

**ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE  
TURNED OFF IN THE COUNCIL CHAMBERS**

**A G E N D A  
REEDLEY CITY COUNCIL MEETING**

**7:00 P.M.**

**TUESDAY, September 24, 2019**

**Meeting Held in the Council Chambers  
845 "G" Street, Reedley, California**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

Unless otherwise required by law to be accepted by the City at or prior to a Council meeting or hearing, no documents shall be accepted for Council review unless they are first submitted to the City Clerk by the close of business one day prior to said Council meeting/hearing at which the Council will consider the item to which the documents relate, pursuant to the adopted City Council Protocols.

City of Reedley's Internet Address is [www.reedley.ca.gov](http://www.reedley.ca.gov)

Frank Piñon, Mayor

Mary Fast, Mayor Pro Tem  
Anita Betancourt, Council Member

Robert Beck, Council Member  
Ray Soleno, Council Member

**MEETING CALLED TO ORDER**

**INVOCATION** –Matt Harder, Pastor of the Reedley Mennonite Brethren Church

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS**

**PRESENTATION**

1. INTRODUCTION OF NEW RESERVE POLICE OFFICERS, TODD ANDERSON, SHAVON ALEXANDER, AND JOSHUA SALAS. – Police
2. FIRE PREVENTION MONTH PROCLAMATION- Fire
3. OUTSTANDING ACHIEVEMENTS RECIPIENT, MATTHEW ZUNIGA PRESENTATION BY BLAKE KONCZAL, EXECUTIVE DIRECTOR OF FRESNO REGIONAL WORKFORCE DEVELOPMENT AND COUNCIL MEMBER BETANCOURT.

**PUBLIC COMMENT** – Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Council as each item is brought up for discussion.

## NOTICE TO PUBLIC

**CONSENT AGENDA** items are considered routine in nature and voted upon as one item. Under a **CONSENT AGENDA** category, a recommended course of action for each item is made. Any Council Member may remove any item from the **CONSENT AGENDA** in order to discuss and/or change the recommended Course of action, and the Council can approve the remainder of the **CONSENT AGENDA**. A Council Member's vote in favor of the **CONSENT AGENDA** is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of the **CONSENT AGENDA** are deemed to include a motion to waive the full reading of any ordinance on the **CONSENT AGENDA**. For **adoption of ordinances**, only those that have received a unanimous vote upon introduction are considered **CONSENT** items.

### CONSENT AGENDA (Item 4- 8)

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

4. MINUTES OF THE REGULAR COUNCIL MEETINGS OF JUNE 11, 2019, JULY 23, 2019 AND AUGUST 13, 2019. – (City Clerk)  
Staff Recommendation: Approve
5. RECOMMEND REJECTION OF CLAIM – HUEBERT, MELODY  
Staff Recommendation: Approve rejection of claim.
6. ADOPT RESOLUTION 2019-078 AUTHORIZING A FUNDING AGREEMENT WITH THE STATE WATER RESOURCES CONTROL BOARD FOR THE GEORGE COX- CITY OF REEDLEY WATER CONSOLIDATION PROJECT, AND AUTHORIZING AND DESIGNATING THE PUBLIC WORKS DIRECTOR TO ACT AS THE PROJECT DIRECTOR. – (Public Works)  
Staff Recommendation: Approve
7. ADOPT RESOLUTION 2019-079 DECLARING LISTED VEHICLES AND EQUIPMENT AS SURPLUS. – (Police)  
Staff Recommendation: Approve
8. ADOPT RESOLUTION 2019-080 AUTHORIZING THE EXECUTION OF AMENDMENT NO. 1 TO CITY-COUNTY AGREEMENT 18-500 FOR CDBG PROJECT NO. 18571. – (Engineering)  
Staff Recommendation: Approve

**PUBLIC HEARING**

- 9. ADOPT RESOLUTION 2019-070 TO APPROVE AND CONFIRM THE REPORT OF DELINQUENT PUBLIC NUISANCE ABATEMENT COSTS AND THEIR COLLECTION ON THE TAX ROLL PERTAINING TO 181 JUSTINE AVENUE. - Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. -(Fire)  
Staff Recommendation: Approve
  
- 10. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2019-003, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2019-2 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY. - Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. - (Community Development)  
Staff Recommendation: Approve
  
- 11. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2019-004, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY REPEALING AND REPLACING IN ITS ENTIRETY TITLE 10, CHAPTER 25, SECTION 5, PERTAINING TO THE INDUSTRIAL USE MATRIX. - Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. - (Community Development)  
Staff Recommendation: Approve

**ADMINISTRATIVE BUSINESS**

- 12. APPROVAL OF ITEMS PERTAINING TO THE CONSTRUCTION OF WELLHEAD TCP TREATMENT FACILITIES FOR MUNICIPAL WATER WELLS 13, AND 14.
  - A. CONSIDERATION AND DISCUSS REJECTION OF THE LOW BID AS NONRESPONSIVE BASED ON BIDDER'S FAILURE TO ADHERE TO THE BIDDER'S QUALIFICATION REQUIREMENTS AS REQUIRED IN THE CITY'S BID DOCUMENT.
  
