Upon the City's acquisition of the technology to accept electronic signatures, an applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
- D. The City shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.
- E. The small residential rooftop solar system permit process, standard plan(s), and checklist(s) shall substantially conform to recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.
- F. All fees prescribed for the permitting of small residential rooftop solar energy system must comply with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951.

15.50.060 – Permit Review and Inspection Requirements

- A. Prior to September 30, 2015, the City shall adopt an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems. The City's Building Department shall issue a building permit or other nondiscretionary permit within three (3) business days of receipt of a complete application that meets the requirements of the

approved checklist and standard plan. A building official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the City's Planning Commission.

B. Review of the application shall be limited to the building official's review of whether the application meets local, state, and federal health and safety requirements.

C. If a use permit is required, a building official may deny an application for the use permit if the official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the City's Planning Commission.

D. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.

E. "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on another similarly situated application in a prior successful application for a permit. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of California Civil Code section 714, subdivision (1) subparagraphs (A) and (B) defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.

F. The City shall not condition approval of an application on the approval of an association, as defined in California Civil Code section 4080.

G. If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.

H. Only one inspection shall be required and performed by the City for small residential rooftop solar energy systems eligible for expedited review. The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two [2] business days of a request and provide a two [2] hour inspection window.

J. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this Chapter.

Section 3. Severability.

In the event any section or portion of this ordinance shall be determined to be invalid or unconstitutional, such section or portions shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

Section 4. Effective Date and Publication.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

Introduced and first reading waived by the City Council of the City of Chowchilla at a regular meeting held on June 23, 2015; second reading waived, and ordinance enacted on July 14, 2015.by the following vote:

AYES:

NOES:

ABSTAINS:

ABSENT:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk



REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section:	<u>New Business</u>
SUBJECT:	Consideration of Appointment of Voting Delegate to League of California Cities (LCC) Annual Conference
Prepared By:	<u>Joann McClendon, Interim City Clerk</u>
Approved By:	<u>Brian Haddix, City Administrator</u>

RECOMMENDATION

That the Council appoints a Council Member as the Voting Delegate and another Council Member as the Alternate for the League of California Cities Annual Conference. It is preferred that the voting member and alternate be elected city officials; a staff member could service the second alternate. .

HISTORY / BACKGROUND

The League of California Cities 2015 Annual Conference is scheduled for Wednesday, September 30 through Friday October 2 in San Jose, California. As part of the conference, there is an annual business meeting where the membership takes action on legislative and policy issues, etc. The League requires that each City designate their voting delegate and alternate for the Annual Business Meeting before the conference.

The Business Meeting is on Friday afternoon from noon to 2:00 p.m. There is no requirement that a city send a voting delegate to the conference. If the City should choose to designate a voting delegate, the minimum of a one-day registration fee for Friday would be required.

Last year, Mayor Richard Walker was the Voting Delegate and Council Member Janan Hebert was the Alternate.

FINANCIAL ANALYSIS

The conference registration and travel expenses.

ATTACHMENTS

Delegate Designation Form



1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Council Action Advised by July 31, 2015

May 29, 2015

TO: Mayors, City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference – September 30 – October 2, San Jose**

The League's 2015 Annual Conference is scheduled for September 30 – October 2 in San Jose. An important part of the Annual Conference is the Annual Business Meeting (*at the General Assembly*), scheduled for noon on Friday, October 2, at the San Jose Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, September 18, 2015. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one voter must be present at the

-over-

Annual Conference Voting Procedures 2015 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

2015 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to the League office by Friday, September 18, 2015. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ E-mail _____

Mayor or City Clerk _____ Phone: _____
(circle one) (signature)

Date: _____

Please complete and return by Friday, September 18, 2015

League of California Cities
ATTN: Kayla Gibson
1400 K Street, 4th Floor
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: kgibson@cacities.org
(916) 658-8247



REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section:	<u>New Business</u>
SUBJECT:	Resolution # - 15, Approving Madera CTC 15/16 Funding Request for the Valley Voice Program \$1,877.00
Prepared By:	<u>Sherri Dueker, Accounting Manager</u>
Authorized By:	<u>Craig Locke, City Engineer/Public Works Director</u>
Approved By:	<u>Brian Haddix, City Administrator</u>

RECOMMENDATION:

Approve the resolution for the Madera CTC 15-16 Funding Request for the Valley Voice Program.

HISTORY / BACKGROUND:

Madera CTC submitted a request for funding request (attached) for \$1,877.00 to assist in funding the Valley Voice program. This program allows Madera County to participate in legislative visits to Sacramento and Washington DC where Valley wide issues such as Trade Corridors Plan/National Goods Movement Program; Air Quality Issues; Short Haul Rail; and Transportation have been discussed.

FINANCIAL IMPACT:

Appropriate in the 15/16 Budget \$1,877.00

ATTACHMENTS:

Resolution
Funding Request

SPECIAL INSTRUCTIONS:

None

COUNCIL RESOLUTION # -15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA AUTHORIZING THE APPROPRIATION OF FUNDING FOR CHOWCHILLA'S PORTION OF THE 2015-16 MADERA COUNTY TRANSPORTATION COMMISSION MEMBER ASSESSMENT FEES SCHEDULE

WHEREAS, the Madera County Transportation Commission submitted the 2015-16 Member Assessment Fees Schedule, funding request to local jurisdictions; and

WHEREAS, the City of Chowchilla's proportional amount requested is \$1,877; and

WHEREAS, the request is to fund the Valley Voice Program which gives Madera County and therefore the City of Chowchilla representation on legislative trips to Sacramento, California and Washington DC to discuss valley wide issues; and

WHEREAS, the Valley Voice delegates discuss issues of Valley wide interest, including the Trade Corridors Plan/National Goods Movement Program; Air Quality Issues; Short Haul Rail; and the Transportation Reauthorization bill.

NOW, THEREFORE, LET IT BE RESOLVED that the City Council of the City of Chowchilla hereby finds and orders as follows:

1. The above recitals are true and correct;
2. Authorize the appropriation of \$1,877 Chowchilla's proportional amount of Member Assessment Fee.
3. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Chowchilla on the 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk

May 22, 2015

Nanci Lima, City Clerk
City of Chowchilla
130 S. Second Street
Civic Center Plaza
Chowchilla, California 93610

SUBJECT: 2015-16 MCTC Member Assessment Fees Schedule – Funding Request

Dear Ms. Lima:

The Madera County Transportation Commission (MCTC) Policy Board at its April 22, 2015 meeting authorized the MCTC staff to process the MCTC 2014-15 Member Assessment Fees Schedule – funding request to the local jurisdictions (City of Madera; City of Chowchilla; and County of Madera). The City of Chowchilla's proportional amount requested is **\$1,877**.

Background:

Recognizing the value of the Valley Voice programs, the San Joaquin Valley COGs Policy Council has continued to encourage staff to organize legislative visits to Sacramento and Washington D.C. The Valley Voice delegates discuss issues of Valley wide interest, including the Trade Corridors Plan/National Goods Movement Program; Air Quality Issues; Alternative Transportation Funding sources; Water Storage; and the Transportation Reauthorization bill.

Madera County's participation in the Valley Voice program is crucial to the Valley effort as it not only allows Madera a seat at the table, but also allows Madera to be seen and heard; especially recognizing that Madera is a self-help county allowing leveraging opportunities. The Valley Voice effort has been successful and the Madera County region has benefited by having our Federal and State representatives educated and informed on the transportation priorities of the Valley and Madera County. If the Policy Board had chosen not to participate, the disadvantage would be that Madera would lose a seat at the table with the other Valley Counties and would be unable to advocate for the Madera County projects included in the Valley transportation plans and studies being carried forward to the Congress and State Legislature. Unfortunately, there are no MCTC Federal or State funding sources that can be utilized for lobbying activities.

Request:

In order to actively participate in the Valley Voice programs, the MCTC Policy Board recommends continuing the MCTC Member Assessment Fees in the 2015-16 Budget process on a per capita basis in the amount of \$23,817 to participate in the Valley wide Lobbying Activities.

Below is the 2015-16 MCTC Member Assessment Fees Schedule that identifies the proportional amount that each jurisdiction is requested to fund.

Proposed Member Assessment Fee Schedule

Annual Valley Voice Program Budget	\$16,000
Prior fiscal year carryunder	\$7,817
Amount Needed FY 2015-16	\$ 23,817

Member	DOF (E-1) Population 05/01/14	Percent	Proportional Amount
Chowchilla	12,128	7.88%	\$ 1,877
Madera	63,008	40.94%	\$ 9,751
County	78,761	51.18%	\$ 12,189
	153,897	100.00%	\$ 23,817

History of Member Assessment Fees

	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16
Chowchilla	\$722	\$722	\$527	\$599	\$1,432	\$1,482	\$1,877
Madera	\$3,763	\$3,763	\$2,644	\$3,159	\$7,414	\$7,893	\$9,751
County	\$5,515	\$5,515	\$3,804	\$3,159	\$9,189	\$9,746	\$12,189
	\$10,000	\$10,000	\$6,975	\$7,758	\$18,035	\$19,121	\$23,817
Actual Expenses	\$6,975	\$7,758	\$15,010	\$14,879	\$25,852		
Carryover	-\$3,025	-\$2,242	\$8,035	\$7,121	\$7,817		

Please include the MCTC's Policy Board's request on your next City of Chowchilla Council agenda. If you have any questions regarding this matter, please call me at 675-0721 extension 13 or email me at patricia@maderactc.org.

Sincerely,



PATRICIA TAYLOR, Executive Director
Madera County Transportation Commission

cc: Sherri Dueker, Accounting Manager
Craig Locke, City Engineer



REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section:	<u>New Business</u>
SUBJECT:	Intention to Levy and Collect the Annual Assessments within Landscaping and Lighting Maintenance District No. 1
Prepared By:	<u>Jaspreet Mangat, Engineer I</u>
Authorized By:	<u>Craig Locke, City Engineer/Public Works Director</u>
Approved By:	<u>Brian Haddix, City Administrator</u>

RECOMMENDATION:

Adopt the Resolution approving the Engineer's Report 2015-2016 Annual Assessment for Landscaping and Lighting Maintenance District No.1 and the Resolution stating the Council's Intention to levy and collect the annual assessments for Landscaping and Lighting District No. 1 of the City of Chowchilla and setting the date for the public hearing on July 14, 2015.

HISTORY / BACKGROUND:

The Landscaping and Lighting Act of 1972 requires that an Engineer's Report is completed each year and approved by the City Council before assessments can be placed on the property tax roll. The areas included in the City of Chowchilla's Landscaping and Lighting Maintenance District No. 1 annual assessment are as follows:

Zone 1	Robertson Village 1, 2, & 3	Landscaping, Streetlights, Palm Parkway
Zone 2	Dubose Sanders, Tract 86-13	Streetlights, Carlyle, Montgomery, etc.
Zone 3	Rosehill Tract 91-02	Streetlights, Calaveras, Penny, etc.
Zone 4	Parkridge Estates II, Tract 90-25	Streetlights, Cedar, Oak, Elm
Zone 5	Chowchilla Gardens Apartments	Streetlights, Kites Way, Myer
Zone 6	Washington Square Apartments	Streetlights, Washington, Kites Way
Zone 7	Meadowlark, Tract 97-25	Streetlights, Pistachio, Elm, Birch
Zone 8	Palm Estates	Landscaping, Streetlights Palm Parkway
Zone 9	Cornerstone Church	Landscaping, Streetlights, Robertson, Fig Tree
Zone 10	Pheasant Run	Landscaping, Streetlights, Waterfall, Robertson, Clubhouse, S. Fig Drive, Granite Falls Way
Zone 11	Tract 90-1, Ph. 1 & 2, Shasta Village Apartments	Landscaping Santa Cruz Blvd, Streetlights Washington, Kites Way, Molly, etc.

Zone 12	Tract 90-1, Ph. 3 - 6	Landscaping Santa Cruz Blvd, Washington, Streetlights Santa Cruz, Elm, Rose, etc.
Zone 13	Valley Grove Estates, Tract 03-11, Ph. 1 - 4	Landscaping Santa Cruz, Streetlights, Santa Cruz, Howell, Peach, Plum, Cherry, etc.
Zone 14	Valley Grove Estates, Tract 03-11, Ph. 5 & 6	Landscaping Santa Cruz, Streetlights, Cottonwood, Peach, Willow, Almond, Parkridge
Zone 15	Valley Grove Estates, Phase 7	Landscaping Santa Cruz, Streetlights, Camellia, Chestnut, Blossom, no homes, no assessment this year
Zone 16	Olivero Ranch	Landscaping and Streetlights Washington
Zone 17	The Village at Chowchilla Apartments	Landscaping Kites Way, Streetlights, Kites, Myer
Zone 18	Tract 04-49	Landscaping Palm Parkway, incomplete this year's assessment deferred
Zone 19	Montgomery Farms, Tract 05-07	Landscaping SR 99, Robertson, Streetlights, S. Fig, Genoa, Montgomery
Zone 20	Heritage Center, Tract 05-62	Landscaping Robertson Blvd, Streetlights, Robertson, Front, Kings
Zone 21	Sylva Ford, Tract 05-19	Landscaping SR99, Streetlights, Prosperity
Zone 22	Tract 05-56	Not Completed, this year's assessment deferred
Zone 23	Legacy Ranch, Tract 05-29	Not Completed, this year's assessment deferred
Zone 24	Redwood Apartments	Not Completed, this year's assessment deferred
Zone 25	AutoZone	Streetlights, Robertson

In FY 2014-2015 no new territory was annexed in the City of Chowchilla, L&L No. 90-1. the Resolution will approve the attached L&L MD No. 90-1 "Engineer's Report" for FY 2014-2015 annual assessments and the other Resolution will set the public hearing date for July 14, 2015, for all interested owners to appear before the City Council.

FINANCIAL IMPACT:

If the resolution is approved, the City will receive approximately \$314,158 to offset the cost of maintaining landscaping in the District. The FY 2015-2016 assessments have been returned to the FY2011-2012. Staff does not recommend increasing the assessments for any of the districts for FY 2015-2016.

SUPPLEMENTS ATTACHED:

Resolutions (2)

Engineer's Report FY 2015-2016 Annual Assessments for L&LMD 90-1

SPECIAL INSTRUCTIONS:

City Clerk to copy resolution to City Engineer/Public Works Director, and City Finance Director to setup appropriate accounts for tracking this project (Revenue and Expenditures).

COUNCIL RESOLUTION # -15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA APPROVING
ENGINEER'S REPORT 2014-2015 ANNUAL ASSESSMENT FOR LANDSCAPE AND
LIGHTING MAINTENANCE DISTRICT No. 90-1**

WHEREAS, on February 12, 1991, pursuant to Part 2 of Division 15 of the Streets and Highways code, the Landscaping and Lighting Act of 1972, the City Council of the City of Chowchilla did adopt it Resolution Initiating Proceedings for formation of the Landscaping and Lighting Maintenance District No. 90-1 of the City of Chowchilla (herein "LLMD No. 90-1"); and

WHEREAS, the City Council did thereafter declare its intention to form and did form the said LLMD No. 90-1 and did levy and collect the first assessment and subsequent annual assessments for the maintenance and operation of the landscaping facilities in said LLMD No. 90-1; and

WHEREAS, the City Council previously ordered the City Engineer to prepare and file a report in accordance with Streets and Highways Code Section 22565, *et seq.* for the fiscal year 2014-2015 annual assessments for LLMD 90-1; and

WHEREAS, the City Engineer has prepared and filed a report with the City Clerk entitled "Engineer's Report 2014-2015 Annual Assessment for Landscaping and Lighting Maintenance District No. 90-1" ("Engineer's Report") in accordance with Streets and Highways Code Section 22565, *et seq.* as directed by the City Council, and Engineer's Report is on file with the City Clerk and has been reviewed by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chowchilla hereby finds and determines the following:

1. The "Engineer's Report 2014-2015 Annual Assessment for Landscaping and Lighting Maintenance District No. 90-1" as filed with the City Clerk is hereby approved and incorporated herein by reference.

PASSED AND ADOPTED by the City Council of the City of Chowchilla this 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk

COUNCIL RESOLUTION # -15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA TO LEVY AND COLLECT THE 2014-2015 ANNUAL ASSESSMENT FOR LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 90-1 OF THE CITY OF CHOWCHILLA AND SETTING DATE FOR PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENT

WHEREAS, the CITY OF CHOWCHILLA (CITY) is a Municipal Corporation which provides services and facilities to the citizens of the community; and

WHEREAS, on February 12, 1991, pursuant to Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, the City Council of the City of Chowchilla did adopt its Resolution Initiating Proceedings for formation of the Landscaping and Lighting Maintenance District No. 90-1 of the City of Chowchilla (herein "LLMD No. 90-1"); and

WHEREAS, the City Council did thereafter declare its intention to form and did form the said LLMD No. 90-1 and did levy and collect the first assessment and subsequent annual assessments for the maintenance and operation of the landscaping facilities in said LLMD No. 90-1; and

WHEREAS, the City Engineer has prepared and filed a report with the City Clerk entitled "Engineer's Report 2015-2016 Annual Assessment for Landscaping and Lighting Maintenance District No. 90-1" ("Engineer's Report") in accordance with Streets and Highways Code Section 22565, *et seq.* as directed by the City Council, and the City Council approved the Engineer's Report by adopting the resolution; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chowchilla hereby finds and determines the following:

1. It is the intention of the City of Chowchilla to levy and collect assessments within Landscaping and Lighting Maintenance District No. 90-1 of the City of Chowchilla for fiscal year 2015-2016.
2. The territory of Landscaping and lighting Maintenance District No. 90-1 is comprised of various zones located throughout the City as shown on the map attached hereto as Exhibit "C," which is the real property benefitted and to be assessed for the maintenance and operation of the landscaping and facilities of Landscaping and Lighting Maintenance District No. 90-1.
3. The City Engineer has prepared and filed with the City Clerk of the City of Chowchilla a report entitled Engineer's Report 2015-2016 Annual Assessment for Landscaping and Lighting Maintenance District No. 90-1, to which reference is hereby made for full and detailed description of the existing improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within Landscaping and Lighting Maintenance District No. 90-1.
4. Notice is hereby given that on the **14th day of July, 2015, at the hour of 7:00 p.m.**, or soon thereafter, in the City Council Chambers, 130 S. Second Street, Chowchilla, is hereby fixed as the time and place when all interested persons shall be heard on the question of the levy and collection of the proposed assessments. Written protests may be filed with the City Clerk at any time prior to the conclusion of the hearing. A written protest shall state all grounds of objection and shall contain a description sufficient to identify the property owned by the protesting person or persons. The Engineer's Report is on file in the office of the City Clerk.

5. A copy of this resolution shall also be published by the City Clerk once prior to the public hearing in a newspaper of general circulation within the City of Chowchilla, at least two (2) weeks prior to the public hearing in accordance with applicable provisions of said Chapters of the Streets and Highways Codes of California.
6. The assessments for all Zones are proposed to remain at the same rate as the assessment from FY 2011-2012. The assessments for Zones 18, 22, 23, 24 and part of Zone 10 are proposed to be deferred until improvements are constructed.

PASSED AND ADOPTED by the City Council of the City of Chowchilla this 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk

**CITY OF CHOWCHILLA
ENGINEER'S REPORT**

FOR THE

**LANDSCAPE MAINTENANCE AND
LIGHTING DISTRICT NO. 90-1**

2015-2016 TAX YEAR

**CRAIG MITCHELL LOCKE
CITY ENGINEER
CITY OF CHOWCHILLA**

JULY 2015

CHOWCHILLA, CALIFORNIA

**ENGINEER'S REPORT OF CITY OF CHOWCHILLA
LANDSCAPE MAINTENANCE AND LIGHTING DISTRICT NO. 90-1 2015-2016**

I, Craig M. Locke, Engineer for the City of Chowchilla, Landscape Maintenance and Lighting District No. 90-1 hereby submit the Engineer's Report of said project as follows:

1. PLANS AND SPECIFICATIONS

The Plans and Specifications for the improvements to be serviced and maintained are on file in the office of the City Engineer. The District will be responsible for the operation and maintenance of the following improvements:

- Fig Tree Road East side of Fig Tree Road from E. Robertson Blvd. south to SR 99. Landscape Maintenance- Operation and maintenance of landscaping between the back of sidewalk and the subdivision sound wall. Operation and maintenance of street lighting.
- E. Robertson Blvd. (Ave. 26) from Fig Tree Road to Club House Drive (south side). Landscape Maintenance - Operation and maintenance landscaping along the edge of E. Robertson Blvd. from Fig Tree Road to Club House Drive. Operation and maintenance of street lighting.
- E. Robertson Blvd. (Ave. 26) from Club House Drive to East City Limits.
- E. Robertson Blvd (Ave. 26) from Fig Tree Road to Club House Drive (north side). Landscape Maintenance - Operation and maintenance of landscaping along the north side of E. Robertson Blvd. from Fig Tree Road to Club House Drive and both sides of E. Robertson Blvd. (Ave. 26) from Club House Drive to East City Limits Operation and maintenance of street lighting.
- Club House Drive from E. Robertson Blvd. south. Landscape Maintenance - Operation and maintenance of landscaping along Club House Drive from E. Robertson Blvd. south to the traffic circle (both sides)
- Club House Drive from E. Robertson Blvd. north to the Future Loop Road. Landscape Maintenance - Operation and maintenance of landscaping along Club House Drive from E. Robertson Blvd. north to the Future Loop Road. (both sides)

The improvements for the Pheasant Run Area consist of the facilities within the boundaries of the City of Chowchilla Landscape & Lighting District adjacent to the Greenhills Subdivision, existing and future, maintained and serviced as generally described as follows:

The construction, operation maintenance and servicing of street lighting and landscaping facilities and appurtenant facilities, including but not limited to, personnel, electrical energy, utilities such as water materials, contracting services, and other items necessary for the satisfactory construction, operation maintenance and servicing of the improvements described below:

Landscape Maintenance - Operation and maintenance of future roadside landscaping along E. Robertson Blvd. between the back of sidewalk and the subdivision sound walls. Operation and maintenance of street lighting.