  - B. ADOPT RESOLUTION NO. 2019-081 AWARDED A CONSTRUCTION CONTRACT TO SMITH CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$949,875.09 FOR THE CONSTRUCTION OF WELLHEAD TCP TREATMENT FACILITIES FOR WATER WELLS NO. 13, AND 14 AND AUTHORIZE THE CITY MANAGER TO APPROVE AND SIGN CHANGE ORDERS UP TO AN AMOUNT EQUAL TO 10% OF THE CONSTRUCTION CONTRACTED AMOUNT.
  
  - C. ADOPT RESOLUTION NO. 2019-082 AMENDING THE 2019-2020 ADOPTED BUDGET TO APPROPRIATE \$1,044,863 FROM THE GROUND WATER TREATMENT FUND FOR THE AFOREMENTIONED PROJECT.

Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. - (Public Work)  
Staff Recommendation: Approve

13. ADOPT RESOLUTION 2019-083 AMENDING THE 2019-20 FISCAL YEAR BUDGET TO APPROPRIATE \$16,533 IN AVAILABLE PARK AND RECREATIONAL DEVELOPMENT IMPACT FEE FOR COLUMBIA PARK IMPROVEMENTS. - Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. – (Community Development)  
Staff Recommendation: Approve

**RECEIVE INFORMATION & REPORTS**

*These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours.*

14. MINUTES OF THE COMMUNITY SERVICES COMMISSION'S REGULAR MEETING OF JUNE 27, 2019. - Community Services
15. MINUTES OF THE PLANNING COMMISSION'S REGULAR MEETINGS OF JUNE 6, 2019 AND AUGUST 15, 2019. – Community Development
16. RECEIVE, REVIEW, AND FILE THE QUARTERLY INVESTMENT REPORT FOR 4<sup>TH</sup> QUARTER ENDING JUNE 30, 2019 FOR FISCAL YEAR 2018-19. – Administrative Services.

**COUNCIL REPORTS**

17. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

**STAFF REPORTS**

18. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS.

**ADJOURNMENT**

Dates to Remember:

- October 8, 2019 – Regular Council Meeting  
October 22, 2019 – Regular Council Meeting

*I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing revised agenda was posted in accordance with the applicable legal requirements. Dated this 19th day of September 2019.*

  
Sylvia B. Plata, City Clerk

**PROCLAMATION  
OF THE  
CITY OF REEDLEY**

#2

**IN ACKNOWLEDGEMENT OF FIRE PREVENTION WEEK  
OCTOBER 6 - 12, 2019.**

**WHEREAS**, the city of Reedley, CA is committed to ensuring the safety and security of all those living in and visiting Reedley; and

**WHEREAS**, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

**WHEREAS**, home fires killed 2,630 people in the United States in 2017, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 357,000 home fires; and

**WHEREAS**, the majority of U.S. fire deaths (4 out of 5) occur at home each year; and

**WHEREAS**, the fire death rate per 1000 home fires reported to U.S. fire departments was 4 percent higher in 2017 than in 1980; and

**WHEREAS**, when the smoke alarm sounds Reedley's residents may have less than two minutes to escape to safety; and

**WHEREAS**, Reedley's residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

**WHEREAS**, Reedley's residents should make a home escape plan, drawing a map of each level of the home, showing all doors and windows; and

**WHEREAS**, Reedley's residents should practice the home fire escape plan with everyone in the household, including visitors; and

**WHEREAS**, Reedley's residents should practice the home fire escape drill at least twice a year, during the day and at night; and

**WHEREAS**, Reedley's residents should teach children to escape on their own in case adults can't help them; and

**WHEREAS**, Reedley's residents should make sure everyone in the home knows how to call 9-1-1 or the local emergency number from a cell phone or a neighbor's phone; and

**WHEREAS**, Reedley's residents should practice using different ways out; and

**WHEREAS**, Reedley's residents in a real emergency should get low and go under the smoke to get out quickly; and

**WHEREAS**, Reedley's residents should get out and stay out, never going back inside the home for people, pets, or things; and

**WHEREAS**, Reedley's residents are responsive to public education measures and are able to take action to increase their safety from fire, especially in their homes; and

**WHEREAS**, the 2019 Fire Prevention Week™ theme, "Not Every Hero Wears a Cape. Plan and Practice Your Escape!™" effectively serves to remind us that we need to take personal steps to increase our safety from fire.

**THEREFORE**, I Frank Pinon, Mayor of Reedley do hereby proclaim October 6-12, 2019, as Fire Prevention Week throughout this city, and I urge all the people of Reedley to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support and participate in the many public safety activities and efforts of Reedley's fire and emergency services during Fire Prevention Week 2019.

*DATED: September 24, 2019*

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*Frank Piñon, Mayor*

## REEDLEY CITY COUNCIL MEETING – June 11, 2019

A complete audio record of the minutes is available at [www.reedley.ca.gov](http://www.reedley.ca.gov)

#4

The regular meeting of the Reedley City Council meeting was called to order by Mayor Frank Piñon at 7:00 p.m. on Tuesday, June 11, 2019 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

**INVOCATION** – Matt Harder, Pastor of the Reedley Mennonite Brethren Church

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Council Member Betancourt.

### ROLL CALL

Council Members

Present: Robert Beck, Anita Betancourt, Ray Soleno, Frank Piñon.

Absent: Mary Fast

### AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

Council Member Betancourt moved, Council Member Soleno seconded to accept and approve agenda.

AYES: Betancourt, Soleno, Beck, Piñon.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

### PUBLIC COMMENT

None.

### CONSENT AGENDA (Item 1-8)

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Council Member Soleno asked to remove agenda item #8 for discussion.

Council Member Betancourt moved, Council Member Beck seconded to accept, approve and adopt all items listed under the **CONSENT AGENDA** as follow:

1. RECOMMEND REJECTION OF CLAIM – FILLMORE, SUZANNE – *Approved rejection of claim*
2. APPROVE AND AUTHORIZE CITY MANAGER TO SIGN ON BEHALF OF THE CITY OF REEDLEY, A SERVICE AGREEMENT WITH KINGS CANYON UNIFIED SCHOOL DISTRICT FOR NARCOTICS DETECTION, INTERVENTION AND PREVENTION FOR THE 2019-2020 SCHOOL YEAR. - *Approved*
3. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING (MOU) WITH KINGS CANYON UNIFIED SCHOOL DISTRICT (KCUSD) TO EXPAND SERVICES WITHIN THE AFTER SCHOOL PROGRAMS AT WASHINGTON AND TL REED SCHOOL SITES – *Approved*
4. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE SITE CONTRACT FOR THE FRESH AFTERSCHOOL PARTNERSHIP PROGRAM (ASES) AT TL REED AND WASHINGTON SCHOOLS FOR THE 2019-20 SCHOOL YEAR – *Approved*
5. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE A RENEWAL AGREEMENT ON BEHALF OF THE CITY OF REEDLEY, BETWEEN THE CITY OF REEDLEY, WEST COAST MENNONITE CENTRAL COMMITTEE AND KINGS CANYON UNIFIED SCHOOL DISTRICT FOR THE RESTORATIVE JUSTICE INITIATIVE FOR THE 2019-2020 FISCAL YEAR. – *Approved*

## REEDLEY CITY COUNCIL MEETING – June 11, 2019

6. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE ANNUAL SERVICE AGREEMENT WITH KINGS CANYON UNIFIED SCHOOL DISTRICT FOR A SCHOOL RESOURCE OFFICER FOR THE 2019/2020 SCHOOL YEAR. – *Approved*
7. ADOPT RESOLUTION NO. 2019-053 TO APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE ANNUAL CONTRACT WITH THE FRESNO-MADERA AREA AGENCY ON AGING (FMAAA) FOR SENIOR CITIZEN PROGRAM FUNDING FOR FISCAL YEAR 2019-20. – *Approved*
8. ADOPT RESOLUTION NO. 2019-058 APPROVING THE SUBMITTAL OF A GRANT APPLICATION, AND IF AWARDED, AUTHORIZE ENTERING INTO AN AGREEMENT WITH AND RECEIVING FUNDING THROUGH THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, FOR SB 2 PLANNING GRANT PROGRAM FUNDS. – *Removed for discussion*

*Remaining consent items approved by the following votes.*

AYES: Betancourt, Beck, Soleno, Piñon.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

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8. ADOPT RESOLUTION NO. 2019-058 APPROVING THE SUBMITTAL OF A GRANT APPLICATION, AND IF AWARDED, AUTHORIZE ENTERING INTO AN AGREEMENT WITH AND RECEIVING FUNDING THROUGH THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, FOR SB 2 PLANNING GRANT PROGRAM FUNDS.