- Valley Grove Estates - Santa Cruz Boulevard Phases I through IV -The improvements (Tract No. 03- 11) are landscaping, drainage, disposal, irrigation system and public lighting.
- Valley Grove Estates - Santa Cruz Boulevard Phase V. The improvements (Tract No. 03- 11) are landscaping, drainage, disposal, irrigation system and public lighting.
- Valley Grove Estates - Santa Cruz Boulevard -Phase VI. The improvements (Tract No. 04- 06) are landscaping, drainage, disposal, irrigation system and public lighting.

- Valley Grove Estates - Santa Cruz Boulevard -Phase VII. The improvements (Tract No. 04-30) are landscaping, drainage, disposal, irrigation system and public lighting.
- Tract No. 97-01 The improvements (Tract No. 97-01) are landscaping, drainage, disposal, irrigation system and public lighting.
- Tract No. 90-22 Santa Cruz Blvd I Washington Rd Phases I-VI & Outlot A. Tract No. 90-22 improvements are landscaping, drainage, irrigation system and public lighting.
- Tract No. 05-56 - Santa Cruz Blvd I Washington Rd I Palm Parkway - Phases I-II. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel 2 of Parcel Map 98-15 Washington Road. The improvements for Parcel Map 98-15 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Parkridge Estates II and Parcels I and 2. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Rosehill Subdivision Tract No, 91-02. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Lot I of Tract 00-09. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Lot 1 of Tract 94-28. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel 1 of Parcel Map No. 04-49. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Remainder Tract No. 94-28. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Robertson Village No. 1, No. 2 and No. 3 I Palm Park Way. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Legacy Ranch Tract No. 05-29 /5th Street, Road 16, Legacy Boulevard and Interior Landscaping. are landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel Map No. 05-62. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Tract No. 05-19. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel Map No. 86-13. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Tract No. 05-07. The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Cornerstone Church PM No. 02-09, Parcel No.I at Figtree Rd and Robertson Blvd The improvements are landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel Map 92-10 Redwood Apartments. The improvements are landscaping, drainage, disposal, irrigation system, and public lighting.
- AutoZone. The improvements are landscaping, drainage, disposal, irrigation system, and public lighting.

Street Lighting and Traffic Signals Improvements

Streetlight poles, fixtures, bulbs, conduits and miscellaneous equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide street lighting located within public right-of-ways and easements within the boundaries of the District.

A map showing the location of all streetlights and traffic signals within the District is on file in the office of the City Engineer of the City of Chowchilla.

Landscaping Improvements

Landscaping, plants, shrubbery, trees, irrigation systems, landscapes, fixtures, maintenance and appurtenant facilities located within and alongside streets, parkways, and medians located within City right-of-ways and dedicated easements within the boundaries of the District.

The street medians are located within four lane (or larger) roadways, or within roadways that provide a district-wide benefit as designated by the City Engineer. Maintenance means the ordinary and usual maintenance, operation and servicing of the landscaping, public lighting, and appurtenant facilities including repair, removal or replacement of any of the landscaping, lighting, or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury and the removal of trimmings, rubbish, debris and other solid waste.

Servicing means irrigation of landscaping and maintenance of public lighting, park and recreational improvements and facilities. Also furnishing electricity to lights and landscaping facilities. This also includes the administrative costs associated with operating the District.

Drainage disposal means repair, removal or replacement of all or part of the storm water basins serving each of the areas within the District.

1. ESTIMATED COST

A cost breakdown of maintenance and other expenses are described in Exhibit "A" located within each described section of said Report.

2. PROPOSED ASSESSMENT

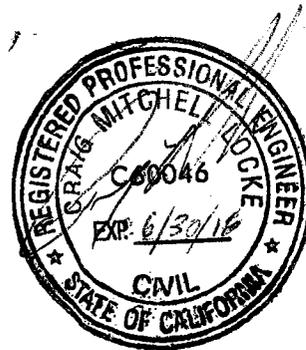
I, do hereby, assess and apportion said total amount of the cost and expenses of said formation, servicing and maintenance, upon the several lots, or parcels of land liable therefor and benefited thereby all as is more particularly set forth in the assessment roll filled herewith located within each described section of said Report. The numbers on said assessment roll correspond with the assigned numbers upon the assessment diagram filed herewith. Said assessment is made upon the several parcels of land within said District in proportion to the estimated benefits to be received by said parcels respectively from said maintenance.

3. ASSESSMENT DIAGRAM

The attached diagram marked Exhibit "C" entitled "Assessment Diagram of the City of Chowchilla, Landscape Maintenance and Lighting District No. 90-1, County of Madera, State of California", delineates the assessment district boundaries Each lot or parcel of land having been assigned a distinctive number on the Madera County Assessors Roles.

Dated: 6/17/15

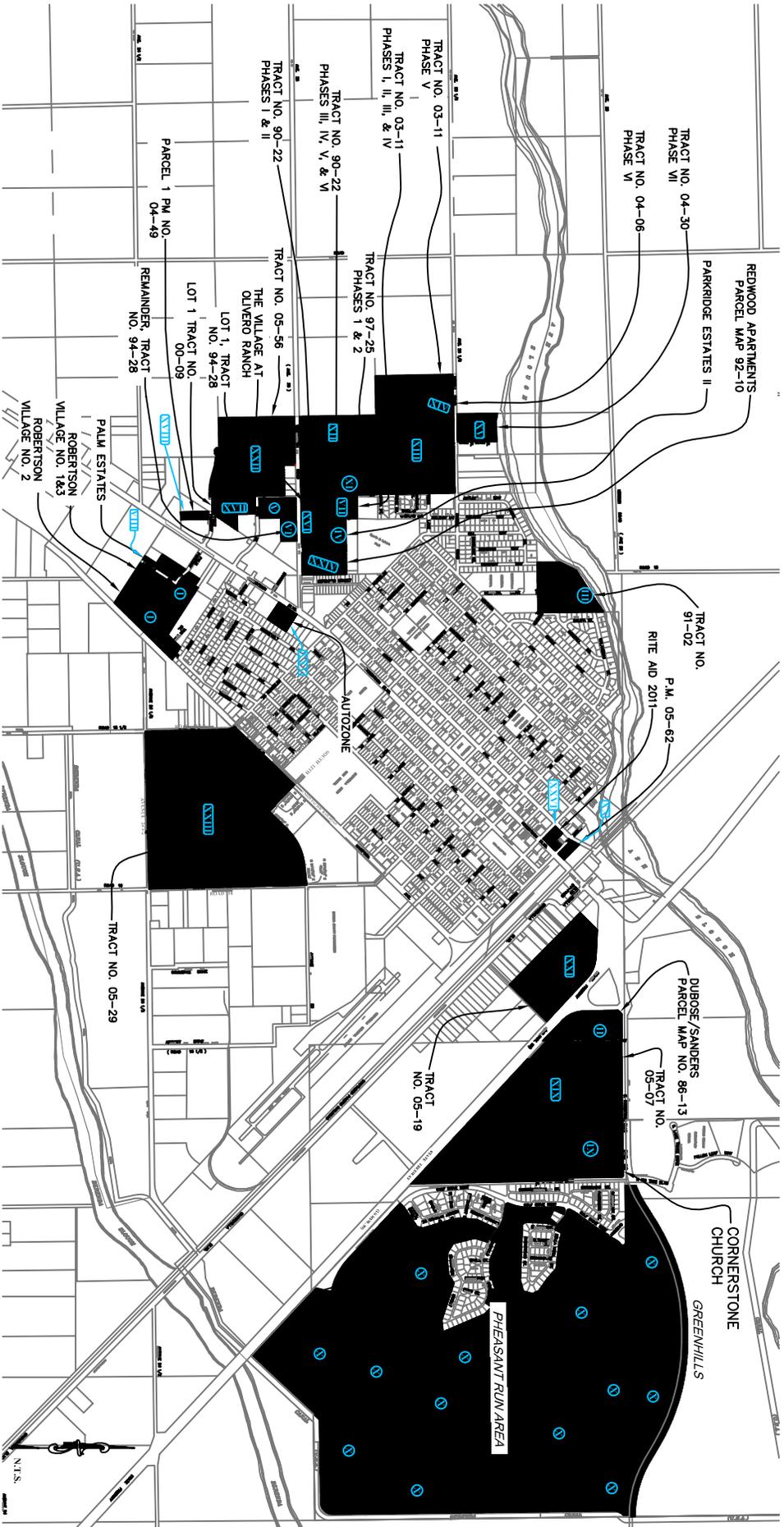
Signed: [Signature]



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
SUMMARY OF TOTAL ASSESSMENT FOR 2015/2016**

ZONE #	DESCRIPTION	ASSESSMENT AMOUNT
1	Robertson Village, Phases 1,2, & 3	\$ 6,349.66
2	Tract No. 86-13, Dubose Sanders	\$ 1,425.38
3	Tract No. 91-02, Rosehill Subdivision	\$ 1,769.02
4	Tract No. 90-25, Parkridge Estates II	\$ 1,038.08
5	Tract No. 94-28 (APN#001-230-29), Chowchilla Garden Apartments	\$ 251.40
6	Tract No. 94-28 (APN#001-230-31), Washington Square Apartments	\$ 982.00
7	Tract No. 97-25, Meadowlark Subdivision	\$ 1,005.18
8	Palm Estates (APN 002-261-63 through 002-261-78)	\$ 1,100.64
9	Cornerstone Church	\$ 6,483.44
10	Pheasant Run District - All But Rancho Calera	\$ 132,522.14
10	Pheasant Run District-Rancho Calera (Not Completed, \$18,170.00 assessment deferred)	
11	Tract No. 90-22, Phases 1,2,& Outlot A, Shasta Village Apartments	\$ 6,596.62
12	Tract 90-22, Phases 3 through 6	\$ 11,395.20
13	Tract No. 03-11, Valley Grove Estates Phases 1 through 4	\$ 22,669.80
14	Tract No. 03-11, Valley Grove Estates Phases 5 & 6	\$ 9,852.10
15	Tract No. 03-11, Valley Grove Estate Phase 7	\$ 3,798.40
16	The Village at Olivero Ranch	\$ 5,222.36
17	Tract No. 00-09, The Village at Chowchilla Apartements	\$ 2,859.78
18	Parcel Map No. 04-49 Parcel 1 (Not Completed, \$761.60 assessment deferred)	
19	Tract No. 05-07, Montgomery Farms	\$ 66,199.16
20	Tract No. 05-62, Heritage Center	\$ 1,531.42
21	Tract No. 05-19, Silva Ford and Prosperity Blvd.	\$ 27,870.60
22	Tract No. 05-56(Not Completed, \$23,227.20 assessment deferred)	
23	Tract No. 05-29, Legacy Ranch (Not Completed, \$207915.76 assessment deferred)	
24	Tract No. 92-10 Redwood Apartments (Not Completed, \$5,401.88 assessment deferred)	
25	AutoZone	\$ 935.76
26	Rite-Aid (Grothe Family Trust)	\$ 2,299.76
	Total of All Assesement Districts	\$ 314,157.90

ASSESSMENT DIAGRAM
 CITY OF CHOWCHILLA
 LANDSCAPE MAINTENANCE AND
 LIGHTING DISTRICT NO. 90-1
 COUNTY OF MADERA, STATE OF CALIFORNIA



CHOWCHILLA
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 101P9002E01.DWG

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

ROBERTSON VILLAGE 1, 2 & 3

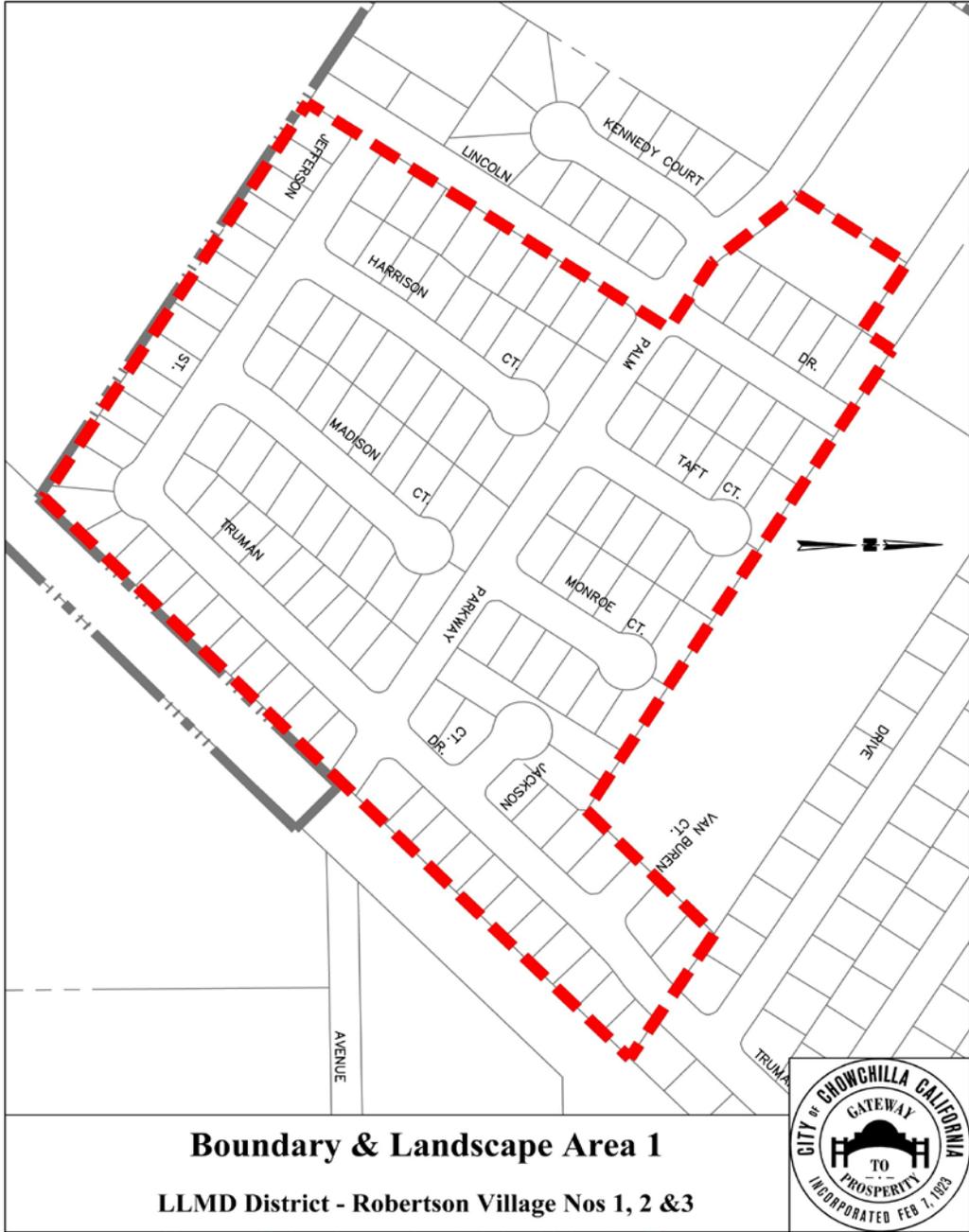
ZONE 1

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 3,306.16	\$ 3,306.16
Streetlights - Monthly Service Charge per light	31	\$ 45.00	\$ 1,395.00
Streetlights - Average Annual Maintenance (per light)	31	\$ 25.00	\$ 775.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 794.00	\$ 198.50
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 250.00
Assessment Proceedings			\$ 75.00
Publications, Mailings, and Posting			\$ 50.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 300.00
 Total Annual Assessment			 <u><u>\$ 6,349.66</u></u>

ENGINEER'S CALCULATIONS

Single Parcels	136	\$ 44.76	per lot
Parcel 53, Equivalent Units	<u>5.86</u>		
Total Equivalent Units	<u><u>141.86</u></u>		
 Assessment Rate Per Equivalent		 \$ 44.76	
 Assessment Rate for Single Family Lots		 \$ 6,087.37	
Assessment Rate for Parcel 53		\$ 262.29	
 Total Assessment		 \$ 6,349.66	

Any additional Costs or unanticipated costs will be paid out of Fund Balance.





**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

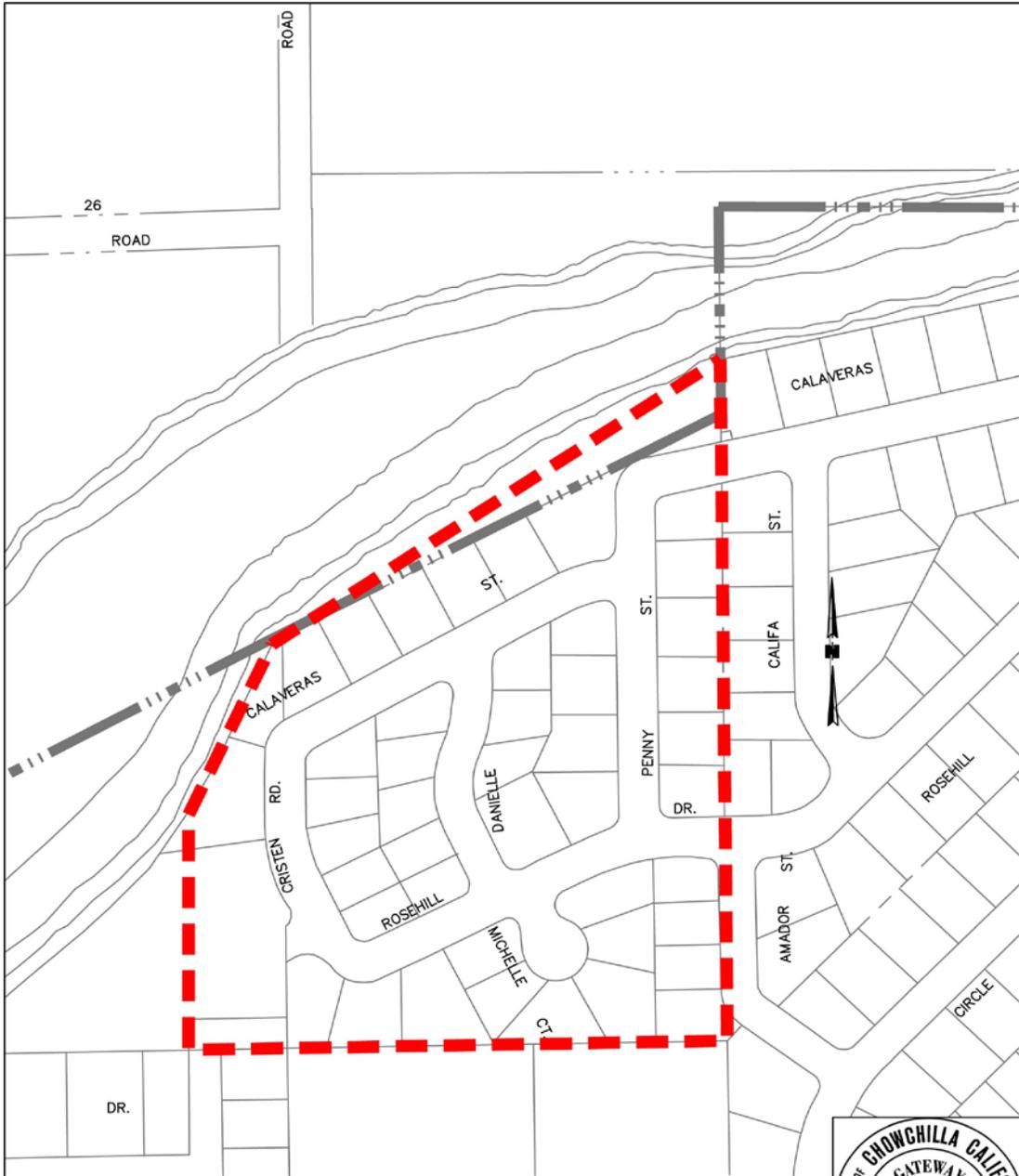
TRACT NO. 91-02, ROSEHILL SUBDIVISION ZONE 3

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per light	17	\$ 45.00	\$ 765.00
Streetlights - Average Annual Maintenance (per light)	17	\$ 25.00	\$ 425.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 435.20	\$ 108.80
 B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 150.00
Assessment Proceedings			\$ 100.22
Publications, Mailings, and Posting			\$ 20.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 200.00
 Total Annual Assessment			 <u><u>\$ 1,769.02</u></u>

ENGINEER'S CALCULATIONS

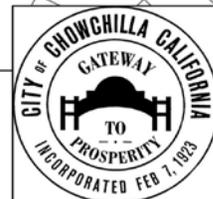
Parcels	43
Total Equivalent Units	<u><u>43</u></u>
Assessment Rate Per Equivalent	\$ 41.14
Assessment Rate for Single Family Lots	\$ 1,769.02
 Total Assessment	 <u><u>\$ 1,769.02</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 3