Community Development Director clarified Council Member Soleno's question regarding lot sizes in new developments.

Council Member Soleno moved, Council Member Beck seconded to accept, approve and ADOPT RESOLUTION NO. 2019-058 APPROVING THE SUBMITTAL OF A GRANT APPLICATION, AND IF AWARDED, AUTHORIZE ENTERING INTO AN AGREEMENT WITH AND RECEIVING FUNDING THROUGH THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, FOR SB 2 PLANNING GRANT PROGRAM FUNDS.

AYES: Soleno, Beck, Betancourt, Piñon.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

### ADMINISTRATIVE BUSINESS

9. APPROVE AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR CONSULTANT SERVICES RELATED TO THE DESIGN AND PREPARATION OF CONSTRUCTION DOCUMENTS FOR THE PROPOSED PARKING LOT BEHIND CITY HALL.

City Engineer, John Robertson asked that Council approve and authorize City Manager on the above mentioned item. He stated that with the completion of the demolition of the former Royal Valley Packinghouse structure, had left the city with a largely unimproved vacant parcel. The next phase of improvement related to this parcel of land was to design and construct a fenced parking lot with elevated solar structures; secure storage area, security lighting, drainage, fencing, and other various improvements. These improvements would serve to replace the Royal Valley Building that was heavily used for parking by City Hall and Police Department staff.

Council Member Soleno moved, Council Member Beck seconded to accept, APPROVE AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR CONSULTANT SERVICES RELATED TO THE DESIGN AND PREPARATION OF CONSTRUCTION DOCUMENTS FOR THE PROPOSED PARKING LOT BEHIND CITY HALL.

## REEDLEY CITY COUNCIL MEETING – June 11, 2019

AYES: Beck, Betancourt, Soleno, Piñon.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

### 10. ADOPTION OF 2019-2020 FISCAL YEAR BUDGET AND RELATED FISCAL ITEMS:

- A. ADOPT RESOLUTION NO. 2019-054 OF THE CITY COUNCIL OF THE CITY OF REEDLEY, ACTING IN ITS CAPACITY AS CITY COUNCIL TO THE CITY SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY, AND AS THE BOARD OF THE REEDLEY HOUSING AUTHORITY, ADOPTING THE FINAL BUDGET OF THE CITY OF REEDLEY FOR THE FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020, PROVIDING FOR THE APPROPRIATION AND EXPENDITURE OF ALL SUMS SET FORTH IN SAID FINAL BUDGET, PROVIDING FOR THE TRANSFERS AND ADDITIONAL APPROPRIATIONS AND REPEALING ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH, EXCEPT AS PROVIDED FOR BY MINUTE ORDER OF THE CITY COUNCIL ON JUNE 1, 2019.
- B. ADOPT RESOLUTION NO. 2019-055 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING A MASTER SALARY TABLE FOR ALL EMPLOYEES OF THE CITY OF REEDLEY.
- C. ADOPT RESOLUTION NO. 2019-056 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ESTABLISHING A REVISED SALARY AND BENEFIT SCHEDULE FOR UNREPRESENTED EMPLOYEES.
- D. ADOPT RESOLUTION NO. 2019-057 OF THE CITY COUNCIL OF THE CITY OF REEDLEY, REAMORTIZING A LOAN FROM THE GENERAL FUND RESERVE TO THE REEDLEY AIRPORT FUND.
- E. APPROVE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LOZANO SMITH, LLP FOR PROFESSIONAL LEGAL SERVICES AS CITY ATTORNEY.

Assistant City Manager, Paul Melikian addressed Council on multiple items as they pertain to the adoption of the annual budget. City Manager, Nicole Zieba asked that each item be adopted separately as they were presented to Council. Mr. Melikian stated that staff recommended the adoption of 2019-2020 fiscal year budget as discussed at prior meetings and related fiscal items requiring approval as part of the annual budget process. Mr. Melikian reviewed each item individually and stated that no motioned had been made by Council that would change the proposed budget and that unless there were changes made by minute order that evening the budget would then be adopted as proposed. Mr. Melikian added that several of the resolutions were routinely brought forward with the adopted budget, such as the Master Salary table that appoints the compensation table for all employees of the city. Mr. Melikian reviewed all proposed changes on the Master Salary Table and the Salary and Benefit schedule for Unrepresented. He explained the amortization of the General Fund Reserve loan to the Reedley Airport fund and the benefit of extending the repayment from 2026-2034 which would lower the annual payment from approximately \$30,000 to \$15,000 and would free up the difference to be used for matching funds for State and Federal grants for critical projects at the Reedley Airport. The last item was discussed at the last budget workshop which was essentially Lozano Smith's request for a rate increase that would not take place until another year.

- A. ADOPT RESOLUTION NO. 2019-054 OF THE CITY COUNCIL OF THE CITY OF REEDLEY, ACTING IN ITS CAPACITY AS CITY COUNCIL TO THE CITY SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY, AND AS THE BOARD OF THE REEDLEY HOUSING AUTHORITY, ADOPTING THE FINAL BUDGET OF THE CITY OF REEDLEY FOR THE FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020, PROVIDING FOR THE APPROPRIATION AND EXPENDITURE OF ALL SUMS SET FORTH IN SAID FINAL BUDGET, PROVIDING FOR THE TRANSFERS AND ADDITIONAL APPROPRIATIONS AND REPEALING ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH, EXCEPT AS PROVIDED FOR BY MINUTE ORDER OF THE CITY COUNCIL ON JUNE 1, 2019.



## REEDLEY CITY COUNCIL MEETING – June 11, 2019

Council Member Betancourt moved, Council Member Beck seconded to accept, approve and ADOPT RESOLUTION NO. 2019-054 OF THE CITY COUNCIL OF THE CITY OF REEDLEY, ACTING IN ITS CAPACITY AS CITY COUNCIL TO THE CITY SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY, AND AS THE BOARD OF THE REEDLEY HOUSING AUTHORITY, ADOPTING THE FINAL BUDGET OF THE CITY OF REEDLEY FOR THE FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020, PROVIDING FOR THE APPROPRIATION AND EXPENDITURE OF ALL SUMS SET FORTH IN SAID FINAL BUDGET, PROVIDING FOR THE TRANSFERS AND ADDITIONAL APPROPRIATIONS AND REPEALING ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH, EXCEPT AS PROVIDED FOR BY MINUTE ORDER OF THE CITY COUNCIL ON JUNE 1, 2019.

AYES: Betancourt, Beck, Soleno, Piñon.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

- B. ADOPT RESOLUTION NO. 2019-055 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING A MASTER SALARY TABLE FOR ALL EMPLOYEES OF THE CITY OF REEDLEY.

Council Member Betancourt moved, Council Member Beck seconded to accept, approve and ADOPT RESOLUTION NO. 2019-055 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING A MASTER SALARY TABLE FOR ALL EMPLOYEES OF THE CITY OF REEDLEY.

AYES: Betancourt, Beck, Soleno, Piñon.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

- C. ADOPT RESOLUTION NO. 2019-056 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ESTABLISHING A REVISED SALARY AND BENEFIT SCHEDULE FOR UNREPRESENTED EMPLOYEES.

Council Member Soleno moved, Council Member Betancourt seconded to accept, approve and ADOPT RESOLUTION NO. 2019-056 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ESTABLISHING A REVISED SALARY AND BENEFIT SCHEDULE FOR UNREPRESENTED EMPLOYEES.

AYES: Soleno, Betancourt, Beck, Piñon.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

- D. ADOPT RESOLUTION NO. 2019-057 OF THE CITY COUNCIL OF THE CITY OF REEDLEY, REAMORTIZING A LOAN FROM THE GENERAL FUND RESERVE TO THE REEDLEY AIRPORT FUND.

Mayor Piñon moved, Council Member Beck seconded to accept, approve and ADOPT RESOLUTION NO. 2019-057 OF THE CITY COUNCIL OF THE CITY OF REEDLEY, REAMORTIZING A LOAN FROM THE GENERAL FUND RESERVE TO THE REEDLEY AIRPORT FUND.

AYES: Piñon, Beck, Betancourt, Soleno.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

- E. APPROVE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LOZANO SMITH, LLP FOR PROFESSIONAL LEGAL SERVICES AS CITY ATTORNEY.

## REEDLEY CITY COUNCIL MEETING – June 11, 2019

Council Member Betancourt moved, Mayor Piñon seconded to accept, APPROVE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LOZANO SMITH, LLP FOR PROFESSIONAL LEGAL SERVICES AS CITY ATTORNEY.