LLMD District - Tract No. 91-02 Rosehill Subdivision



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

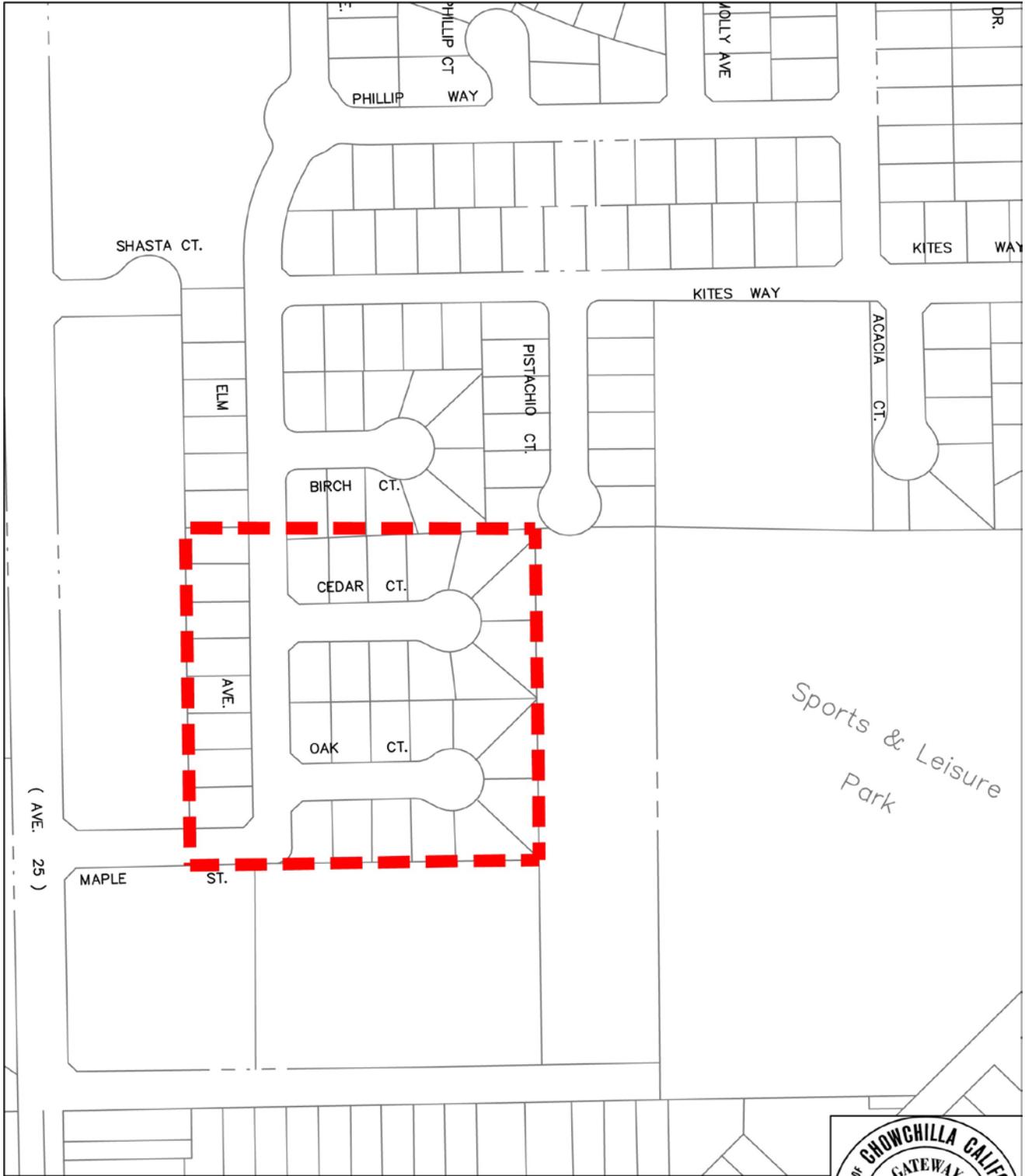
TRACT NO. 90-25, PARKRIDGE ESTATES II ZONE 4

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per light	9	\$ 45.00	\$ 405.00
Streetlights - Average Annual Maintenance (per light)	9	\$ 25.00	\$ 225.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 230.40	\$ 57.60
 B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 75.00
Assessment Proceedings			\$ 85.48
Publications, Mailings, and Posting			\$ 15.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 175.00
 Total Annual Assessment			<u><u>\$ 1,038.08</u></u>

ENGINEER'S CALCULATIONS

Parcels	32
Total Equivalent Units	<u><u>32</u></u>
Assessment Rate Per Equivalent	\$ 32.44
Assessment Rate for Single Family Lots	\$ 1,038.08
 Total Assessment	<u><u>\$ 1,038.08</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 4

LLMD District - Tract No. 90-25 Parkridge Estates II



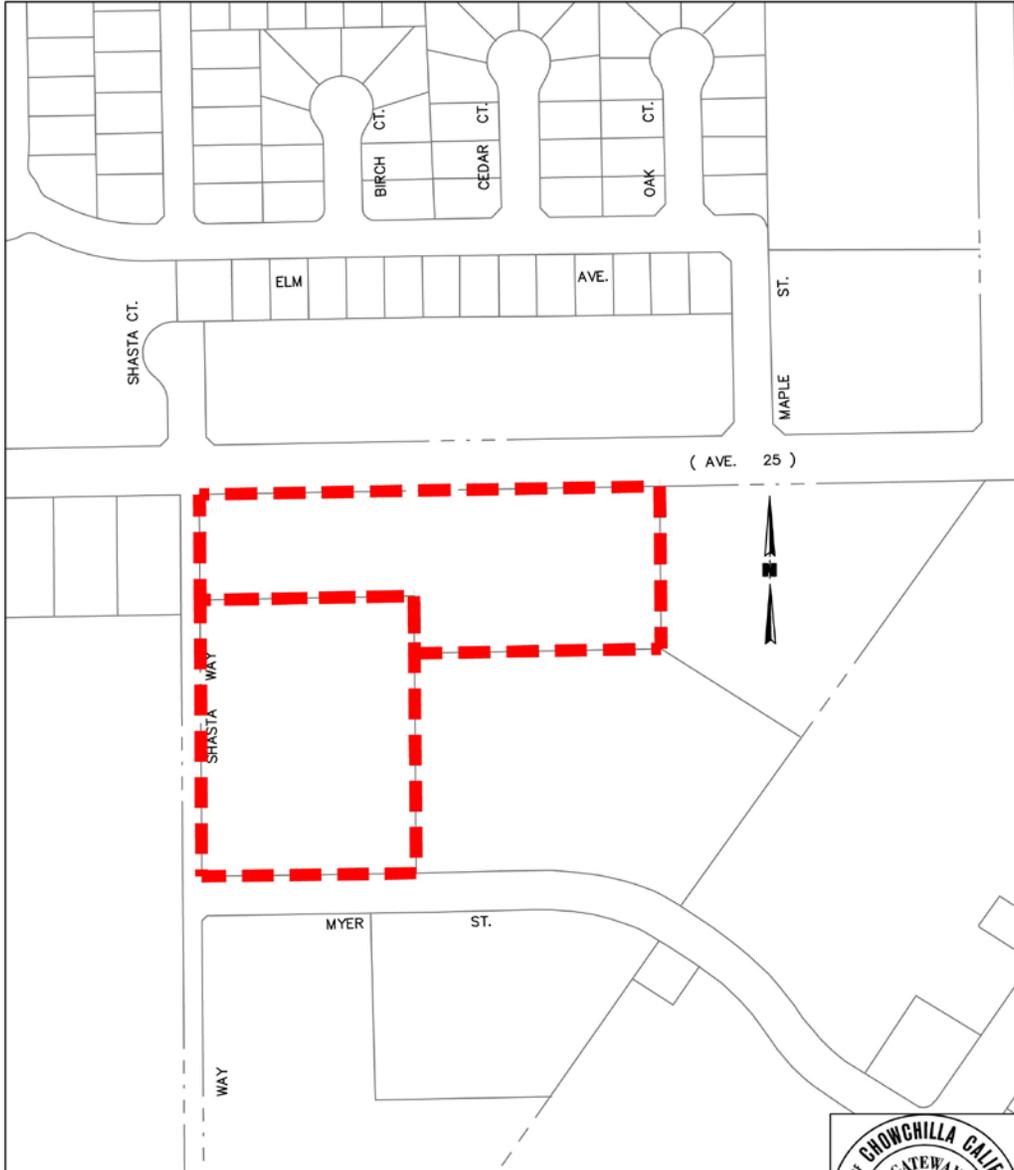
**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

TRACT NO. 94-28, CHOWCHILLA GARDENS (APN# 001-230-29)	ZONE 5		
Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per light	1	\$ 45.00	\$ 45.00
Streetlights - Average Annual Maintenance (per light)	1	\$ 25.00	\$ 25.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 229.70	\$ 56.40
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 25.00
Assessment Proceedings			\$ 50.00
Publications, Mailings, and Posting			\$ -
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 50.00
 Total Annual Assessment			 <u><u>\$ 251.40</u></u>

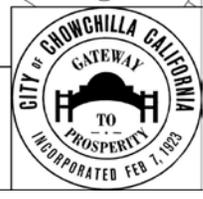
ENGINEER'S CALCULATIONS

APN# 001-230-29	1
Total Equivalent Units	<u><u>1</u></u>
Assessment Rate Per Equivalent	\$ 251.40
Assessment Rate for Single Family Lots	\$ 251.40
<u>Total Assessment</u>	<u><u>\$ 251.40</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 5 & 6
 LLMD District - Tract No. 94-28



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

**TRACT NO. 94-28, WASHINGTON SQ. APTS
(APN# 001-230-31)**

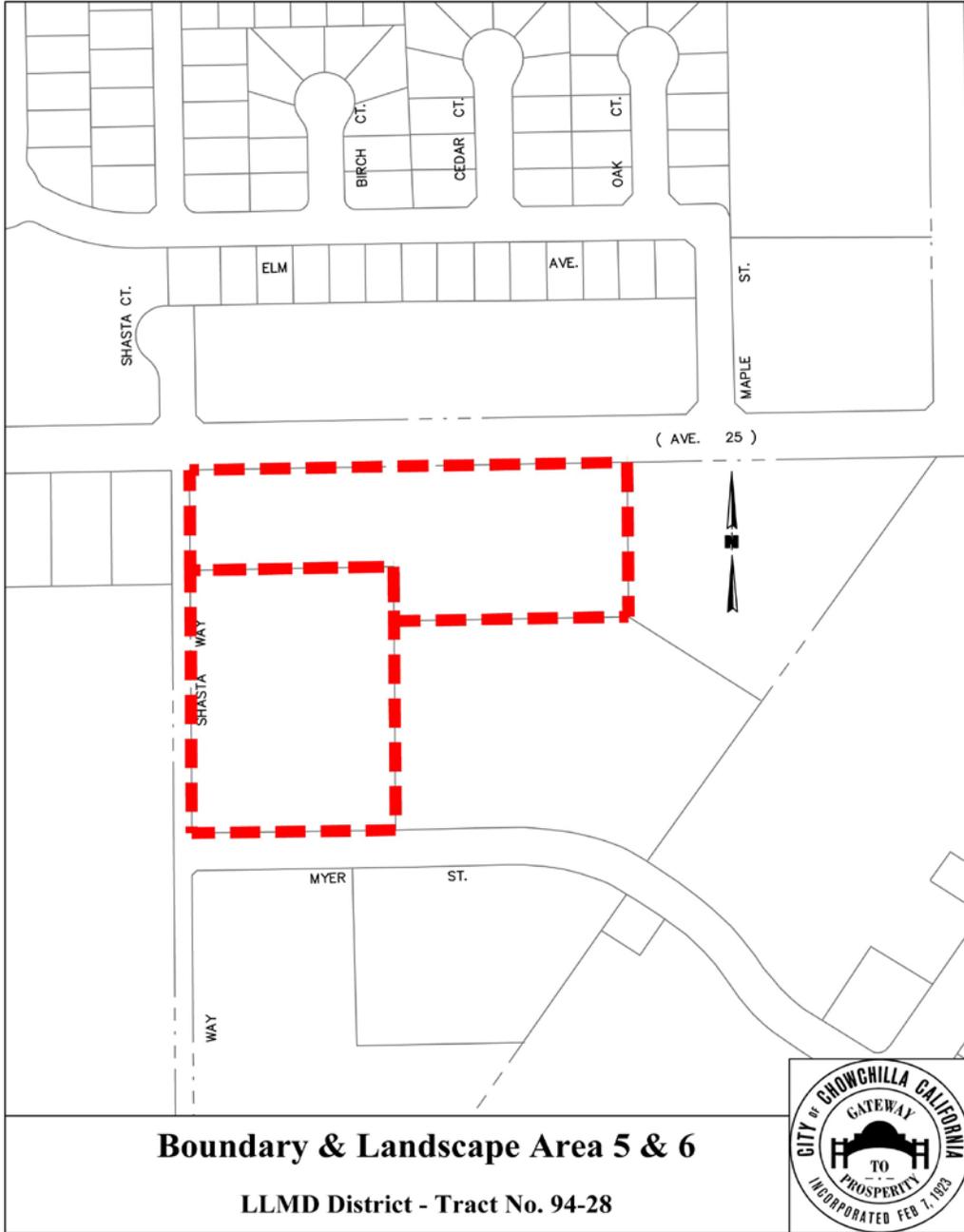
ZONE 6

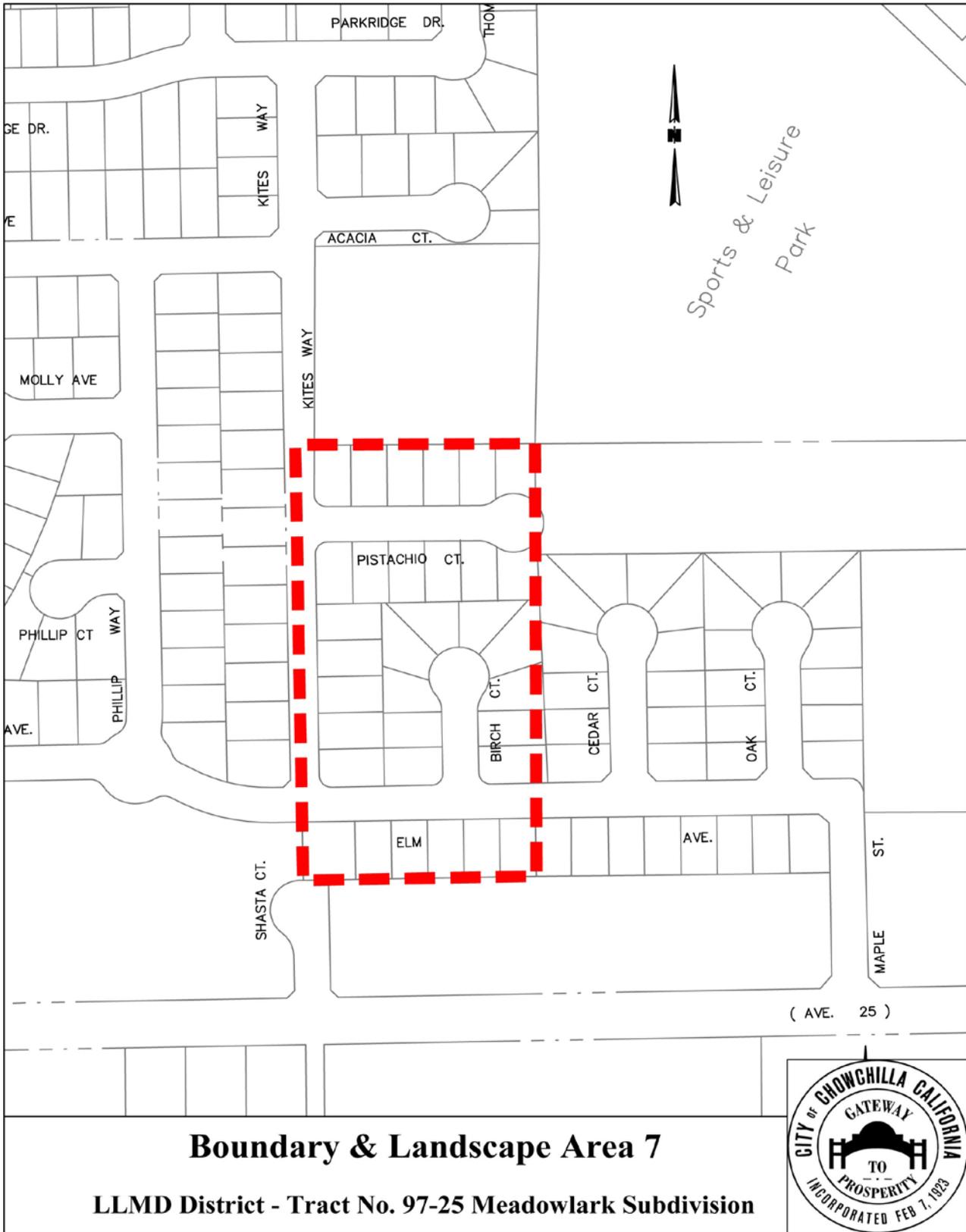
Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per light	5	\$ 45.00	\$ 225.00
Streetlights - Average Annual Maintenance (per light)	5	\$ 25.00	\$ 125.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 1,128.00	\$ 282.00
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 75.00
Assessment Proceedings			\$ 100.00
Publications, Mailings, and Posting			\$ -
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 175.00
 Total Annual Assessment			 <u><u>\$ 982.00</u></u>

ENGINEER'S CALCULATIONS

APN# 001-230-29	1
Total Equivalent Units	<u><u>1</u></u>
Assessment Rate Per Equivalent	\$ 982.00
Assessment Rate	\$ 982.00
<u>Total Assessment</u>	<u><u>\$ 982.00</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.





**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

PALM ESTATES (APN #002-261-63 THROUGH APN# 002-261-78)	ZONE 8		
Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	1	\$ 832.64	\$ 832.64
Streetlights - Monthly Service Charge per light	2	\$ 45.00	\$ 90.00
Streetlights - Average Annual Maintenance (per light)	2	\$ 25.00	\$ 50.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 52.00	\$ 13.00
	0		
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 40.00
Assessment Proceedings			\$ 15.00
Publications, Mailings, and Posting			\$ 10.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 50.00
 Total Annual Assessment			 <u><u>\$ 1,100.64</u></u>

ENGINEER'S CALCULATIONS

Parcels	16
Total Equivalent Units	<u><u>16</u></u>
Assessment Rate Per Equivalent	\$ 68.79
Assessment Rate for Single Family Lots	\$ 1,100.64
 Total Assessment	 <u><u>\$ 1,100.64</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 8

LLMD District - Tract No. 90-25 Parkridge Estates II



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

CORNERSTONE CHURCH

ZONE 9

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 3,852.41	\$ 3,852.41
Streetlights - Monthly Service Charge per light	7	\$ 66.19	\$ 463.34
Streetlights - Average Annual Maintenance (per light)	7	\$ 25.00	\$ 175.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ -	\$ -
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 351.82
Assessment Proceedings			\$ -
Publications, Mailings, and Posting			\$ -
Capitol			\$ 989.49
Reserves			\$ 236.38
Engineering Fees			\$ 415.00
Total Annual Assessment			<u><u>\$ 6,483.44</u></u>

ENGINEER'S CALCULATIONS

Total Acreage 20

Total Cost per Acre \$ 324.17

Total Assessment \$ 6,483.44

*Cornerstone Church maintains and performs all the Landscape Maintenance
Any additional Costs or unanticipated costs will be paid out of Reserves



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
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PHEASANT RUN DISTRICT

ZONE 10

All property not includeing Rancho Calera

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 91,202.92	\$ 80,205.95
Streetlights - (Service, Maint., Labor, Equip, Admin)	1	\$ 6,341.88	\$ 5,577.20
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 9,964.70
Capital			\$ 22,821.67
Reserves			\$ 6,830.52
Engineering Fees			\$ 7,122.10
Total Annual Assessment			\$ 132,522.14

ENGINEER'S CALCULATIONS

Total Assessment Acreage 328.71

Total Cost per Acre \$ 403.16

Total Assessment \$ 132,522.14

*Allowed 2.5% annual increase each year
Any additional Costs or unanticipated costs will be paid out of Reserves



Boundary Area 10
LLMD District - Pheasant Run

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

PHEASANT RUN DISTRICT

ZONE 10

Rancho Calera Undeveloped Properties

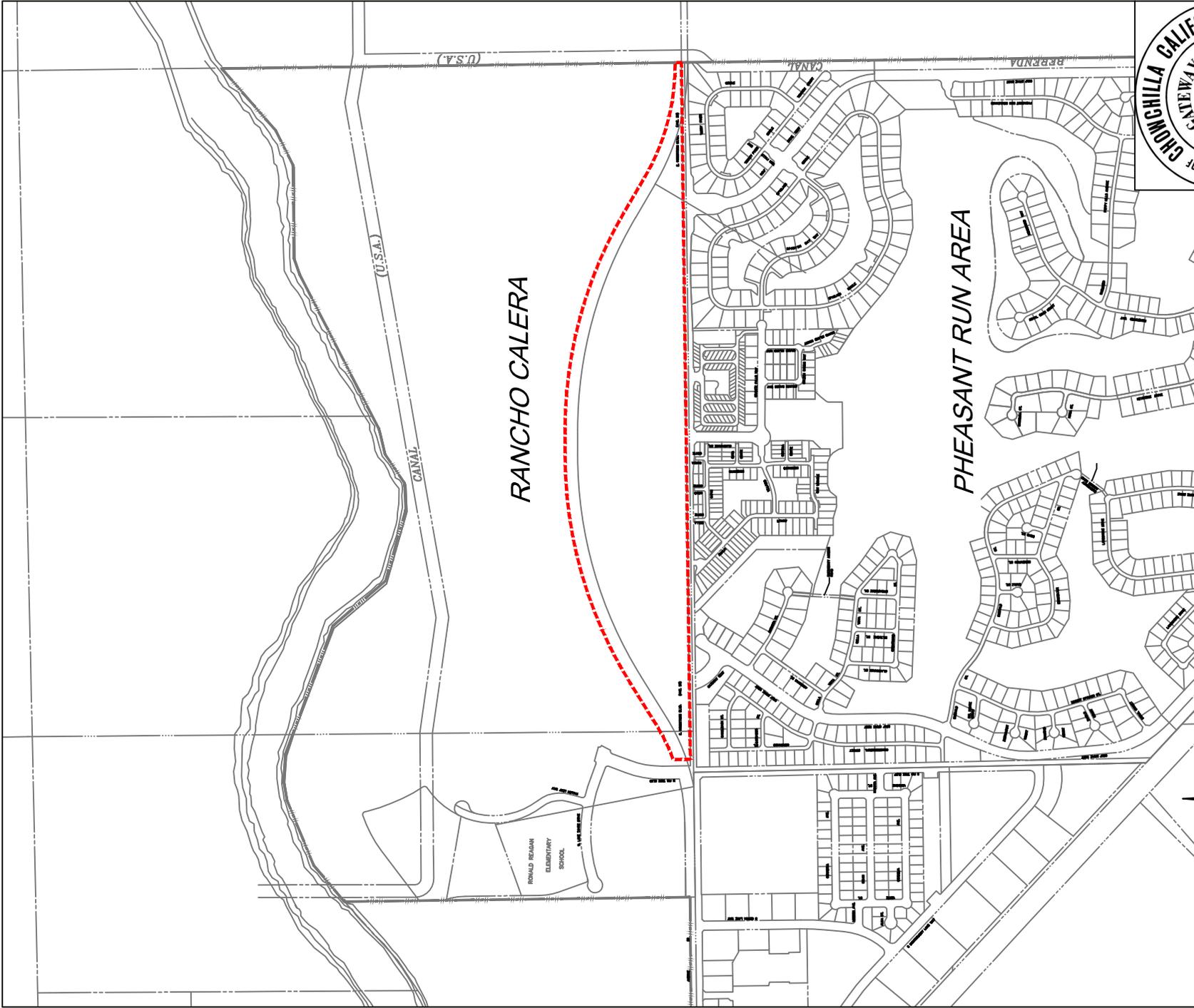
Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Landscaping & Irrigation Fees	-	\$ 0.87	\$ -
Streetlights - Energy	0	\$ 67.33	\$ -
Streetlights - Average Annual Maintenance	0	\$ 49.90	\$ -
Engineering Fees	1	\$ 300.00	\$ 300.00
Reserves and Capital Improvements - Restricted	1	\$ 15,500.00	\$ 15,500.00
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.	15% of Operations		\$ 2,370.00
Total Annual Assessment			<u><u>\$ 18,170.00</u></u>