AYES: Betancourt, Piñon, Beck, Soleno.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

### RECEIVE INFORMATION & REPORTS

*These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours.*

11. MINUTES OF THE REGULAR MEETING OF MARCH 28, 2019 OF THE COMMUNITY SERVICES COMMISSION. - Community Services

### COUNCIL REPORTS

12. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

#### Council Member Beck

- Attended the ribbon cutting of Adventist Health facility in Fowler.
- Attended Fresno COG meeting and provided a brief report.

### STAFF REPORTS

13. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS.

#### City Manager, Nicole Zieba

- Reported the Planning Commission had approved the CUP for River Harvest Church on a 3-1 vote at their last meeting, however there was a 10 day appeal period. If it was not appealed, this item would not be coming to Council. She provided information on the CUP.
- She said that the news had reported that the first marijuana processing facility in Parlier had broken ground. Staff would be watching if that would impact the City of Reedley.
- Splash Pad was repaired and thanked staff for getting it working again.

#### Rob Terry, Community Services Director

- Reported that staff would be attending the Fresno LAFCO Hearing for the annexation on the Buttonwillow/Duff area.
- Reported on Community Development Department's upgraded software system replacing the current system which was 17-18 years old.

#### Russ Robertson, Public Works Director

- Reported on the alley repair working being done.

#### Sarah Reid, Director of Community Services

- Updated Council on the transportation transition.

### ADJOURNMENT

Mayor Piñon adjourned the regular meeting at 7:49 p.m.

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Frank Piñon, Mayor

ATTEST:

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Sylvia B. Plata, City Clerk

## REEDLEY CITY COUNCIL MEETING – July 23, 2019

A complete audio record of the minutes is available at [www.reedley.ca.gov](http://www.reedley.ca.gov)

#4

The regular meeting of the Reedley City Council meeting was called to order by Mayor Frank Piñon at 7:00 p.m. on Tuesday, July 23, 2019 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

**INVOCATION** – Sylvia Rios, Reedley Police Chaplain Support Team

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Council Member Betancourt.

### ROLL CALL

Council Members

Present: Robert Beck, Anita Betancourt, Ray Soleno, Frank Piñon.

Absent: Fast.

### AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

Council Member Beck moved, Council Member Betancourt seconded to accept and approve agenda.

AYES: Beck, Betancourt, Soleno, Piñon.

NOES: None.

ABSTAIN: None.

ABSENT: Fast.

### PRESENTATION

1. RETIREMENT PRESENTATION TO DENISE PHARISS, ADMINISTRATIVE ASSISTANT.  
Retirement presentation for Denise Phariss after 22 years of services by Sarah Reid, Community Services Director and the Reedley City Council.
2. PRESENTATION OF NEW POLICE OFFICER, EDDIE LUNA.  
Chief Garza introduced Officer Luna as the department’s newest member of their department.
3. PRESENTATION BY UNIDOS POR SALUD ON THE TRUTH OF FLAVORED TOBACCO  
The presentation was made by several students from the Reedley Middle College High School and Reedley High School on youth and flavored tobacco products. They provided information on the California Health Collaborative, a non-profit organization and their effort to provide health and wellness programs in California. RMCH and RHS students were part of organization that focused on educating and keeping youths from tobacco products. They also provided parents with presentations involved in the community and local and state legislators and their efforts were funded by Unidos Por Salud.
4. FRESNO COUNTY RURAL TRANSIT AGENCY PRESENTATION BY MOSES STITES, GENERAL MANAGER.  
Mr. Stites shared a few highlights of the transit system that goes through Reedley and celebrate 40 years of service since 1979.

### PUBLIC COMMENT

Susana Esparza de Pinal, Partnership Specialist with the U.S. Census Bureau from the Los Angeles Regional Census Center. Ms. Pinal updated Council on the upcoming U.S. Census.

### CONSENT AGENDA (Item 5-11)

Council Member Betancourt moved, Council Member Beck seconded to accept, approve and adopt all items listed under the **CONSENT AGENDA** as follow:

## REEDLEY CITY COUNCIL MEETING – July 23, 2019

5. MINUTES OF THE REGULAR COUNCIL MEETINGS OF MAY 14, 2019, MAY 28, 2019 AND SPECIAL MEETING OF MAY 21, 2019. – *Approved*
6. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE GRANT DEED AND ASSOCIATED DOCUMENTS RELATED TO THE PROPERTY TRANSFER OF APNS 368-380-43 AND 368-380-44 FROM THE CITY OF REEDLEY TO THE COUNTY OF FRESNO FOR A FUTURE LIBRARY. – *Approved*
7. APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE THE COOPERATIVE FIRE PROTECTION AGREEMENT BETWEEN THE CITY OF REEDLEY AND ORANGE COVE FIRE PROTECTION DISTRICT. – *Approved*
8. ADOPT RESOLUTION NO. 2019-065 AMENDING THE FY 2019-20 ADOPTED BUDGET TO APPROPRIATE \$13,000 IN ADDITIONAL FUNDS FOR POLICE VEHICLES FROM THE PUBLIC SAFETY SALES TAX FUND. – *Approved*
9. ADOPT RESOLUTION NO. 2019-067 APPROVING AND ACCEPTING THE FISCAL YEAR 2019-2020 CLAIMS FOR MEASURE C LOCAL TRANSPORTATION FUNDS FROM THE FRESNO COUNTY TRANSPORTATION AUTHORITY. – *Approved*
10. ADOPT RESOLUTION NO. 2019-068, ACCEPTING THE CONSTRUCTION IMPROVEMENTS FOR THE REEDLEY CITY STREET IMPROVEMENTS (PHASE V111), CDBG PROJECT NO. 17571, AND AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION WITH THE COUNTY OF FRESNO'S RECORDER'S OFFICE. – *Approved*
11. ADOPT RESOLUTION 2019-069 AUTHORIZING CITY STAFF TO SUBMIT A PUBLIC BENEFIT GRANT PROGRAM APPLICATION TO SECURE FUNDING FOR THE PURCHASE OF ALTERNATIVE FUEL VEHICLES. – *Approved*

AYES: Betancourt, Beck, Soleno, Piñon  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

### ADMINISTRATIVE BUSINESS

12. ADOPT RESOLUTION 2019-066 AUTHORIZING THE CITY MANAGER TO APPROVE, SIGN AND SUBMIT A GRANT APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS FOR THE CAMACHO PARK REHABILITATION PROJECT.

Sarah Reid, Community Services Director requested that Council approve and authorize the City Manager to approve, sign and submit a grant application for funding the much needed improvements at Camacho Park. She explained that the Statewide Park Program facilitated competitive grants to help create new parks and new recreation opportunities for critically underserved communities across California. With the passage of Proposition 68, \$650 million dollars had been designated for new parks and to revitalize existing parks. Ms. Reid provided a review of staff's recommendations on improvements listed in staff report. Council Member Betancourt asked if a scoreboard was considered. Ms. Reid said that the scoreboard was one of the items of improvement and had erroneously left off of the list on the report.

Council Member Betancourt moved, Council Member Beck seconded to accept, approve and ADOPT RESOLUTION 2019-066 AUTHORIZING THE CITY MANAGER TO APPROVE, SIGN AND SUBMIT A GRANT APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS FOR THE CAMACHO PARK REHABILITATION PROJECT.

AYES: Betancourt, Beck, Soleno, Piñon  
NOES: None.  
ABSTAIN: None.  
ABSENT: Fast.

# REEDLEY CITY COUNCIL MEETING – July 23, 2019

## WORKSHOP

13. CONDUCT WORKSHOP TO RECEIVE COMMUNITY INPUT AND RECOMMENDATIONS FOR USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), AND EMERGENCY SHELTER GRANT (ESG) PROGRAM FUNDS AS PART OF THE COUNTY OF FRESNO'S PREPARATION FOR SUBMITTAL OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE 2020-24 CONSOLIDATED PLAN.

John Robertson, City Engineer introduced Fresno County staff with the Community Development Block Grant Program that was administered by the County, working directly with the City through an agreement. The city did receive an annual allocation, as opposed to competing for projects but had to be contained within the area that was identified in the staff report to qualify and meet the requirements of the CDBG program. The workshop was the opportunity to receive comments and input that would help the county put together a Consolidated Overall Plan program that was required.

Mr. Robertson introduced Kristi Johnson, and other county staff who presented the Consolidated Overall Plan and Housing programs available at the County and available to the City of Reedley.

## RECEIVE INFORMATION & REPORTS

*These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours.*

14. MINUTES OF THE REGULAR MEETING OF MARCH 23, 2019 OF THE COMMUNITY SERVICES COMMISSION. - Community Development

## COUNCIL REPORTS

15. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

### Council Member Soleno

- Stated that he had seen many children at the splash park.