ENGINEER'S CALCULATIONS

Total Assessment Acreage 69.64

Total Cost per Acre \$ 260.91

	Acres	Assessment
APN# 014-030-029	1.53	\$ 399.20
APN# 014-030-030	4.86	\$ 1,268.04
APN# 014-030-031	3.06	\$ 798.39
APN# 014-030-032	2.86	\$ 746.21
APN# 014-030-034	0.52	\$ 135.67
APN# 014-030-035	2.07	\$ 540.09
APN# 014-030-036	1.85	\$ 482.69
APN# 014-030-037	0.40	\$ 104.37
APN# 014-030-038	0.37	\$ 96.54
APN# 014-030-039	19.32	\$ 5,040.84
APN# 014-030-056	\$ 32.80	\$ 8,557.96
Total Assessment	<u><u>69.64</u></u>	<u><u>\$ 18,170.00</u></u>



Boundary Area 10
LLMD District - Rancho Calera

**CITY OF CHOWCHILLA
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2015-2016 TAX YEAR
EXHIBIT "A"**

**TRACT NO. 90-22 PHASES 1 , 2 & OUTLOT A ZONE 11
SHASTA VILLAGE APARTMENTS**

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 4,453.42	\$ 4,453.42
Streetlights - Monthly Service Charge per light	13	\$ 45.00	\$ 585.00
Streetlights - Average Annual Maintenance (per light)	13	\$ 25.00	\$ 325.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 332.80	\$ 83.20
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 200.00
Assessment Proceedings			\$ 150.00
Publications, Mailings, and Posting			\$ 50.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 750.00
Total Annual Assessment			<u><u>\$ 6,596.62</u></u>

ENGINEER'S CALCULATIONS

	Acres/Parcels	Cost	Assessment
APN# 001-340-072 (30.66% of Assessment)	4.01	30.66%	\$ 2,022.52
APN# 001-340-073 (22.56% of Assessment)	2.95	22.56%	\$ 1,488.20
Single Family Parcels (46.78% of Assessment)	26	46.78%	\$ 3,085.90
Cost Per Single Family Parcel	\$ 118.69		
Total Assessment		\$ 6,596.62	

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 11

LLMD District - Tract No. 90-22 Phases 1 and 2



**CITY OF CHOWCHILLA
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2015-2016 TAX YEAR
EXHIBIT "A"**

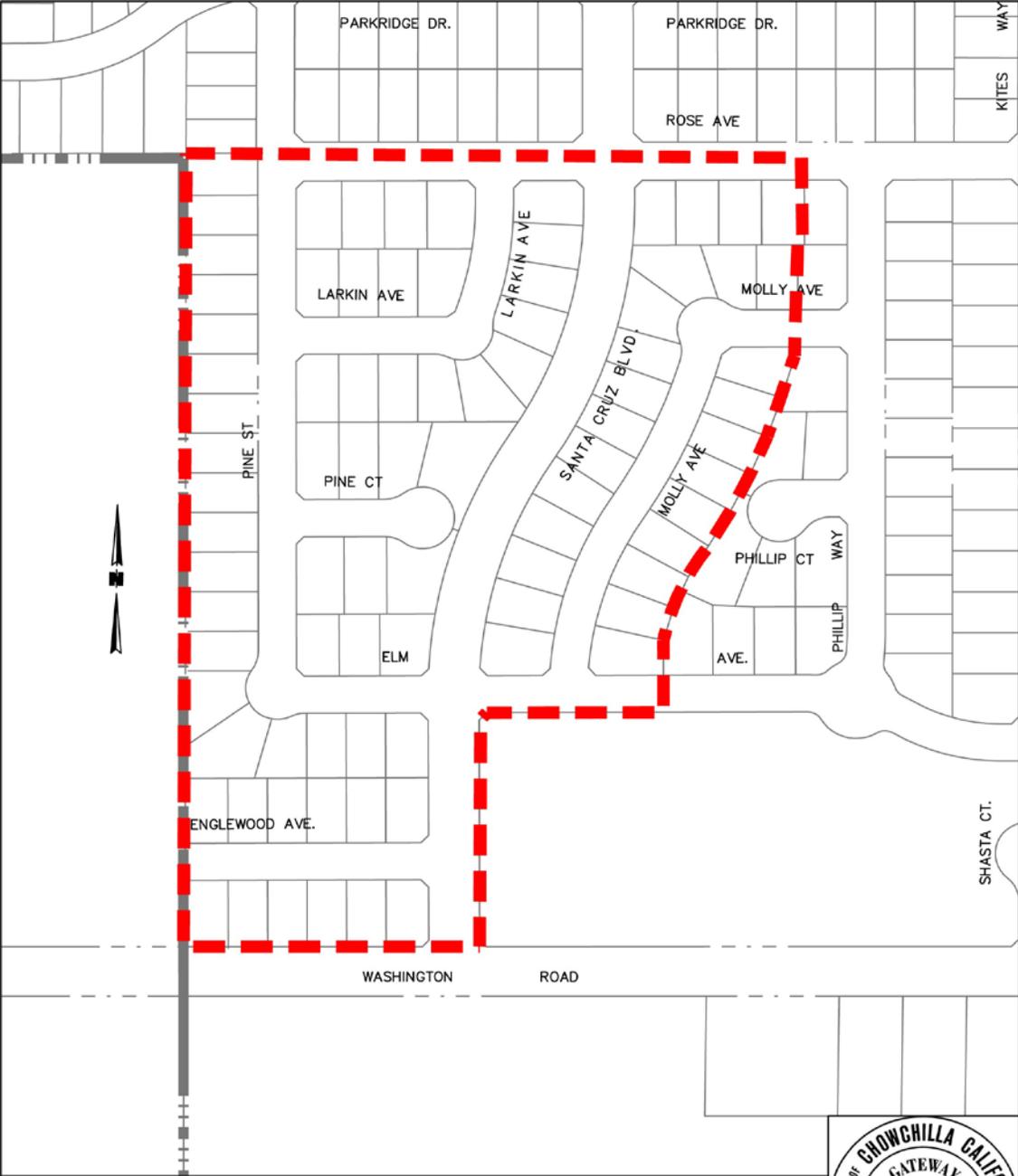
TRACT NO. 90-22 PHASES 3 THROUGH 6 ZONE 12

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	1	\$ 8,029.60	\$ 8,029.60
Streetlights - Monthly Service Charge per light	29	\$ 45.00	\$ 1,305.00
Streetlights - Average Annual Maintenance (per light)	29	\$ 25.00	\$ 725.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 742.40	\$ 185.60
 B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 200.00
Assessment Proceedings			\$ 150.00
Publications, Mailings, and Posting			\$ 50.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 750.00
 Total Annual Assessment			 <u><u>\$ 11,395.20</u></u>

ENGINEER'S CALCULATIONS

Parcels	96
 Total Equivalent Units	 <u><u>96</u></u>
 Assessment Rate Per Equivalent	 \$ 118.70
 Assessment Rate for Single Family Lots	 \$ 11,395.20
 <u>Total Assessment</u>	 <u><u>\$ 11,395.20</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 12

LLMD District - Tract No. 90-22 Phases 3 thru 6



**CITY OF CHOWCHILLA
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LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

**TRACT NO. 03-11 VALLEY GROVE ESTATES ZONE 13
PHASES 1 THROUGH 4**

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 16,105.20	\$ 16,105.20
Streetlights - Monthly Service Charge per light	64	\$ 45.00	\$ 2,880.00
Streetlights - Average Annual Maintenance (per light)	64	\$ 25.00	\$ 1,600.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 1,638.40	\$ 409.60
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 400.00
Assessment Proceedings			\$ 300.00
Publications, Mailings, and Posting			\$ 100.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 875.00
 Total Annual Assessment			 <u><u>\$ 22,669.80</u></u>

ENGINEER'S CALCULATIONS

Parcels	191
 Total Equivalent Units	 <u><u>191</u></u>
 Assessment Rate Per Equivalent	 \$ 118.69
 Assessment Rate for Single Family Lots	 \$ 22,669.80
 <u>Total Assessment</u>	 <u><u>\$ 22,669.80</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 13
 LLMD District - Valley Grove Estates
 Tract No. 03-11 Phases 1 thru 4



**CITY OF CHOWCHILLA
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LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
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EXHIBIT "A"**

**TRACT NO. 03-11 VALLEY GROVE ESTATES ZONE 14
PHASES 5 & 6**

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 7,353.30	\$ 7,353.30
Streetlights - Monthly Service Charge per light	17	\$ 45.00	\$ 765.00
Streetlights - Average Annual Maintenance (per light)	17	\$ 25.00	\$ 425.00
Streetlights - Labor, Equip, Administrative Costs	0.1	\$ 1,638.40	\$ 108.80
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 300.00
Assessment Proceedings			\$ 250.00
Publications, Mailings, and Posting			\$ 100.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 550.00
 Total Annual Assessment			 <u><u>\$ 9,852.10</u></u>

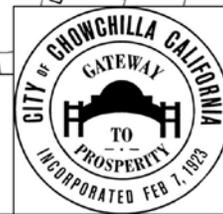
ENGINEER'S CALCULATIONS

Parcels	83
 Total Equivalent Units	 <u><u>83</u></u>
 Assessment Rate Per Equivalent	 \$ 118.70
 Assessment Rate for Single Family Lots	 \$ 9,852.10
 <u>Total Assessment</u>	 <u><u>\$ 9,852.10</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 14
 LLMD District - Valley Grove Estates
 Tract No. 03-11 Phases 5 & 6



**CITY OF CHOWCHILLA
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LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
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EXHIBIT "A"**

**TRACT NO. 03-11 VALLEY GROVE ESTATES ZONE 15
PHASE 7**

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 2,337.20	\$ 2,337.20
Streetlights - Monthly Service Charge per light	8	\$ 45.00	\$ 360.00
Streetlights - Average Annual Maintenance (per light)	8	\$ 25.00	\$ 200.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 204.80	\$ 51.20
 B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 250.00
Assessment Proceedings			\$ 200.00
Publications, Mailings, and Posting			\$ 100.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 300.00
 Total Annual Assessment			 <u><u>\$ 3,798.40</u></u>

ENGINEER'S CALCULATIONS

Parcels	32
Total Equivalent Units	<u><u>32</u></u>
Assessment Rate Per Equivalent	\$ 118.70
Assessment Rate for Single Family Lots	\$ 3,798.40
 Total Assessment	 <u><u>\$ 3,798.40</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 15

LLMD District - Valley Grove Estates, Tract No. 03-11 Phase 7



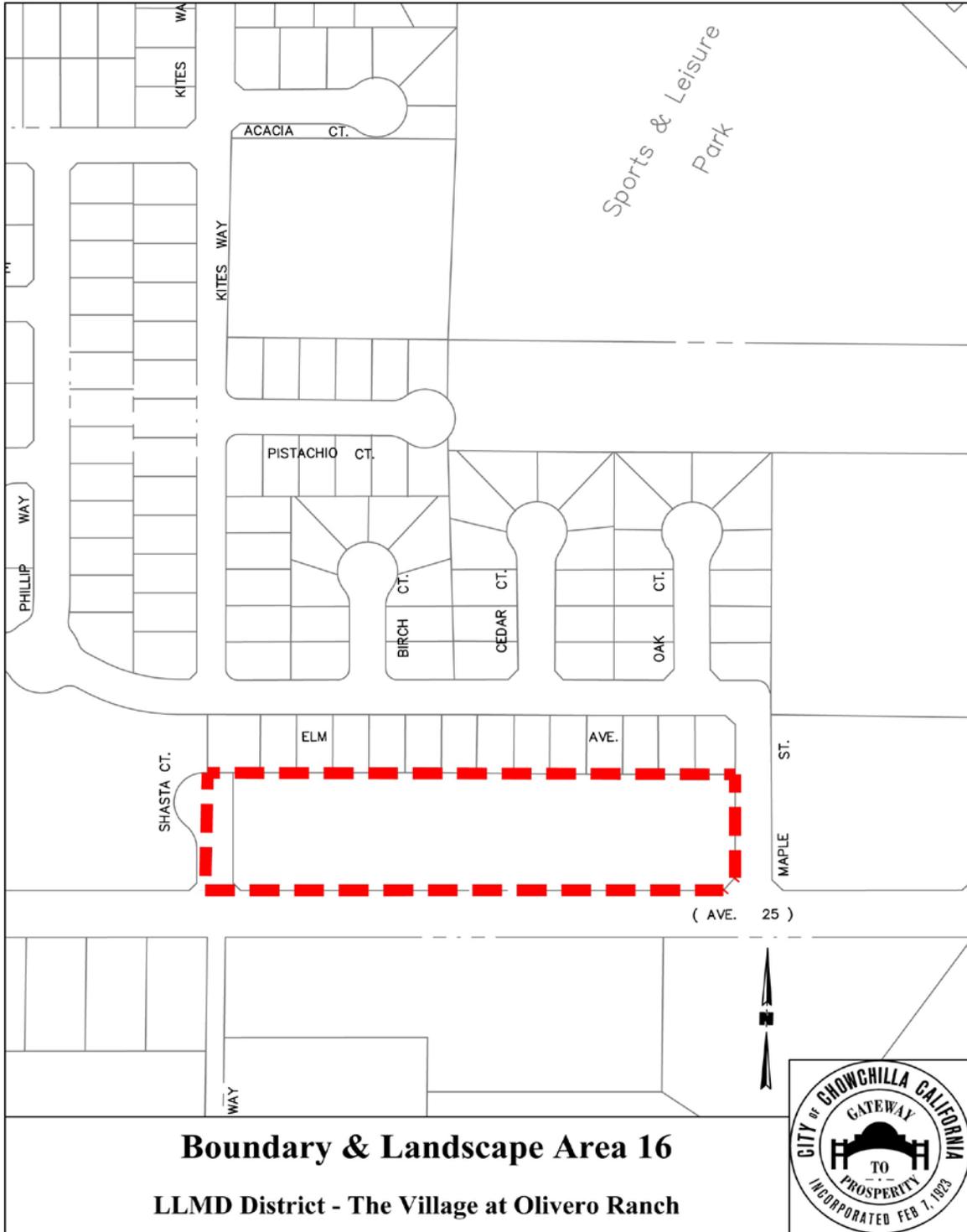
**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

THE VILLAGE AT OLIVERO RANCH	ZONE 16		
Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 4,148.96	\$ 4,148.96
Streetlights - Monthly Service Charge per light	6	\$ 45.00	\$ 270.00
Streetlights - Average Annual Maintenance (per light)	6	\$ 25.00	\$ 150.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 153.60	\$ 38.40
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 300.00
Assessment Proceedings			\$ 125.00
Publications, Mailings, and Posting			\$ 40.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees	15% of Operations		\$ 150.00
 Total Annual Assessment			 <u><u>\$ 5,222.36</u></u>

ENGINEER'S CALCULATIONS

Parcels	43
Total Equivalent Units	<u><u>43</u></u>
Assessment Rate Per Equivalent	\$ 121.45
Assessment Rate for Single Family Lots	\$ 5,222.36
 Total Assessment	 <u><u>\$ 5,222.36</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
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EXHIBIT "A"**

TRACT NO. 00-09 LOT 1

ZONE 17

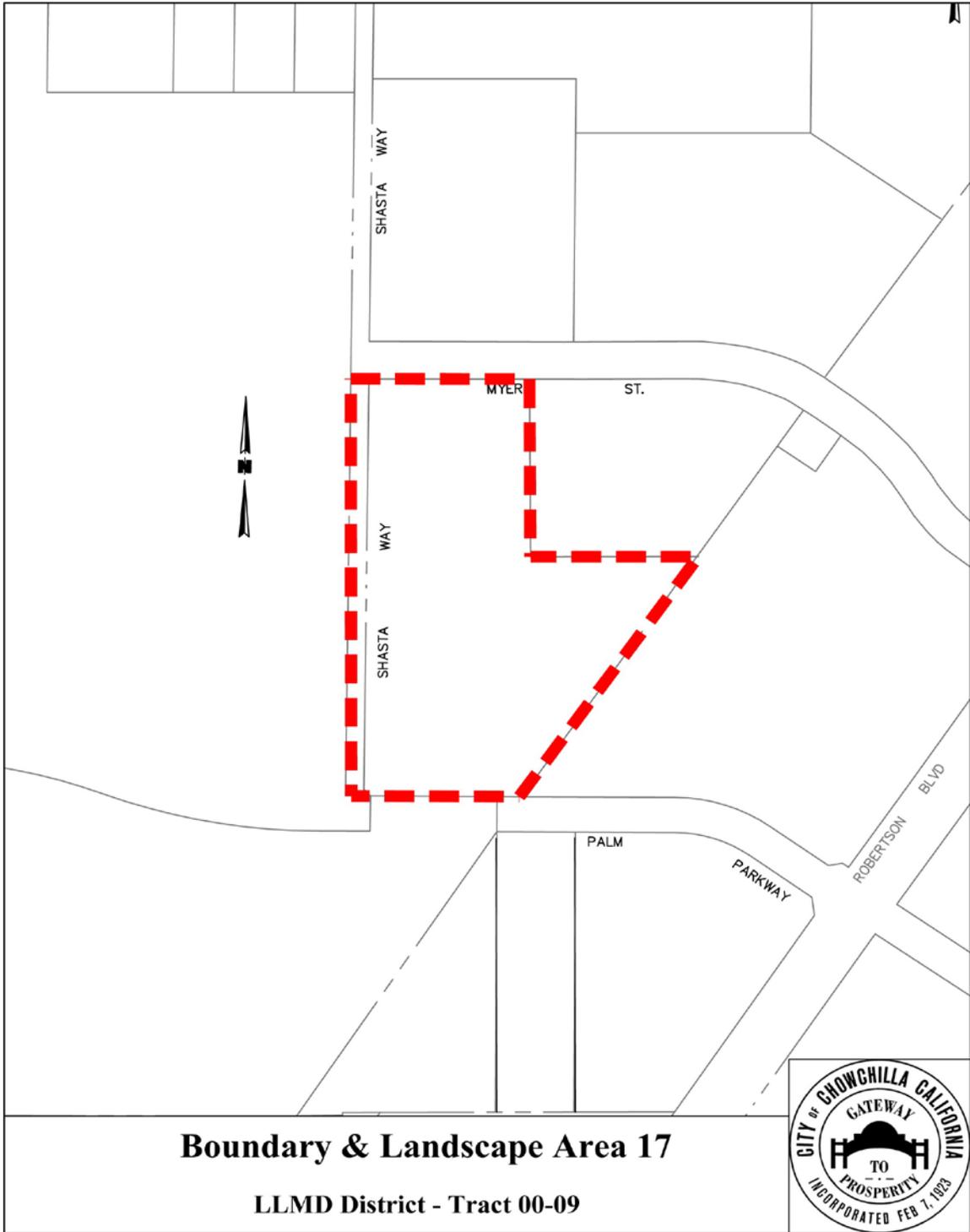
THE VILLAE AT CHOWCHILLA APTS

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 2,027.78	\$ 2,027.78
Streetlights - Monthly Service Charge per light	5	\$ 45.00	\$ 225.00
Streetlights - Average Annual Maintenance (per light)	5	\$ 25.00	\$ 125.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 128.00	\$ 32.00
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 125.00
Assessment Proceedings			\$ 75.00
Publications, Mailings, and Posting			\$ 50.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 200.00
 Total Annual Assessment			 <u><u>\$ 2,859.78</u></u>

ENGINEER'S CALCULATIONS

Parcels APN# 001-230-034	1
 Total Equivalent Units	 <u><u>1</u></u>
 Assessment Rate	 \$ 2,859.78
 Assessment Rate for Single Family Lots	 \$ 2,859.78
 <u>Total Assessment</u>	 <u><u>\$ 2,859.78</u></u>

Any additional Costs or unanticipated costs will be paid out of Fund Balance.



Boundary & Landscape Area 17

LLMD District - Tract 00-09



**CITY OF CHOWCHILLA
ENGINEERS REPORT
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2015-2016 TAX YEAR
EXHIBIT "A"**

PARCEL MAP NO. 04-49 PARCEL 1

ZONE 18

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 480.20	\$ 480.20
Streetlights - Monthly Service Charge per light	1	\$ 45.00	\$ 45.00
Streetlights - Average Annual Maintenance (per light)	1	\$ 25.00	\$ 25.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 25.60	\$ 6.40
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 75.00
Assessment Proceedings			\$ 50.00
Publications, Mailings, and Posting			\$ 30.00
County Processing Fees			\$ -
Laboratory Soil Sampling and Testing for Toxic Substances			\$ -
Engineering Fees			\$ 50.00
Total Annual Assessment			<u><u>\$ 761.60</u></u>

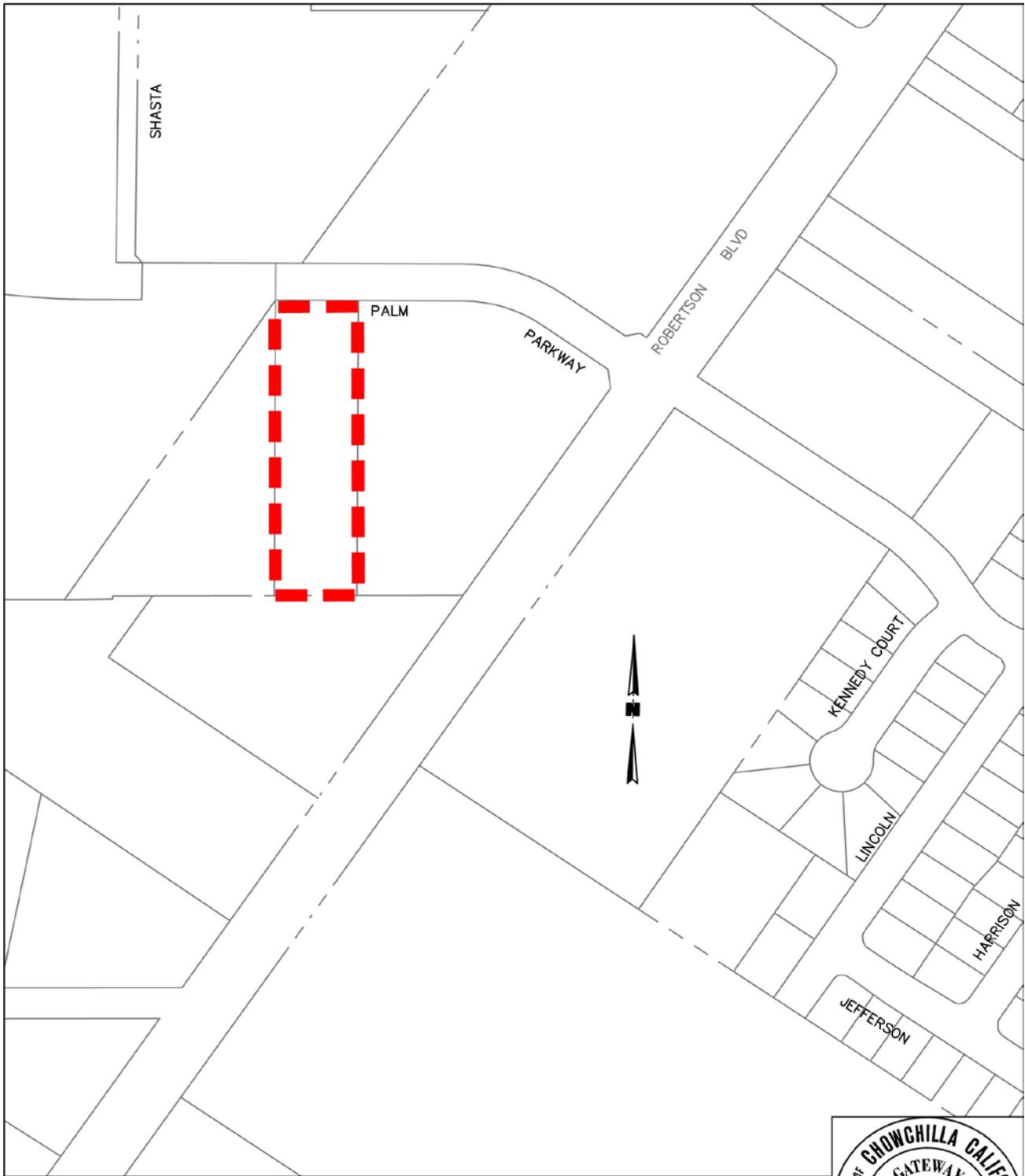
ENGINEER'S CALCULATIONS

Total Acreage 38.57

Total Cost per Acre \$ 19.75

	Acres	Assessment
APN# 001-230-039	38.57	\$ 761.60
Total Assessment	<u><u>38.57</u></u>	<u><u>\$ 761.60</u></u>

Development is not completed but is part of the LLMD and Engineering Report
Any additional Costs or unanticipated costs will be paid out of Reserves



Boundary & Landscape Area 18

LLMD District - Parcel Map No. 04-49



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

TRACT NO. 05-07 MONTGOMERY FARMS

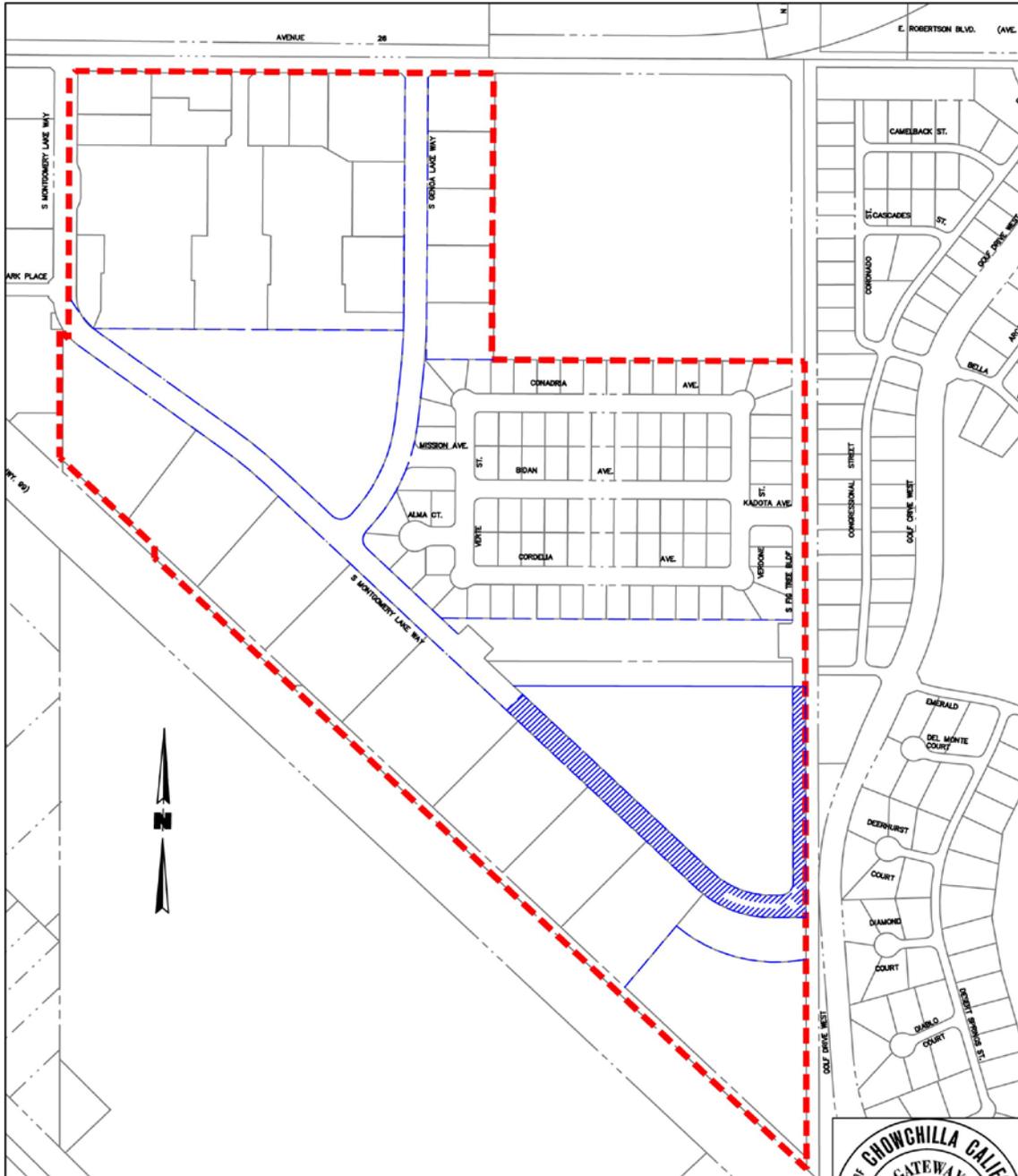
ZONE 19

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	1	\$ 25,231.45	\$ 25,231.45
Streetlights - Monthly Service Charge per light	72	\$ 45.00	\$ 3,240.00
Streetlights - Average Annual Maintenance (per light)	72	\$ 25.00	\$ 1,800.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 41,409.68	\$ 10,352.42
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 4,156.72
Assessment Proceedings			\$ -
Publications, Mailings, and Posting			\$ -
Capital			\$ 15,848.23
Reserves			\$ 2,835.25
Engineering Fees			\$ 2,735.10
 Total Annual Assessment			 <u><u>\$ 66,199.16</u></u>

ENGINEER'S CALCULATIONS

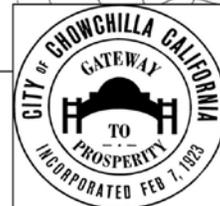
Total Acreage		88.33 to be assessed	
Cost Per Acre	\$	749.45	
	Assessment	Sub Zone	
APN# 014-020-031	\$	5,838.30	Zone 19, sub-zone 5
APN# 014-020-043	\$	2,360.80	Zone 19, sub-zone 2
APN# 014-020-044	\$	2,113.48	Zone 19, sub-zone 2
APN# 014-020-045	\$	2,046.04	Zone 19, sub-zone 2
APN# 014-020-046	\$	2,248.39	Zone 19, sub-zone 2
APN# 014-020-047	\$	2,653.10	Zone 19, sub-zone 2
APN# 014-020-048	\$	2,046.04	Zone 19, sub-zone 2
APN# 014-020-049	\$	1,708.78	Zone 19, sub-zone 2
APN# 014-020-050	\$	1,761.23	Zone 19, sub-zone 2
APN# 014-020-051	\$	779.44	Zone 19, sub-zone 6
APN# 014-020-052	\$	6,145.58	Zone 19, sub-zone 7
APN #014-260-002	\$	1,394.00	Zone 19, sub-zone 3
APN #014-260-003	\$	734.46	Zone 19, sub-zone 7
APN #014-260-004	\$	704.49	Zone 19, sub-zone 7
APN #014-260-005	\$	704.49	Zone 19, sub-zone 7
APN #014-260-006	\$	704.49	Zone 19, sub-zone 7
APN #014-260-007	\$	704.49	Zone 19, sub-zone 3
APN #014-260-016	\$	524.63	Zone 19, sub-zone 3
APN #014-260-017	\$	509.63	Zone 19, sub-zone 3
APN #014-260-018	\$	382.23	Zone 19, sub-zone 3
APN #014-260-019	\$	3,559.94	Zone 19, sub-zone 3
APN #014-260-020	\$	2,360.80	Zone 19, sub-zone 3
APN #014-260-021	\$	2,787.99	Zone 19, sub-zone 3
APN #014-260-022	\$	689.51	Zone 19, sub-zone 3
APN #014-260-023	\$	809.42	Zone 19, sub-zone 4
APN #014-260-024	\$	524.63	Zone 19, sub-zone 3
APN #014-260-025	\$	434.69	Zone 19, sub-zone 3
APN #014-260-026	\$	524.63	Zone 19, sub-zone 3
APN #014-260-027	\$	502.14	Zone 19, sub-zone 3
Single Family Parcels		91	\$ 17,941.34
Cost Per Single Family Parcel	\$	197.16	
<hr/>			
Total Assessment	\$	66,199.16	
<hr/>			

Project for landscaping and lighting is 100% complete
 Any additional Costs or unanticipated costs will be paid out of Reserves



Boundary & Landscape Area 19

LLMD District - Tract No. 05-07



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

HERITAGE CENTER

ZONE 20

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	1	\$ 1,004.90	\$ 1,004.90
Streetlights - Monthly Service Charge per light	0	\$ 45.00	\$ -
Streetlights - Average Annual Maintenance (per light)	0	\$ 25.00	\$ -
Streetlights - Labor, Equip, Administrative Costs	0.25		\$ -
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 146.15
Assessment Proceedings			\$ -
Publications, Mailings, and Posting			\$ -
Capital			\$ 246.62
Reserves			\$ 98.95
Engineering Fees			\$ 34.80
Total Annual Assessment			<u><u>\$ 1,531.42</u></u>

ENGINEER'S CALCULATIONS

Total Acreage 1.16

Total Cost per Acre \$ 1,320.19

	Acres	Assessment
APN# 001-240-016	0.31	\$ 409.26
APN# 001-240-017	0.28	\$ 369.65
APN# 001-240-018	0.30	\$ 396.06
APN# 001-240-019	0.27	\$ 356.45

Total Assessment \$ 1,531.42

Any additional Costs or unanticipated costs will be paid out of Reserves



Boundary & Landscape Area 20

LLMD District - Parcel Map 05-62



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

**TRACT NO. 05-19 SILVA FORD
PROSPERITY BLVD**

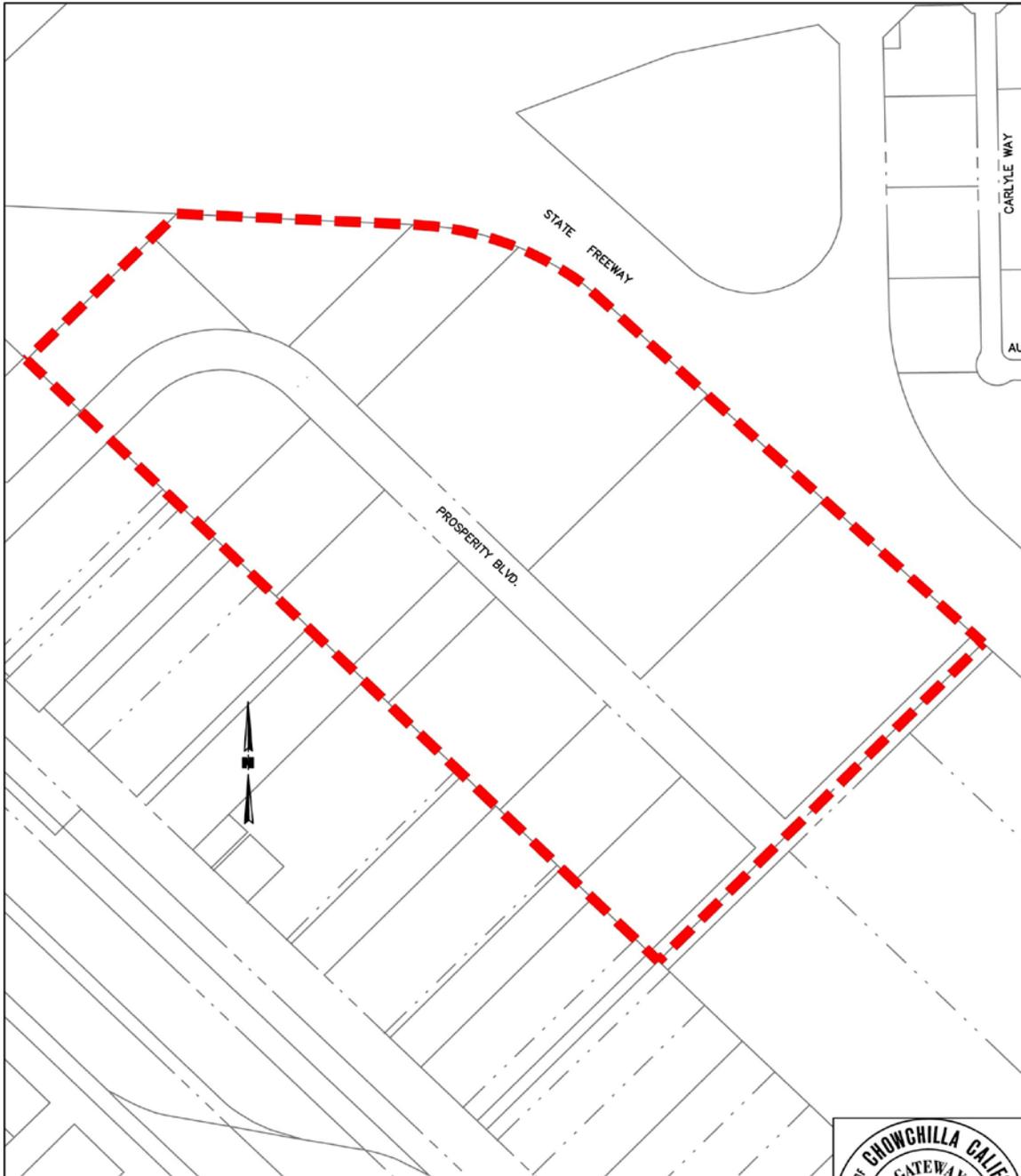
ZONE 21

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 13,710.68	\$ 13,710.68
Streetlights - Monthly Service Charge per light	18	\$ 45.00	\$ 810.00
Streetlights - Average Annual Maintenance (per light)	18	\$ 25.00	\$ 450.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 10,854.60	\$ 2,713.65
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 2,043.18
Capital			\$ 5,954.85
Reserves			\$ 1,373.33
Engineering Fees			\$ 814.90
Total Annual Assessment			<u><u>\$ 27,870.60</u></u>

ENGINEER'S CALCULATIONS

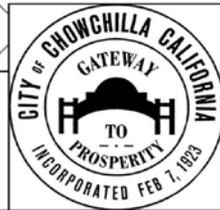
Total Acreage	<u>27.14</u>	
Total Cost per Acre	<u>\$ 1,026.92</u>	
	Acres	Assessment
APN# 002-290-010	4.66	\$ 4,785.45
APN# 002-290-020	3.32	\$ 3,409.37
APN# 002-290-030	4.88	\$ 5,011.37
APN# 002-290-040	1.55	\$ 1,591.73
APN# 002-290-050	1.38	\$ 1,417.15
APN# 002-290-080	1.38	\$ 1,417.15
APN# 002-290-090	1.38	\$ 1,417.15
APN# 002-290-100	1.50	\$ 1,540.38
APN# 002-290-110	1.31	\$ 1,345.26
APN# 002-290-120	1.51	\$ 1,550.65
APN# 002-290-130	1.51	\$ 1,550.65
APN# 002-290-170	2.07	\$ 2,125.72
APN# 002-290-180	\$ 0.69	\$ 708.57
Total Assessment		<u><u>\$ 27,870.60</u></u>

Any additional Costs or unanticipated costs will be paid out of Reserves



Boundary & Landscape Area 21

LLMD District - Tract No. 05-19



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

TRACT NO. 05-56

ZONE 22

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 6,726.52	\$ 6,726.52
Streetlights - Monthly Service Charge per light	57	\$ 45.00	\$ 2,565.00
Streetlights - Average Annual Maintenance (per light)	57	\$ 25.00	\$ 1,425.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 13,050.08	\$ 3,262.52
 B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 1,173.54
Assessment Proceedings			\$ -
Publications, Mailings, and Posting			\$ -
Capital			\$ 6,219.80
Reserves			\$ 762.81
Engineering Fees			\$ 1,092.00
 Total Annual Assessment			 <u><u>\$ 23,227.20</u></u>

ENGINEER'S CALCULATIONS

Total Acreage 38.57

Total Cost per Acre \$ 602.21

	Acres	Assessment
APN# 001-400-006	38.57	\$ 23,227.20
<u>Total Assessment</u>		<u>\$ 23,227.20</u>

Development is not completed but is part of the LLMD and Engineering Report
Any additional Costs or unanticipated costs will be paid out of Reserves

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

TRACT NO. 23, LEGACY RANCH

ZONE 23

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	1	\$ 104,903.76	\$ 104,903.76
Streetlights - Monthly Service Charge per light	189	\$ 45.00	\$ 8,505.00
Streetlights - Average Annual Maintenance (per light)	189	\$ 25.00	\$ 4,725.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 56,992.28	\$ 14,248.07
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 14,290.41
Assessment Proceedings			\$ -
Publications, Mailings, and Posting			\$ -
Capital			\$ 46,902.58
Reserves			\$ 10,178.75
Engineering Fees			\$ 4,162.20
Total Annual Assessment			<u><u>\$ 207,915.76</u></u>

ENGINEER'S CALCULATIONS

Total Acreage	132.40	
Total Cost per Acre		<u><u>\$ 1,570.36</u></u>
	Acres	Assessment
APN# 002-300-002	73.48	\$ 115,390.11
APN# 002-300-003	58.92	\$ 92,525.65
Total Assessment	<u><u>\$ 132.40</u></u>	<u><u>\$ 207,915.76</u></u>

Development is not completed but is part of the LLMD and Engineering Report
Any additional Costs or unanticipated costs will be paid out of Reserves



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

TRACT NO. 92-10, REDWOOD APTS

ZONE 21

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			
Facilities, Landscaping and Irrigation System	1	\$ 1,281.53	\$ 1,281.53
Streetlights - Monthly Service Charge per light	9	45	\$ 405.00
Streetlights - Average Annual Maintenance (per light)	9	25	\$ 225.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 5,069.60	\$ 1,267.40
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 193.50
Assessment Proceedings			\$ -
Publications, Mailings, and Posting			\$ -
Capital			\$ 1,642.55
Reserves			\$ 129.00
Engineering Fees			\$ 257.90
Total Annual Assessment			<u><u>\$ 5,401.88</u></u>

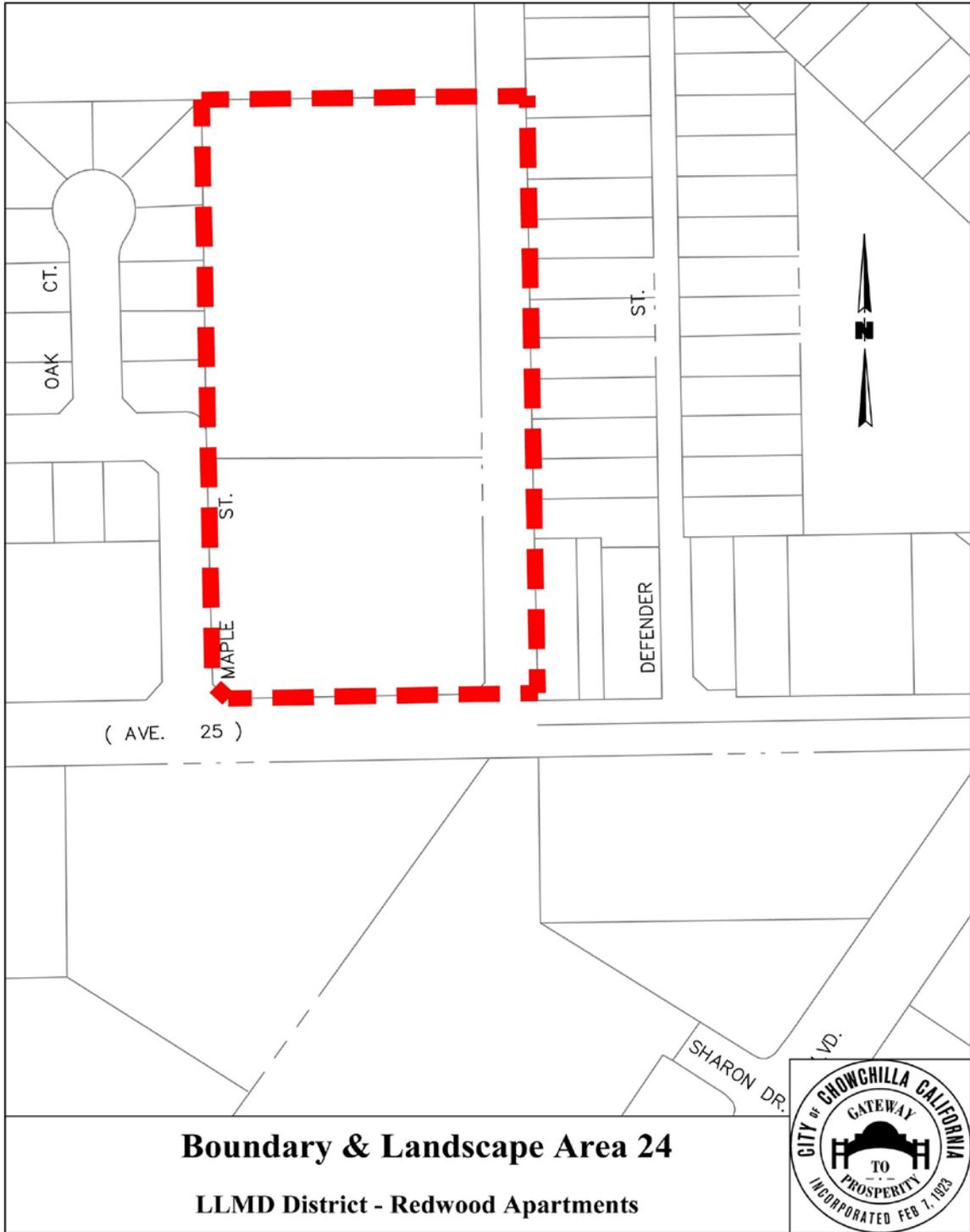
ENGINEER'S CALCULATIONS

Total Acreage 5.69

Total Cost per Acre \$ 949.36

	Acres	Assessment
APN# 001-330-001	2.26	\$ 2,145.56
APN# 001-330-002	3.43	\$ 3,256.32
Total Assessment		<u><u>\$ 5,401.88</u></u>

Development is not completed but is part of the LLMD and Engineering Report
Any additional Costs or unanticipated costs will be paid out of Reserves



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

AUTOZONE

ZONE 25

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1		\$ -
Streetlights - Monthly Service Charge per light	2	\$ 45.00	\$ 90.00
Streetlights - Average Annual Maintenance (per light)	2	\$ 25.00	\$ 50.00
Streetlights - Labor, Equip, Administrative Costs	1	\$ 269.51	\$ 269.51
B. Incidental and Indirect Costs			
Legal and Administrative Fees			\$ 61.43
Assessment Proceedings			\$ -
Publications, Mailings, and Posting			\$ -
Capital			\$ 274.57
Reserves			\$ 42.00
Engineering Fees			\$ 148.25
Total Annual Assessment			<u><u>\$ 935.76</u></u>

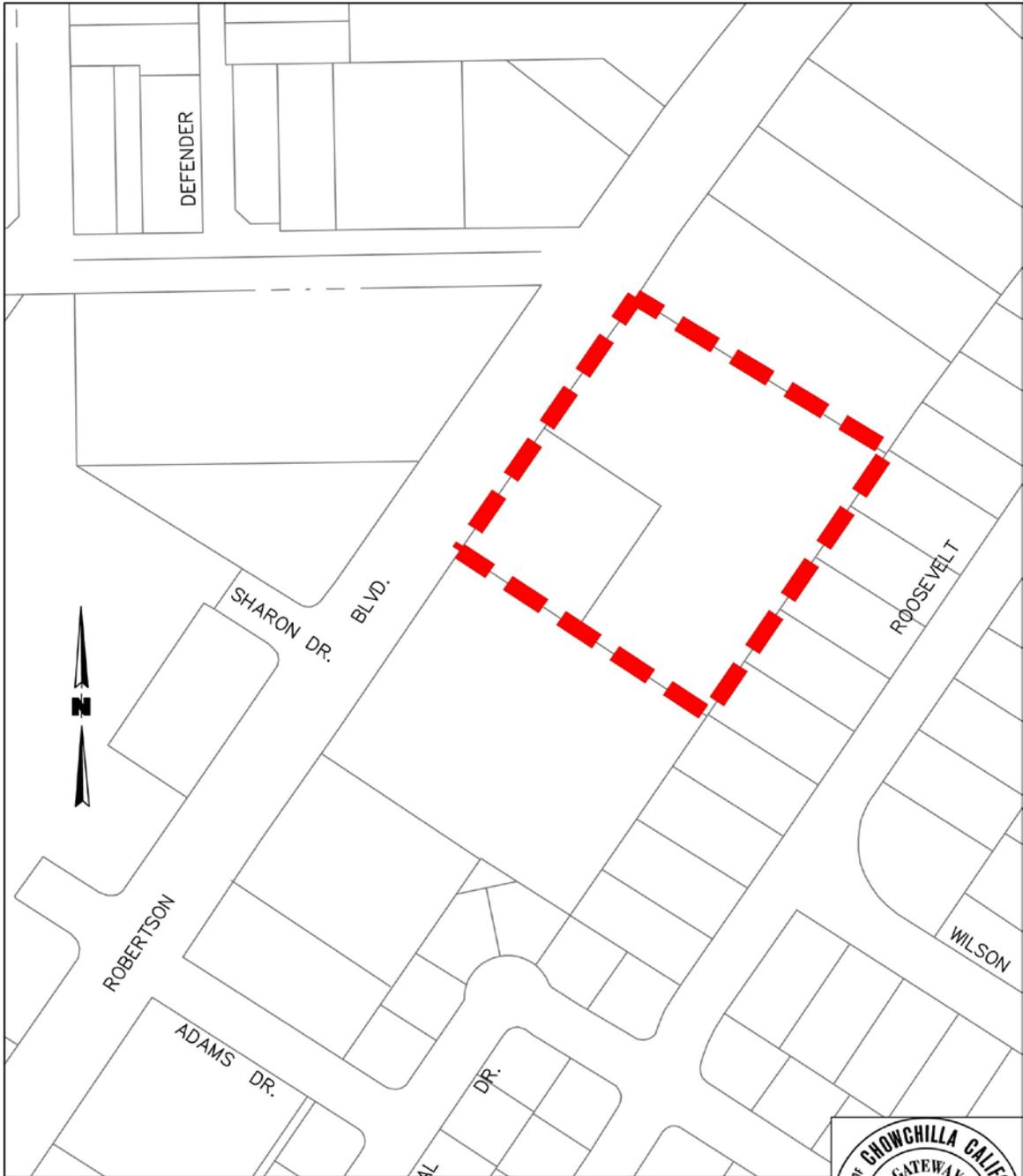
ENGINEER'S CALCULATIONS

Total Acreage 2.965

Total Cost per Acre \$ 315.60

	Acres	Assessment
APN# 002-010-026	2.293	\$ 723.68
APN# 002-010-025	0.672	\$ 212.08
Total Assessment	<u><u>2.965</u></u>	<u><u>\$ 935.76</u></u>

Any additional Costs or unanticipated costs will be paid out of Reserves



Boundary & Landscape Area 25

LLMD District - Autozone



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2015-2016 TAX YEAR
EXHIBIT "A"**

RITE AID (GROTHER FAMILY TRUST)

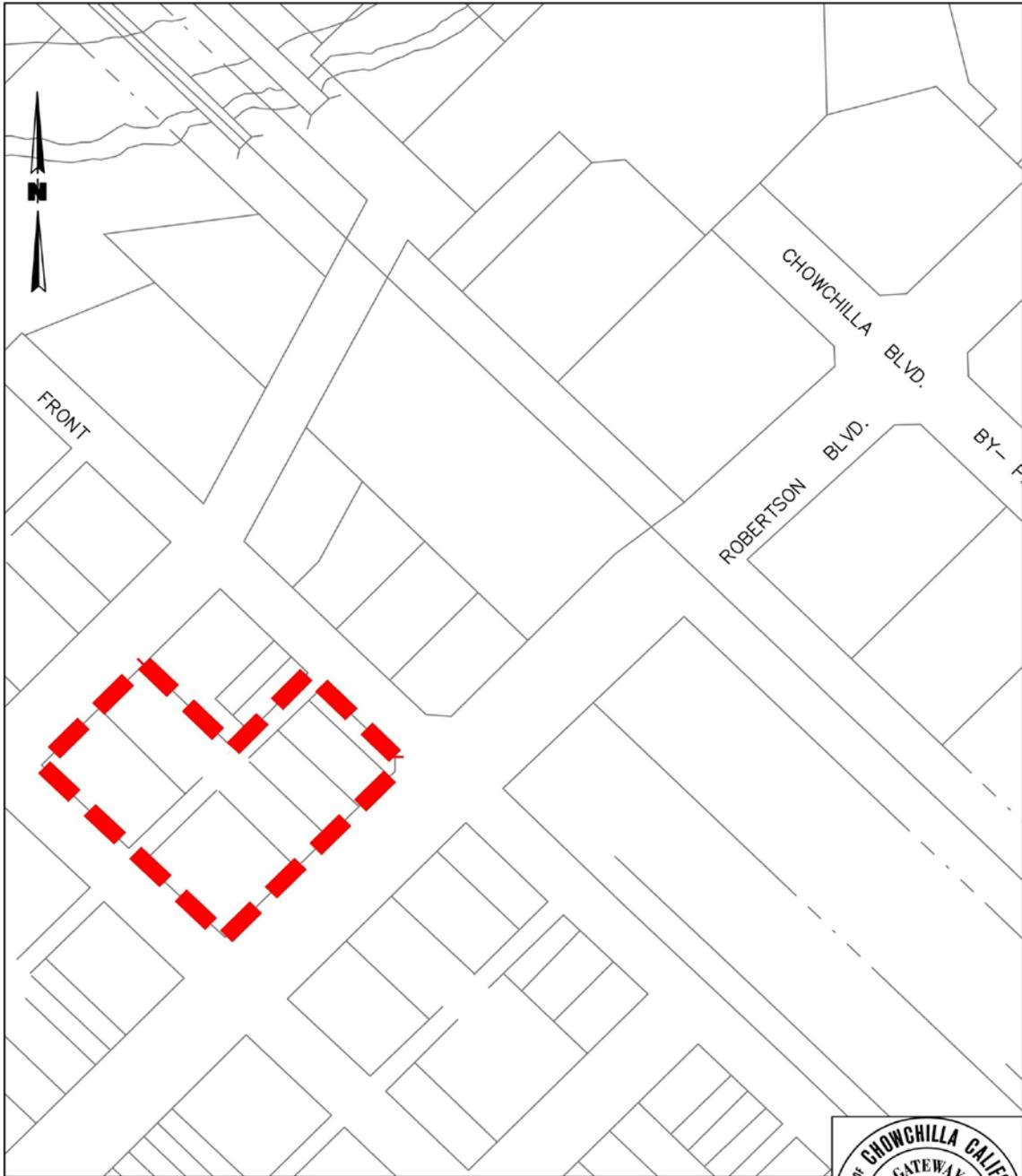
ZONE 26

Description	Amount	Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain			\$ -
Facilities, Landscaping and Irrigation System	1	\$ 1,259.82	\$ 1,259.82
Streetlights - Monthly Service Charge per light	6	\$ 45.00	\$ 270.00
Streetlights - Average Annual Maintenance (per light)	6	\$ 25.00	\$ 150.00
Streetlights - Labor, Equip, Administrative Costs	1	\$ 419.94	\$ 419.94
 B. Incidental and Indirect Costs			
Legal and Administrative Fees			
Assessment Proceedings			
Publications, Mailings, and Posting			
County Processing Fees			
Laboratory Soil Sampling and Testing for Toxic Substances			
Engineering Fees			\$ 200.00
 Total Annual Assessment			<u><u>\$ 2,299.76</u></u>

ENGINEER'S CALCULATIONS

Total Acreage	1.664	
Total Cost per Acre	<u><u>\$ 1,382.07</u></u>	
	Acres	Assessment
APN# 001-136-018	1.66	\$ 2,299.76
<u>Total Assessment</u>		<u>\$ 2,299.76</u>

Any additional Costs or unanticipated costs will be paid out of Reserves



Boundary & Landscape Area 26

LLMD District - RiteAid





REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section:	<u>New Business</u>
SUBJECT:	Approval of an Industrial Incentive Program
Prepared By:	<u>Brian Haddix, City Administrator</u>
Approved By:	<u>Brian Haddix, City Administrator</u>

RECOMMENDATION

That the Chowchilla City Council approve a Resolution enacting an Industrial Incentives Program designed to reduce the startup cost of Industrial businesses that construct new facilities on land within the City that is zoned L-I or H-I.

HISTORY / BACKGROUND

With the confluence of Highways 99 and 152, Chowchilla is well situated for industrial growth, but many other jurisdictions, including the City of Fresno, Madera County and Tulare County are offering financial incentives to manufacturers for similarly-zoned industrial properties. The package of incentives authorized by the Resolution is designed to give Chowchilla the opportunity to compete with these other jurisdictions for new and expanding industrial projects, including manufacturing, distribution, food processing and fabrication, among others.

The City of Chowchilla, as Successor to the Redevelopment Agency of the City of Chowchilla, owns approximately 32 acres of land. This land is zoned H-I for Heavy Manufacturing and can accommodate most industrial uses. There are approximately 256 additional acres of industrially-zoned land in the City that are held by private parties. The problem is that the market for manufacturers is so competitive that Chowchilla is seldom a finalist for new industries.

The reason for this high level of competition is that cities and counties recognize that new factories mean more jobs for their residents.

Industrial jobs generally pay higher than average wages and therefore contribute more to growing the local economy. The taxable value of industrial projects is also higher than most other construction, and, therefore, contribute higher levels of property tax back to the City. The primary purpose for offering incentives to industry is to be competitive with other cities and counties that are also recruiting the same limited number of businesses looking to start up, relocate or expand. New industries translate to additional jobs available to reduce Chowchilla's rate of unemployment.

More industrial jobs also help to maintain the balance between jobs and housing. Cities that grow housing without increasing job creation eventually become commuter cities, where residents are forced to commute to other cities to find meaningful employment.

The Resolution authorizes a list of potential incentives that can be offered by the City when negotiating with developers of new and expanding job-producing industrial businesses.

FINANCIAL ANALYSIS

Chowchilla's schedule of Industrial Development Impact Fees ranges from \$99,752 to \$143,312 per acre of land developed. However, as we discovered with Residential Development Fees, if no one is building then none of those scheduled fees are collected. The potential impact of the Industrial Incentives Program would be the loss of some or all Development Fees, but the offset to this will come in the form of new jobs created, increased property tax revenues to the City's General Fund and, in some cases, increased sales tax collections.

ATTACHMENTS

Resolution

COUNCIL RESOLUTION # -15

A RESOLUTION OF THE CITY OF CHOWCHILLA, CALIFORNIA, ENACTING AN INDUSTRIAL INCENTIVES PROGRAM TO REDUCE THE START UP COST OF BUSINESSES CONSTRUCTING NEW FACILITIES ON LAND WITHIN THE CITY THAT IS ZONED L-I or H-I

WHEREAS, there are approximately 256 acres of land within the City of Chowchilla that are zoned for industrial development; and

WHEREAS, with the confluence of Highways 99 and 152, Chowchilla has the transportation infrastructure to enable efficient product distribution from factories to customers throughout California and the nations; and

WHEREAS, Chowchilla finds it valuable to attract more manufacturers, processors, fabricators and other industrial enterprises to the City; and

WHEREAS, industrial enterprises create large numbers of employees in comparison to other forms of business and wages at these enterprises tend to be higher; and

WHEREAS, other cities and counties in the Valley offer substantial financial incentives to attract new and expanding industrial projects; and

WHEREAS, in order to become competitive with other cities and counties for industrial construction projects Chowchilla needs to offer equal or greater incentives for such development; and

WHEREAS, Chowchilla has the ability to provide such incentives by sharing with developers a percentage of the financial increase they bring to the community, utilizing reduced development impact fees which would reduce the startup cost of building new or expanding an existing Chowchilla business.

* * * * *

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chowchilla hereby finds and determines the following:

1. The City will establish the Industrial Incentives Program outlined herein and in Attachment A
2. The program shall commence on July 1, 2015 and terminate June 30, 2017, unless extended by separate City Council action.

* * * * *

PASSED AND ADOPTED by the City Council of the City of Chowchilla this 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk

CHOWCHILLA DEVELOPMENT FEE REDUCTION PROGRAM

Options May be Combined for Maximum Fee Reductions

Option A:

- New development will generate a new assessed value and new property tax collection amount.
- 75% of the resulting increase in property tax collections may be applied to the property developer's development impact fees for a limited period of time. For example, City may reduce development fees by 75% of the amount of increased property tax revenue for a period of time ranging up to ten years. If fees are reduced to zero at any point, the program will terminate for that property and project. Property may be liened to secure the payment of Development Impact Fees not paid through fee reductions, if necessary.

Option B:

- Development Impact Fees may be deferred and financed by the City for a period of up to ten years. Finance rate will be the 12-month average rate of the Local Agency Investment Fund plus One Percent, with interest payable annually. A Promissory Note in the full amount of the deferred fees will be executed by the developer and the property will be liened to secure payment.

Option C:

- Same as Option A above except that the unit of measurement would be 50% of the increase in sales tax revenues from retail business operations.

Option D:

- Same as Option A and C except that the unit of measurement would be \$3,500 for each new full-time permanent job filled by a City of Chowchilla Resident. Job will pay a minimum of \$15 per hour and provide employee benefits. Permanent shall mean a job that lasts for 12 or more consecutive months. Jobs added after the initial hiring period but during the term of the Agreement must be confirmed by the City as additional jobs and not replacement jobs.

**REPORT TO THE CITY COUNCIL and SUCCESSOR AGENCY OVERSIGHT BOARD**

Meeting of June 23, 2015

Agenda Section:	<u>New Business</u>
SUBJECT:	Consideration of Approval of Revised Long Term Property Management Plan and Resolution
Prepared By:	<u>Sherri Dueker, Accounting Manager</u>
Authorized By:	<u>Rod Pruett, Finance Director</u>
Approved By:	<u>Brian Haddix, City Administrator</u>

RECOMMENDATION:

Adopt a City Council Resolution and Successor Agency Resolution approving the Revised Long Range Property Management Plan

HISTORY / BACKGROUND:

Pursuant to Health and Safety Code section 34191.5, within six months after receiving a Finding of Completion, pursuant to Health and Safety Code Section 34179.7, from the Department of Finance (the "DOF"), the Chowchilla Successor Agency (the "Successor Agency"), successor in interest of the former Chowchilla Redevelopment Agency (the "Former RDA"), is required to submit for approval to the Oversight Board and the DOF a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency.

The Successor Agency received its Finding of Completion as of April 26, 2013 and has prepared the LRPMP to address the disposition and use of the real properties of the former redevelopment agency which are housing assets disposed of pursuant to Health and Safety Code Section 34176 and public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3.

The Former RDA transferred the properties listed below to the City in March 2011, the "Transferred Governmental Use Parcels":

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");

4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");
5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel"); and
6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel").

In addition to the Transferred Public Use Parcels, on March 8, 2011 the Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-250-053 (the "Liquidation Parcel") to the City.

Upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels," were retained by the Successor Agency:

1. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 1 ");
2. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-066, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 2 "); and
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the "Berenda Canal Parcel").

In addition to the Retained Governmental Use Properties, the Successor Agency retained ownership of real property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-062 a vacant property held for redevelopment (the "Greenhills Parcel") which is proposed to be transferred pursuant to the enforceable obligation and was addressed in the LRPMP.

The Oversight Board approved a transfer of the Retained Governmental Use Parcels to the City and ratified the transfer of the Transferred Governmental Use Parcels to the City pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a). The Oversight Board further approved the Initial LRPMP on October 24, 2013. The Oversight Board actions were submitted to the California Department of Finance (the "DOF") on October 25, 2013. By determination letter dated March 21, 2014, the DOF required that Successor Agency revise the LRPMP to include the various public use properties that the Oversight Board had requested be transferred to the City pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a), including the Transferred Governmental Use Parcels, the Retained Governmental Use Parcels, and the Liquidation Parcel.

Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 1, below:

Table 1: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City of Chowchilla)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase

As more fully set forth in the Revised LRPMP, the Revised LRPMP provides for the disposition of the properties in the following manner.

Table 2: Summary of LRPMP List of Properties and Designated Use/Disposition

Property:	Recommended Use
“Storm Drain Parcels”	Governmental Use
“Waste Treatment Plant Parcels”	Governmental Use
“S. Chowchilla Right of Way Parcel”	Governmental Use
“Front Avenue Right of Way Parcel”	Governmental Use
“Youth Center Parcel”	Governmental Use
“Water Tank Parcel”	Governmental Use
“Right of Way Parcel 1 ”	Governmental Use
“Remnant Parcel”	Governmental Use
“Right of Way Parcel 2 ”	Governmental Use
“Berenda Canal Parcel”	Governmental Use
“Liquidation Parcel”	Other Liquidation
“Greenhills Parcel”	Enforceable Obligation

On February 26, 2015, pursuant to Health and Safety Code Section 34191.5(b) the Oversight Board approved the Revised LRPMP. Although the action of the City Council and Successor Agency’s governing board are not required by law, the Department of Finance has conditioned the Department’s approval of the Revised LRPMP on an express acknowledgment and agreement by the City and Successor Agency that the City will use the Transferred Governmental Use Parcels and the Retained Governmental Use Parcels for the public uses summarized in Table 3, consistent with the Revised LRPMP:

Table 3: Summary of City Uses for Transferred Governmental Use Parcels and the Retained Governmental Use Parcels

Parcel	Designated Public Use
Storm Drain Parcel	The City will own, operate, and maintain the property as a storm drain pond.
Waste Treatment Plant Parcels	The City will own, operate, and maintain the property for waste water overflow and future expansion of the water treatment plant.
S. Chowchilla Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).
Front Avenue Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).

Youth Center Parcel	The City will own, operate, and maintain the property as a youth/community center.
Water Tank Parcel	The City will own, operate, and maintain the property for the placement of water basin, water well or water tank.
Right of Way Parcel 1	The City will own, operate, and maintain the property as a public right of way (public sidewalk)
Right of Way Parcel 2	The City will own, operate, and maintain the property as a public right of way (public street)
Berenda Canal Parcel	The City will own, operate, and maintain the property for use as a water canal.

Staff recommends, the adoption of City Council Resolution 2015-__ and Successor Agency Resolution 2015-__, pursuant to Health and Safety Code Section 34191.5, to approve the Revised LRPMP and to authorize the disposition of the properties in conformance with the LRPMP and as an express acknowledgement and agreement that the City will use the Transferred Governmental Use Parcels and the Retained Governmental Use Parcels for the public uses described in Table 3, consistent with the Revised LRPMP.

FINANCIAL IMPACT:

The Revised LRPMP directs the Successor Agency transfer the Retained Governmental Use Parcels to the City and ratifies the transfer of the Transferred Governmental Use Parcels to the City. The Revised LRPMP further requires that the City enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) with the affected taxing entities (the "Taxing Entities") specifying that the Net Proceeds (as further defined and described below), of the City's use of the Properties and any further disposition by the City to third parties of the Properties, will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base.

The Revised LRPMP directs the Successor Agency and City to sell the Liquidation Parcel. The Successor Agency and City will either list the property for sale for the appraised value or the highest offer received or place the property for auction, and the proceeds of the sale minus the documented costs to the City for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Under the Revised LRPMP the Greenhills Parcel will continue to be disposed of to fulfill an enforceable obligation, namely, the court approved settlement agreement which constitutes an enforceable obligation, and is not expected to generate any revenue to be distributed to taxing entities. In the event that revenues are generated, the Revised LRPMP directs the revenue to be used by the Successor Agency to fulfill enforceable obligations on approved recognized obligation payment schedules or distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

ATTACHMENTS:

- City Council Resolution
- Successor Agency Resolution

CITY COUNCIL RESOLUTION # -15

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Chowchilla Redevelopment Agency (the "Former RDA") was dissolved as of February 1, 2012, and the City of Chowchilla, acting in a separate limited capacity and known as the Successor Agency of the Chowchilla Redevelopment Agency, has elected to serve as the successor agency (the "Successor Agency") of the Former RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Chowchilla (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency and also serves as the governing body of the City; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Former RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, on April 26, 2013, the Successor Agency received a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, the Former RDA transferred the properties listed below to the City in March 2011, by determination letter issued on March 21, 2014, the DOF required that these "Transferred Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");
4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");

5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel");
6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel"); and

WHEREAS, upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels," were retained by the Successor Agency, by determination letter issued on March 21, 2014, the DOF required that these "Retained Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 1 ");
2. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-066, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 2 ");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the "Berenda Canal Parcel"); and

WHEREAS, the Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-250-053 (the "Liquidation Parcel") to the City, by determination letter issued on March 21, 2014, the DOF required that the "Liquidation Parcel" be addressed in the LRPMP; and

WHEREAS, in addition to the Retained Governmental Use Properties, the Successor Agency retained ownership of real property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-062 a vacant property held for redevelopment (the "Greenhills Parcel") which is proposed to be transferred pursuant to the enforceable obligation and was addressed in the LRPMP; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency is entitled to prepare and submit a Long-Range Property Management Plan (the "LRPMP") to the Oversight Board and the DOF no later than six months following the issuance by the DOF of the Finding of Completion; and

WHEREAS, in compliance with that requirement, the Successor Agency prepared an initial LRPMP (the "Initial LRPMP"), the Oversight Board approved the Initial LRPMP on October 24, 2013, and the Successor Agency submitted the Initial LRPMP to the DOF for its approval on October 25, 2013.

WHEREAS, by letter of March 21, 2014, the DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's Initial LRPMP. Those revisions included addressing the disposition of the Transferred Governmental Use Parcels, the Retained Governmental Use Parcels, and the Liquidation Parcel in the LRPMP and providing more information on the enforceable obligation related to the Greenhills Parcel; and

WHEREAS, to satisfy the DOF's request, the Successor Agency has prepared a revised LRPMP (the "Revised LRPMP"), in the form on file with the City Clerk; and

WHEREAS, as fully set forth in the LRPMP, the LRPMP provides for the disposition of the properties in the following method:

1. With respect to the Transferred Governmental Use Parcels, the Successor Agency proposes to ratify the transfer to the City so that the City may continue to own, operate and maintain the Transferred Governmental Use Parcels for the public purposes described in the Revised LRPMP and as summarized below;
2. With respect to the Retained Governmental Use Parcels, the Successor Agency proposes to transfer the Retained Governmental Use Parcels to the City so that the City may continue to own, operate and maintain the Retained Governmental Use Parcels for the public purposes described in the Revised LRPMP and as summarized below; and
3. With respect to the Liquidation Parcel, the Successor Agency proposes to offer the property for sale in the manner described in the Revised LRPMP;
4. With respect to the Greenhills Parcel, the Successor Agency proposes to sell the property to fulfill an enforceable obligation with reference to Health and Safety Code Section 34191.5(c)(2) and will convey the property in accordance with the court approved settlement agreement in the ongoing litigation concerning the disposition of the Greenhills Parcels (*Greenhills Holdings v. Chowchilla Redevelopment Agency et. al*, Madera County Superior Court Case No. MCV058019).

WHEREAS, through the approval of the Revised LRPMP, it is the understanding of the City Council that:

1. The Revised LRPMP, amends, restates, replaces and supersedes in its entirety the Initial LRPMP;
2. As a result, subject to the further approvals of the Revised LRPMP by the DOF, the official long-range property management plan of the Successor Agency pursuant to Health and Safety Code Section 34191.5(c) shall consist of the Revised LRPMP;
3. The City Council expressly acknowledges and agrees that the City will use the Transferred Governmental Use Parcels and the Retained Governmental Use Parcels for the following public uses, consistent with the Revised LRPMP:

Parcel	Designated Public Use
Storm Drain Parcel	The City will own, operate, and maintain the property as a storm drain pond.
Waste Treatment Plant Parcels	The City will own, operate, and maintain the property for waste water overflow and future expansion of the water treatment plant.
S. Chowchilla Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).
Front Avenue Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).
Youth Center Parcel	The City will own, operate, and maintain the property as a youth/community center.
Water Tank Parcel	The City will own, operate, and maintain the property for the placement of water basin, water

		well or water tank.
	Right of Way Parcel 1	The City will own, operate, and maintain the property as a public right of way (public sidewalk)
	Right of Way Parcel 2	The City will own, operate, and maintain the property as a public right of way (public street)
	Berenda Canal Parcel	The City will own, operate, and maintain the property for use as a water canal.

WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

WHEREAS, approval of the LRPMP and the disposition of the properties pursuant to the terms of the Revised LRPMP is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3); and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the City Council finds and determines that approval of the Revised LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director, or the Executive Director's designee, is authorized to file the appropriate notice of exemption with respect to the approval of the Revised LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED pursuant to Health and Safety Code Section 34191.5(b) the Oversight Board approved the Revised LRPMP, establishing the Revised LRPMP. The City Council hereby approves the Revised LRPMP and hereby accepts the responsibilities of implementing the terms of the Revised LRPMP and further agrees and acknowledges that the City will use the Retained Governmental Use Parcels and the Transferred Governmental Use Parcels for the governmental/public uses identified in the LRPMP as summarized in this Resolution;

BE IT FURTHER RESOLVED that, upon approval by the DOF of the Revised LRPMP, establishing the Revised LRPMP, the City Council directs the City Manager, or the City Manager's designee, acting on behalf of the City, to use the properties and any disposition proceeds in accordance with the Revised LRPMP and to take any action and execute any documents as may be necessary to implement the acceptance and use of the Properties and any disposition proceeds in accordance with the terms approved in the Revised LRPMP and this Resolution, including but not limited to a compensation agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of the City of Chowchilla this 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk

SUCCESSOR AGENCY RESOLUTION # -15

RESOLUTION OF THE SUCCESSOR AGENCY TO THE CHOWCHILLA REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Chowchilla Redevelopment Agency (the "Former RDA") was dissolved as of February 1, 2012, and the City of Chowchilla, acting in a separate limited capacity and known as the Successor Agency of the Chowchilla Redevelopment Agency, has elected to serve as the successor agency (the "Successor Agency") of the Former RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Chowchilla (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Former RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, on April 26, 2013, the Successor Agency received a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, the Former RDA transferred the properties listed below to the City in March 2011, by determination letter issued on March 21, 2014, the DOF required that these "Transferred Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");
4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");
5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel");

6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel"); and

WHEREAS, upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels," were retained by the Successor Agency, by determination letter issued on March 21, 2014, the DOF required that these "Retained Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 1");
2. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-066, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 2");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the "Berenda Canal Parcel"); and

WHEREAS, the Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-250-053 (the "Liquidation Parcel") to the City, by determination letter issued on March 21, 2014, the DOF required that the "Liquidation Parcel" be addressed in the LRPMP; and

WHEREAS, in addition to the Retained Governmental Use Properties, the Successor Agency retained ownership of real property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-062 a vacant property held for redevelopment (the "Greenhills Parcel") which is proposed to be transferred pursuant to the enforceable obligation and was addressed in the LRPMP; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency is entitled to prepare and submit a Long-Range Property Management Plan (the "LRPMP") to the Oversight Board and the DOF no later than six months following the issuance by the DOF of the Finding of Completion; and

WHEREAS, in compliance with that requirement, the Successor Agency prepared an initial LRPMP (the "Initial LRPMP"), the Oversight Board approved the Initial LRPMP on October 24, 2013, and the Successor Agency submitted the Initial LRPMP to the DOF for its approval on October 25, 2013.

WHEREAS, by letter of March 21, 2014, the DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's Initial LRPMP. Those revisions included addressing the disposition of the Transferred Governmental Use Parcels, the Retained Governmental Use Parcels, and the Liquidation Parcel in the LRPMP and providing more information on the enforceable obligation related to the Greenhills Parcel; and

WHEREAS, to satisfy the DOF's request, the Successor Agency has prepared a revised LRPMP (the "Revised LRPMP"), in the form on file the Secretary of the Oversight Board; and

WHEREAS, as fully set forth in the LRPMP, the LRPMP provides for the disposition of the properties in the following method:

1. With respect to the Transferred Governmental Use Parcels, the Successor Agency proposes to ratify the transfer to the City so that the City may continue to own, operate and maintain the Transferred Governmental Use Parcels for the public purposes described in the Revised LRPMP and as summarized below;
2. With respect to the Retained Governmental Use Parcels, the Successor Agency proposes to transfer the Retained Governmental Use Parcels to the City so that the City may continue to own, operate and maintain the Retained Governmental Use Parcels for the public purposes described in the Revised LRPMP and as summarized below; and
3. With respect to the Liquidation Parcel, the Successor Agency proposes to offer the property for sale in the manner described in the Revised LRPMP;
4. With respect to the Greenhills Parcel, the Successor Agency proposes to sell the property to fulfill an enforceable obligation with reference to Health and Safety Code Section 34191.5(c)(2) and will convey the property in accordance with the court approved settlement agreement in the ongoing litigation concerning the disposition of the Greenhills Parcels (*Greenhills Holdings v. Chowchilla Redevelopment Agency et. al*, Madera County Superior Court Case No. MCV058019).

WHEREAS, through the approval of the Revised LRPMP, it is the understanding of the City Council, acting in its capacity as governing board of the Successor Agency, that:

1. The Revised LRPMP, amends, restates, replaces and supersedes in its entirety the Initial LRPMP; and
2. As a result, subject to the further approvals of the Revised LRPMP by the DOF, the official long-range property management plan of the Successor Agency pursuant to Health and Safety Code Section 34191.5(c) shall consist of the Revised LRPMP;
3. The City through adoption of Resolution ___ has expressly acknowledged and agreed that the City will use the Transferred Governmental Use Parcels and the Retained Governmental Use Parcels for the following public uses, consistent with the Revised LRPMP:

Parcel	Designated Public Use
Storm Drain Parcel	The City will own, operate, and maintain the property as a storm drain pond.
Waste Treatment Plant Parcels	The City will own, operate, and maintain the property for waste water overflow and future expansion of the water treatment plant.
S. Chowchilla Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).
Front Avenue Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).
Youth Center Parcel	The City will own, operate, and maintain the property as a youth/community center.
Water Tank Parcel	The City will own, operate, and maintain the property for the placement of water basin, water well or water tank.
Right of Way Parcel 1	The City will own, operate, and maintain the property as a public right of way (public sidewalk)
Right of Way Parcel 2	The City will own, operate, and maintain the property as a public right of way (public street)

Berenda Canal Parcel	The City will own, operate, and maintain the property for use as a water canal.
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WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

WHEREAS, approval of the LRPMP and the disposition of the properties pursuant to the terms of the Revised LRPMP is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3); and

NOW, THEREFORE, BE IT RESOLVED City Council, acting in its capacity as governing board of the Successor Agency, hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the City Council, acting in its capacity as governing board of the Successor Agency, finds and determines that approval of the Revised LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director, or the Executive Director's designee, is authorized to file the appropriate notice of exemption with respect to the approval of the Revised LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED pursuant to Health and Safety Code Section 34191.5(b), the Oversight Board approved the Revised LRPMP, establishing the Revised LRPMP. The City Council, acting in its capacity as governing board of the Successor Agency, hereby approves the Revised LRPMP and accepts the responsibilities of implementing the terms of the Revised LRPMP.

BE IT FURTHER RESOLVED that, upon approval by the DOF of the Revised LRPMP, establishing the Revised LRPMP, the City Council, acting in its capacity as governing board of the Successor Agency, directs the Successor Agency Executive Director, or the Executive Director's designee, acting on behalf of the Successor Agency, to dispose and use the properties and any disposition proceeds in accordance with the Revised LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the Revised LRPMP and this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of the City of Chowchilla acting in its capacity as governing board of the Successor Agency to the Chowchilla Redevelopment Agency at a regular meeting thereof held on this 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Chair

ATTEST:

Joann McClendon
Board Secretary



REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section: New Business

SUBJECT: **Request Approval of the Drought Contingency Plan for the City of Chowchilla Water Department**

Prepared By: Craig Locke, City Engineer/Public Works Director

Approved By: Brian Haddix, City Administrator

RECOMMENDATION:

Adopt the Resolution approving the Drought Contingency Plan for the City of Chowchilla Water Department consistent with emergency water regulations adopted by the State Water Resources Control Board.

HISTORY / BACKGROUND:

The California State Water Resources Control Board regulations became law on July 28, 2014 and consists of 3 components: 1. restricting outdoor irrigation activities; 2. implementing the City's water shortage contingency plan; and 3. submitting monthly reports to the SWRCB.

The City of Chowchilla City Council satisfied the first component by approving a water conservation ordinance adding Sections 13.04.210 & 13.04.215 to Title 13 of the Municipal Code, ensuring that 'No person shall willfully waste water supplied by the Chowchilla City Water Department' On October 14, 2014, and adopting Water Conservation Level 2 status.

The second component cannot be fulfilled until the City's water shortage contingency plan, titled Drought Contingency Plan for the City of Chowchilla Water Department, is adopted. This plan incorporates the essence of Chowchilla Municipal Code Ordinances into an approved template. Staff is prepared to implement the plan and has already begun the process by implementing the ordinance.

The final component, submitting monthly reports to SWRCB will be fulfilled beginning with the May 2015 report at which time retroactive reports going back to April 2014 will be filed in addition to all 2013 water data, the year that serves as the benchmark for water conservation. Careful analysis of this data is being conducted to accurately estimate the usage of no metered accounts and estimate system losses due to leakage and required flushing and maintenance.

FINANCIAL IMPACT:

The approval of the Drought Contingency Plan for the City of Chowchilla Water Department has no fiscal impact. Existing City staff are being trained to implement the enforcement sections of the plan. Full implementation may require augmenting staff or the use of consultants, the cost of which is dependent on the degree of implementation.

SUPPLEMENTS ATTACHED:

Resolution
Drought Contingency Plan for the City of Chowchilla Water Department
City of Chowchilla Water Conservation Ordinance 13.04.210 & 13.04.215

COUNCIL RESOLUTION # -15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA TO APPROVE
THE DROUGHT CONTINGENCY PLAN FOR THE CITY OF CHOWCHILLA WATER
DEPARTMENT**

WHEREAS, the **CITY OF CHOWCHILLA** and the State of California have recently experienced two years with extremely low rainfall; and

WHEREAS, the Governor on January 17, 2014 issued a Proclamation of a State of Emergency due to drought conditions; and

WHEREAS, Water Code section 1058.5 grants the State Water Board the authority to adopt emergency regulations in certain drought years; and

WHEREAS, On July 15, 2014, the State Water Board adopted an emergency regulation to support water conservation (Resolution No. 2014-0038), and that regulation became effective July 28, 2014 upon approval by the Office of Administrative Law (OAL); and

WHEREAS, Resolution No. 2014-0038 requires urban water suppliers to implement all requirements and actions of the stage of its water shortage contingency plan that imposes mandatory restrictions on outdoor irrigation of ornamental landscapes or turf with potable water.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chowchilla hereby finds and determines the following:

1. The above recitals are true and correct.
2. It is the intention of the City of Chowchilla to approve the Drought Contingency Plan for the City of Chowchilla Water Department
3. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Chowchilla this 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk

Drought Contingency Plan for the Chowchilla City Water Department

**130 S. Second Street
Chowchilla, CA 93610**

CA2010001

Section I: Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the Chowchilla City Water Department hereby adopts the following regulations and restrictions on the delivery and consumption of water to ensure that Municipal Code Section 13.04.200 'No person shall wilfully waste water supplied by the Chowchilla City Water Department.' is achieved.

Water uses regulated or prohibited under this Drought Contingency Plan (the Plan) are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section XI of this Plan.

Section II: Public Involvement

Opportunity for the public to provide input into the preparation of the Plan was provided by the Chowchilla City Water Department by means of public hearing

Section III: Public Education

The Chowchilla City Water Department will periodically provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of public hearings, news letters, bill inserts and the world wide web.

Section IV: Coordination with Regional Water Planning Groups

The service area of the Chowchilla City Water Department is located within the Madera Regional Water Management Area and City of Chowchilla has provided a copy of this Plan to the Central Valley Regional Water Quality Control Board.

Section V: Authorization

The Chowchilla City Council, or their designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to

protect public health, safety, and welfare. The Mayor of the City of Chowchilla, or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

Section VI: Application

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the Chowchilla City Water Department. The terms “person” and “customer” as used in the Plan may include individuals, corporations, partnerships, associations, and all other legal entities.

Section VII: Definitions

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as schools, hospitals, clinics, retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: any person, company, or organization using water supplied by Chowchilla City Water Department.

Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even number address: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, rights-of-way and medians.

Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Section VIII: Criteria for Initiation and Termination of Drought Response Stages

The Chowchilla City Council, or their designee shall monitor water supply and/or demand conditions according to necessity and shall determine when conditions warrant initiation or termination of each stage of the Plan, that is, when the specified “triggers” are reached.

The triggering criteria described below are based on the recommendations of the Department of Water Resources.

Section IX - Drought Response Triggers Declaring Water Conservation Levels

The City Council may declare the conservation level based on a determination made by the City Administrator, or based upon any reduction in water supply or as the City Council determines in its sole discretion necessitates. The City Council may determine and order water prohibitions and restrictions levels 1-4 as outlined herein. The City Council will publish a notification in a newspaper of general circulation a declaration of the level of conservation to be implemented. Compliance within five days of publication of the declaration is mandatory.

In addition to Standard Water Conservation Measures required during Normal Water Supply Conditions, the following stages include elevated conservation requirements that shall be observed by all water users within the City.

Section X – Drought Response Stages - Water Use Stages Definitions

STANDARD WATER CONSERVATION MEASURES - NORMAL WATER SUPPLY

Water supply conditions are adequate to meet the demands of the City’s Customers. The goal of this stage is the use of water efficiently in conformance with the water conservation Best Management Practices (BMPs) specified in the City’s Urban Water Management Plan. Requirements specified in this stage are applicable to and in force at all times and in all other stages of this regulation. The following requirements shall be in force during Normal Water Supply and in all subsequent stage declarations unless the Council modifies or adds to these restrictions:

1. Washing of exterior asphalt or concrete areas with potable water is prohibited except for those businesses that are governed by the Food and Drug Administration or State or County Health Department requirements that require these areas to be washed for health purposes.
2. The use of potable water for washing cars, boats or other vehicles is prohibited without the use of a quick acting positive shutoff nozzle on the hose and the use of buckets for washing with water from the hose used for light rinsing. These regulations apply to both residential customers and fundraising events.
3. All new construction and remodeling or additions to habitable areas with a valuation in excess of five thousand dollars will be required to install or replace existing faucets and showerheads with low flow devices and toilets with ultra low flow units.

Exceptions: The city administrator or his or her designee may grant an exception from the requirements of this chapter for any of the following reasons

1. Water use is necessary to public health and safety or for essential government services
2. Recycled water is being used
3. Water use is necessary due to the medical needs of the water customer
4. An alternative water source/supply is available for use.

Exemptions

The city council may grant an exemption to the requirements of this chapter, with or without conditions, if it determines that a water customer would otherwise experience extreme financial hardship that cannot be mitigated. The city council shall review any requests for an exemption from compliance with this chapter. A written request for an exemption must be submitted to the city clerk a minimum of two weeks prior to the regularly scheduled city council meeting at which the exemption is to be considered. If appropriate, the city council may require the customer granted an exemption to reduce water use by other appropriate alternative methods. Notwithstanding any other provision of this code, there shall be no right to further administrative review or appeal of the determination of exemption of the city council. The city council may establish an "exemption processing fee" by resolution.

LEVEL 1 – WATER CONSERVATION MEASURES

At this level of the conservation plan, the goal is to inform the public of the pressing need to conserve water. This can be done through information and education measures, which can directly affect water-use habits of the city's customer base.

Water bill inserts, pamphlets upon request, partnering with local schools to encourage water conservation practices, creating workshops for local plumbers, plumbing fixture water utilities, and builders or landscape and irrigation service providers are all examples of education and information measures the city can implement.

The goal of this measure is to have residents and businesses voluntarily comply with best practice water conservation measures, with the goal of reducing average water consumption by ten percent. Water tanks and wells will be monitored by the water department.

The following restrictions shall apply:

1. Customers shall water outdoor landscaping no more than three days per week. The council may designate dates and times for outdoor landscaping watering by adopting rules or regulations through a resolution.
2. Landscape watering for municipal parks will be reduced from six to four days or less per week, unless otherwise directed by rules or regulations adopted pursuant to Chowchilla Municipal Code Section 13.04.160.
3. Drilling of new water wells and/or deepening of existing water wells for either agricultural or domestic uses must be reviewed by the director of public services

prior to commencement of work. Such work will be approved or denied based on the evaluation of prior and/or current use of the land.

LEVEL 2 – WATER CONSERVATION MEASURES

All prohibitions and restrictions in level I shall apply, and in addition:

1. Customers shall water outdoor landscaping no more than two days per week. The council may designate dates and times for outdoor landscaping watering by adopting rules or regulations through a resolution.
2. Hotels, restaurants, and bars are encouraged to only provide drinking water to customers upon request
3. Landscape watering for municipal parks will be reduced to three days or less per week, unless otherwise directed by rules or regulations adopted pursuant to Chowchilla Municipal Code Section 13.04.160.
4. Drilling of new water wells and/or deepening of existing water wells for either agricultural or domestic uses must be reviewed by the director of public services prior to commencement of work. Such work will be approved or denied based on the evaluation of the impact on existing water resources. At level II and above, prior and/or current use of the land will not be the only factor considered.

LEVEL 3 – WATER CONSERVATION MEASURES

All prohibitions and restrictions in levels I and II shall apply, and in addition:

Customers shall water outdoor landscaping no more than one day per week. The council may designate dates and times for outdoor landscaping watering by adopting rules or regulations through a resolution.

1. Personal vehicles may only be washed once per week, on the assigned watering day, and only with the use of a quick-acting positive shut off nozzle.
2. Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
3. Landscape watering for municipal parks will be reduced to two days or less per week and restrictions shall be implemented on golf course watering, unless otherwise directed by rules or regulations adopted pursuant to Chowchilla Municipal Code Section 13.04.160

LEVEL 4 – WATER CONSERVATION MEASURES

All prohibitions and restrictions in levels I, II and III shall apply, and in addition: Watering of outdoor landscapes is prohibited. This restriction shall not apply to the following categories of use:

1. Maintenance of trees and shrubs that are watered on the same schedule set forth in subsection C. by using a bucket, hand-held hose with a positive shut-off nozzle, or low-volume non-spray irrigation
2. Maintenance of existing landscaping necessary for fire protection as specified by the city fire chief
3. Maintenance of existing landscaping for erosion control
4. Maintenance of plant materials identified to be rare or essential to the well being of rare animals
5. Maintenance of landscaping within municipal parks and golf course greens, provided that such irrigation does not exceed one day per week
6. Watering of livestock
7. Public works projects and actively irrigated environmental mitigation projects
8. Swimming pool filling or refilling is prohibited.

Section XI: PENALTIES

1. First violation: Unless otherwise provided, any water customer violating any provision of this chapter shall be guilty of an infraction, and each day or portion thereof such violation is in existence shall be a new and separate offense.
Any water customer determined to be guilty of a first time violation shall be given a written reminder for compliance. Subsequent violations shall be punishable as follows
2. Second violation: A written notice of such violation shall be given, and a charge shall be added to the water bill of such person as a onetime penalty as follows:
 - a. One hundred dollars if the city is subject to standard conservation measures or if the city council has enacted level I conservation measures.
 - b. Two hundred dollars if the city council has enacted Level 2 conservation measures.
 - c. Three hundred dollars if the city council has enacted Level 3 conservation measures.
 - d. Four hundred dollars if the city council has enacted Level 4 conservation measures.
3. Third violation: A written notice of such violation shall be given and a penalty shall be added to the water bill of such person as a onetime penalty as follows:
 - a. Five hundred dollars if the city is subject to standard conservation measures or if the city council has enacted level I conservation measures.
 - b. Five hundred dollars if the city council has enacted Level 2 conservation measures.
 - c. Seven hundred fifty dollars if the city council has enacted Level 3 conservation measures.

- d. One thousand dollars if the city council has enacted Level 4 conservation measures.
4. Fourth violation: A written notice of such violation shall be given and a charge shall be added to the water bill of such person as a onetime penalty.
 - a. Five hundred dollars if the city council has enacted Level 1 conservation measures.
 - b. Seven hundred fifty dollars if the city council has enacted Level 2 conservation measures.
 - c. One thousand dollars if the city council has enacted Level 3 or 4 conservation measures.
5. Fifth violation: A written notice will be given of a fifth violation and the consumer shall have a flow restrictor placed in their service until such time that they can assure the public works director that no more waste will occur. All costs, including overhead, for this installation shall be billed to the customer.

Determination of number of offenses: To determine whether a violation is other than a first offense, only notices issued within one year after the date of the first notice will be considered.

In addition to the above remedies, the city administrator or his or her designee is empowered, to enforce any or all of the following penalties:

1. Place a flow restricting device upon the water service
2. Lock off of a water meter
3. Remove a water meter
4. Shut off the service connection.

All costs or expenses incurred by the city for enforcement of this section shall be borne by the water customer. No water service shall be limited or discontinued until the city administrator or his or her designee provides a written notice of intent to so limit or discontinue such service and the reasons for such decision, and further, provides such water customer notice of the right to request an administrative review and hearing pursuant to the procedures set forth in Section 1.10.080, Title 1, of the City Municipal Code. (Ord. No. 470-14, § 6, 10-14-2014; Ord. No. 471-14, 12-9-2014)

13.04.210 - Standard water conservation measures.

- A. In the use of water supplied by the City of Chowchilla, the following requirements shall apply:
1. Washing of exterior asphalt or concrete areas with potable water is prohibited except for those businesses that are governed by the Food and Drug Administration or State or County Health Department requirements that require these areas to be washed for health purposes. Documentation indicating such regulations must be provided to the director.
 2. The use of potable water for washing cars, boats or other vehicles is prohibited without the use of a quick acting positive shutoff nozzle on the hose and the use of buckets for washing with water from the hose used for light rinsing. These regulations apply to both residential customers and fundraising events. The business owner at which a fundraising car wash is held is responsible for both the enforcement of these regulations and any citations which may result due to abuse of these regulations.
 3. All new construction and remodeling or additions to habitable areas with a valuation in excess of five thousand dollars will be required to install or replace existing faucets and showerheads with low flow devices and toilets with ultra low flow units.
- B. Exceptions: The city administrator or his or her designee may grant an exception from the requirements of this chapter for any of the following reasons:
1. Water use is necessary to public health and safety or for essential government services; or
 2. Recycled water is being used; or
 3. Water use is necessary due to the medical needs of the water customer; or
 4. An alternative water source/supply is available for use.
- C. Exemptions: The city council may grant an exemption to the requirements of this chapter, with or without conditions, if it determines that a water customer would otherwise experience extreme financial hardship that cannot be mitigated. The city council shall review any requests for an exemption from compliance with this chapter. A written request for an exemption must be submitted to the city clerk a minimum of two weeks prior to the regularly scheduled city council meeting at which the exemption is to be considered. If appropriate, the city council may require the customer granted an exemption to reduce water use by other appropriate alternative methods. Notwithstanding any other provision of this code, there shall be no right to further administrative review or appeal of the determination of exemption of the city council. The city council may establish an "exemption processing fee" by resolution.

(Ord. No. 470-14, § 6, 10-14-2014)

13.04.215 - Declaring conservation level.

- A. The city council may declare the conservation level based on a determination made by the city administrator, or based upon any reduction in water supply or delivery that the city council determines in its sole discretion necessitates water conservation pursuant to this chapter. The city council may determine and order water prohibitions and restrictions levels I—IV as outlined herein. The city council will publish a notification in a newspaper of general circulation a declaration of the level of conservation to be implemented. Compliance within five days of publication of the declaration is mandatory.
- B.

Level I conservation measures. At this level of the conservation plan, the goal is to inform the public of the pressing need to conserve water. This can be done through information and education measures, which can directly affect water-use habits of the city's customer base.

Water bill inserts, pamphlets upon request, partnering with local schools to encourage water conservation practices, creating workshops for local plumbers, plumbing fixture water utilities, and builders or landscape and irrigation service providers are all examples of education and information measures the city can implement.

The goal of this measure is to have residents and businesses voluntarily comply with best practice water conservation measures, with the goal of reducing average water consumption by ten percent. Water tanks and wells will be monitored by the water department.

The following restrictions shall apply:

1. Customers shall water outdoor landscaping no more than three days per week. The council may designate dates and times for outdoor landscaping watering by adopting rules or regulations through a resolution.
2. Landscape watering for municipal parks will be reduced from six to four days or less per week, unless otherwise directed by rules or regulations adopted pursuant to Chowchilla Municipal Code Section 13.04.160.
3. Drilling of new water wells and/or deepening of existing water wells for either agricultural or domestic uses must be reviewed by the director of public services prior to commencement of work. Such work will be approved or denied based on the evaluation of prior and/or current use of the land.

C. Level II conservation measures. All prohibitions and restrictions in level I shall apply, and in addition:

1. Customers shall water outdoor landscaping no more than two days per week. The council may designate dates and times for outdoor landscaping watering by adopting rules or regulations through a resolution.
2. Hotels, restaurants, and bars are encouraged to only provide drinking water to customers upon request
3. Landscape watering for municipal parks will be reduced to three days or less per week, unless otherwise directed by rules or regulations adopted pursuant to Chowchilla Municipal Code Section 13.04.160.
4. Drilling of new water wells and/or deepening of existing water wells for either agricultural or domestic uses must be reviewed by the director of public services prior to commencement of work. Such work will be approved or denied based on the evaluation of the impact on existing water resources. At level II and above, prior and/or current use of the land will not be the only factor considered.

D. Level III conservation measures. All prohibitions and restrictions in levels I and II shall apply, and in addition:

Customers shall water outdoor landscaping no more than one day per week. The council may designate dates and times for outdoor landscaping watering by adopting rules or regulations through a resolution.

1. Personal vehicles may only be washed once per week, on the assigned watering day, and only with the use of a quick-acting positive shut off nozzle.
2. Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
3. Landscape watering for municipal parks will be reduced to two days or less per week and restrictions shall be implemented on golf course watering, unless otherwise directed by rules or regulations adopted pursuant to Chowchilla Municipal Code Section 13.04.160.

E. Level IV conservation measures.

1. All prohibitions and restrictions in levels I, II and III shall apply, and in addition: Watering of outdoor landscapes is prohibited. This restriction shall not apply to the following categories of use:
 - i. Maintenance of trees and shrubs that are watered on the same schedule set forth in subsection C. by using a bucket, hand-held hose with a positive shut-off nozzle, or low-volume non-spray irrigation;
 - ii. Maintenance of existing landscaping necessary for fire protection as specified by the city fire chief;
 - iii. Maintenance of existing landscaping for erosion control;
 - iv. Maintenance of plant materials identified to be rare or essential to the well being of rare animals;
 - v. Maintenance of landscaping within municipal parks and golf course greens, provided that such irrigation does not exceed one day per week;
 - vi. Watering of livestock; and
 - vii. Public works projects and actively irrigated environmental mitigation projects.
2. Swimming pool filling or refilling is prohibited.

F. Penalties.

1. Unless otherwise provided, any water customer violating any provision of this chapter shall be guilty of an infraction, and each day or portion thereof such violation is in existence shall be a new and separate offense.
2. Any water customer determined to be guilty of a first time violation shall be given a written reminder for compliance. Subsequent violations shall be punishable as follows:
 - i. Second violation: A written notice of such violation shall be given, and a charge shall be added to the water bill of such person as a onetime penalty as follows:
 - a. One hundred dollars if the city is subject to standard conservation measures or if the city council has enacted level I conservation measures.
 - b. Two hundred dollars if the city council has enacted level II conservation measures.
 - c. Three hundred dollars if the city council has enacted level III conservation measures.
 - d. Four hundred dollars if the city council has enacted level IV conservation measures.
 - ii. Third violation: A written notice of such violation shall be given and a penalty shall be added to the water bill of such person as a onetime penalty as follows:
 - a. Five hundred dollars if the city is subject to standard conservation measures or if the city council has enacted level I conservation measures.
 - b. Five hundred dollars if the city council has enacted level II conservation measures.

- c. Seven hundred fifty dollars if the city council has enacted level III conservation measures.
 - d. One thousand dollars if the city council has enacted level IV conservation measures.
 - iii. Fourth violation: A written notice of such violation shall be given and a charge shall be added to the water bill of such person as a onetime penalty.
 - a. Five hundred dollars if the city council has enacted level I conservation measures.
 - b. Seven hundred fifty dollars if the city council has enacted level II conservation measures.
 - c. One thousand dollars if the city council has enacted level III or IV conservation measures.
 - iv. Fifth violation: A written notice will be given of a fifth violation and the consumer shall have a flow restrictor placed in their service until such time that they can assure the public works director that no more waste will occur. All costs, including overhead, for this installation shall be billed to the customer.
 - v. Determination of number of offenses: To determine whether a violation is other than a first offense, only notices issued within one year after the date of the first notice will be considered.
- 3. In addition to the above remedies, the city administrator or his or her designee is empowered, to enforce any or all of the following penalties:
 - i. Place a flow restricting device upon the water service;
 - ii. Lock off of a water meter;
 - iii. Remove a water meter;
 - iv. Shut off the service connection.
 - v. All costs or expenses incurred by the city for enforcement of this section shall be borne by the water customer. No water service shall be limited or discontinued until the city administrator or his or her designee provides a written notice of intent to so limit or discontinue such service and the reasons for such decision, and further, provides such water customer notice of the right to request an administrative review and hearing pursuant to the procedures set forth in Section 1.10.080, Title 1, of the City Municipal Code.

(Ord. No. 470-14, § 6, 10-14-2014; Ord. No. 471-14, 12-9-2014)



REPORT TO THE CITY COUNCIL

Council Meeting of June 23, 2015

Agenda Section:	<u>New Business</u>
SUBJECT:	Consideration of a Resolution adopting the 2015-2016 Fiscal Year Annual Budgets for the City of Chowchilla and the Successor Agency to the Chowchilla Redevelopment Agency
Prepared By:	<u>Rod Pruett, Finance Director</u>
Approved By:	<u>Brian Haddix, City Administrator</u>

RECOMMENDATION:

Adopt the resolution.

HISTORY / BACKGROUND:

The City of Chowchilla, as a result of strong recessionary pressure went through a very difficult financial period from 2008 through 2012. During this difficult period, the City Council made timely critical decisions related to budget adjustments that significantly reduced city staff, expenditures and services delivered to the public. These adjustments made by the City Council during this period kept the City financially solvent. We believe the adjustment made by the City Council during this period has resulted in the City being able to stabilize its current financial status.

REVENUES:

General Funds –

The General Fund's major revenue sources have are projected to experience increases ranging from 5%-10%. Total General Fund Revenues, exclusive of Overhead Allocation Credits, for FY 2014-15 are projected to be \$5,662,149; for FY 2015-2016 they are projected to be \$6,092,414.

Enterprise Funds –

Total budgeted Enterprise Fund Revenues for fiscal year 2014-15 are \$5,216,850. Revenues for the Water and Wastewater Funds reflect increases due to the recent adoption of the new utility rates.

- Water – We budgeted conservatively, with the expectation that the water rate increases would be offset by reduced usage due to our water conservation efforts. Revenues are budgeted down by \$70,000 compared to 14/15 projected actual
- Sewer – Budgeted revenues reflect an increase of \$55,000 from the FY 14/15 projected actual. A 1.5% inflator was used due to the increase in utility rates previously approved
- Waste Disposal – Revenues was budgeted the same as last year.

- Storm Drain – Revenue was budgeted the same as FY 14/15 projected actual of \$96,000

Special Revenue Funds –

Overall budgeted Special Revenue Funds revenue for 2015-16 amount to \$4,274,289 which represents an increase of \$945,806, or 25% more than the projected actual for 2014-15; which is largely due to the use of \$1,000,000 of CDBG grant funds from our 2014 Grant that was not used in FY 14/15.

Capital Projects Funds –

Impact Fee revenue was budgeted conservatively with not a lot of development expected to begin in FY 15/16. Park Grants include the Veterans Park Amphitheater (\$75,000) and the Berenda Reservoir (\$833,000).

EXPENSES:

General Fund –

Recurring General Fund expenditures for the City are budgeted to increase by approximately \$200,000 due to Salaries and Benefits having a \$500,000 increase while Services and Supplies have a \$300,000 decrease due to a decrease in legal expenses being projected.

Capital outlay consists of \$56,000 for the purchase of a Police vehicle and \$75,000 for the matching part of the Amphitheater project.

Due to lack of surplus funds in FY 2015/16, we are not funding the Equipment Replacement Reserve.

There is a \$200,000 balloon payment on our Public Safety bond that will retire the bond in FY 15/16.

The Gann appropriations limit for fiscal year 15-16 is \$ 5,461,647. Our adjusted appropriations subject to the limit total \$3,452,412. Projected appropriations are below the limit by \$2,009,235. We are in compliance.

Enterprise Funds –

Total budgeted Enterprise Fund expenses for fiscal year 2015-16 are \$5,131,487.

- Water – Expenses are budgeted down by \$312,000 compared to FY 14/15 projected actual amounts, due to the anticipated reduction of water use and related costs to provide the water and changes in Overhead Allocation costs methods.
- Sewer – Expenses are down by \$361,000 compared to FY 14/15 projected actual, the result of changes in Overhead Allocation costs methods.
- Waste Disposal – Expenses were budgeted up by \$109,000 compared to FY 14/15 projected actual amounts, due to increases in franchise fees transferred to the General Fund of \$40,000 and Salaries and Benefits increase of \$50,000 due to re-allocation of Enterprise employees time.
- Storm Drain – Budgeted expenses are up by \$43,000 compared to FY 14/15 projected actual, due to re-allocation of Enterprise employees time.

The Water Enterprise Fund budget includes construction projects for the installation of 1,200 new water meters for \$1,680,000 to be funded by our State Water Resources Board loan and the design phase of Well 15 for \$500,000 funded by transfers from our Community Facilities, Pheasant Run and Greehills Districts.

Special Revenue Funds --

Overall budgeted Special Revenue Funds expenses for 2015-16 amount to \$4,288,563 which represents an increase of \$1,400,00, or 51% more than projected actual for 2014-15; largely due to expenditure of \$1,000,000 of our 2014 CDBG grant which had none in FY 14/15 and \$400,000 in of our 2012 HOME grant.

The Special Revenue Fund budget includes construction projects which total \$530,000.

Capital Projects Funds –

The Capital Projects Fund budget includes construction projects which total slightly more than \$3,000,000. These projects include Water Meters, Well 15, Amphitheater, Boat Ramp, Outfalls to the Slough and Plant Capacity Study.

Total expenditures budgeted from all City Funds for fiscal year 15-16 amount to approximately \$23,871,000.

SUMMARY:

The General Fund is projected to have a small deficit of approximately \$15,000 which is funded with reserves. Enterprise funds are stabilizing and are projected to have a combined surplus of approximately \$87,000. The City will continue to look to grow revenues and revenue sources as well as minimize costs whenever possible.

FINANCIAL IMPACT:

The fund summaries for each City and Agency fund are contained in the proposed budget and reflect the net changes in fund balance.

SUPPLEMENT ATTACHED:

Resolution

Fiscal year 2015-2016 proposed budget under separate cover.

COUNCIL RESOLUTION # -15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA ADOPTING THE BUDGETS OF THE CITY OF CHOWCHILLA AND THE SUCCESSOR AGENCY TO THE CHOWCHILLA REDEVELOPMENT AGENCY FOR THE FISCAL YEAR JULY 1, 2015 THROUGH JUNE 30, 2016

WHEREAS, City staff has prepared the proposed budgets described above in proper form for all funds for which a budget is required; and

WHEREAS, the proposed budget, along with all supporting schedules and data will be available for public inspection in the office of the Finance Director; and

WHEREAS, all statutory legal requirements for the final adoption of said budget have been completed; and

WHEREAS, it is the intention of the City Council to adopt the proposed budgets as the annual budget of the City of Chowchilla and the Successor Agency to the Chowchilla Redevelopment Agency for the 2015-2016 Fiscal Year;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chowchilla hereby finds and determines the following:

1. The above recitals are true and correct.
2. The annual budgets of the City of Chowchilla and the Successor Agency to the Chowchilla Redevelopment Agency are hereby adopted for the fiscal year beginning July 1, 2015 and ending June 30, 2016.
3. Authority to transfer appropriations from one line item to another within a department rests with the City Administrator.
4. Authority to transfer appropriations between departments of the same fund rests with the City Administrator.
5. Authorization to transfer appropriations between funds will be represented by resolution duly approved by the City Council.
6. Authority to increase appropriations within a fund by an amount not to exceed \$50,000 shall rest with the City Administrator.
7. The unspent and unencumbered balance from all capital improvement project accounts which are duly approved as of June 30, 2015 shall be continued and re-appropriated for expenditure in the 2015-2016 fiscal year.
8. No appropriations set forth in said budget shall be canceled in whole or in part except by Resolution adopted by affirmative vote of three-fifths (3/5) of all members of the City Council.
9. Expenditures made, liabilities incurred, or warrants issued in excess of budget appropriations as originally approved or as thereafter increased or decreased, shall not constitute an obligation or liability of the City of Chowchilla. The City Administrator and the City Council shall approve no claims and the Finance Director shall issue no warrants or checks for any expenditure in excess of existing appropriations except upon an order of the court of competent jurisdiction, or in cases of emergency as specified and in accordance with the procedures established in the Government Code of California.
10. The City Administrator is hereby authorized and directed to take all actions necessary to implement the fiscal year 2015-2016 budget.
11. The Gain appropriations Limit for FY 15/16 is \$ 5,461,647 which we are in compliance.
12. This Resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the City Council of the City of Chowchilla this 23rd day of June 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Chavez, Mayor

ATTEST:

Joann McClendon
Interim City Clerk