### Council Member Beck

- Attended the monthly COG meeting and provided a brief report.
- Reported on high number of illegal fireworks on the 4<sup>th</sup> and would like to revisit the firework ordinance to possibly increasing the amount of the fine. Council Member Beck motioned, Council Member Soleno seconded to bring back this item to Council at a later date for consideration.

### Mayor Piñon

- Attended the retirement party for Denise Phariss.

### Council Member Betancourt

- Council Member Betancourt moved, Mayor Piñon seconded to bring back a workshop to discuss how the Council would like to proceed on the topic of flavored tobacco and see what other cities are doing.

## STAFF REPORTS

16. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS.

### City Manager, Nicole Zieba

- Stated that it had been a very busy week, however she did not have anything to report.

## ADJOURNMENT

Mayor Piñon adjourned the regular meeting at 8:00 p.m.

\_\_\_\_\_  
Frank Piñon, Mayor

ATTEST:

\_\_\_\_\_  
Sylvia B. Plata, City Clerk

# REEDLEY CITY COUNCIL MEETING – August 13, 2019

A complete audio record of the minutes is available at [www.reedley.ca.gov](http://www.reedley.ca.gov)

# 4

The regular meeting of the Reedley City Council meeting was called to order by Mayor Frank Piñon at 7:00 p.m. on Tuesday, August 13, 2019 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

**INVOCATION** – Russ Robertson, Public Works Director

## PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Council Member Betancourt.

## ROLL CALL

Council Members

Present: Robert Beck, Anita Betancourt, Mary Fast, Ray Soleno, Frank Piñon.

Absent: None.

## AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

City Manager, Nicole Zieba asked that item #11 be removed from the agenda that evening. It was a public hearing on the subdivision map and final map for the Aspen and Reed development. She stated that the city’s land surveyor had advised that he was not yet ready to provide the final map. In addition, Self-Help discovered that notification mailings about the community meeting held the previous evening had not been mailed out to the full community as they thought they had and so Self Help wanted to hold a community meeting prior to the item coming back to Council. Self-Help was going to reschedule the meeting for the following week so this item would be coming back to Council after their community meeting.

Council Member Beck moved, Council Member Betancourt seconded to accept and approve agenda.

Motion unanimously **carried**.

## PUBLIC COMMENT

None.

## CONSENT AGENDA (Item 1-9)

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Council Member Ray Soleno asked to remove agenda item #3 and Council Member Mary Fast asked to remove agenda item #2 and #9 for discussion.

Council Member Betancourt moved, Council Member Beck seconded to accept, approve and adopt all items listed under the **CONSENT AGENDA** as follow:

1. MINUTES OF THE SPECIAL MEETING OF JUNE 4, 2019. – *Approved*
2. APPROVE MAYOR’S NOMINATION TO FILL ONE COMMISSION VACANCY ON THE AIRPORT COMMISSION – *Removed for discussion*
3. APPROVAL OF EXPENSE REIMBURSEMENT FOR COUNCIL MEMBER FAST. – *Removed for discussion*
4. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN A SECOND AMENDMENT TO AIRPORT GROUND LEASE AGREEMENT WITH TOM REGIER– *Approved*

**REEDLEY CITY COUNCIL MEETING – August 13, 2019**

5. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN PROVIDERS (CITY OF REEDLEY) AND COUNTY OF FRESNO REGARDING PROVISION OF MEDICAL PROPHYLAXIS IN A CLOSED POINT OF DISPENSING (CPOD) – *Approved*
6. APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A SUPPLEMENTARY SERVICES AGREEMENT WITH DAVID WELLHOUSE & ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$1,200 FOR PREPARATION AND FILING OF CLAIMS FOR STATE MANDATED COST (SB90) REIMBURSEMENT- *Approved*
7. APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE FRESNO COUNTY TRANSPORTATION AUTHORITY TO ESTABLISH PROGRAM ELIGIBILITY AND FUNDING REQUIREMENTS FOR \$200,000 OF TRANSIT ORIENTED DEVELOPMENT MEASURE C EXTENSION FUNDS TO PARTIALLY OFFSET DEVELOPMENT IMPACT FEES ASSOCIATED WITH THE CONSTRUCTION OF PHASE II OF THE REEDLEY FAMILY APARTMENT PROJECT. – *Approved*
8. ADOPT RESOLUTION 2019-071 AMENDING THE 2019-20 FISCAL YEAR BUDGET TO APPROPRIATE \$14,300 IN AVAILABLE RDA BOND PROCEEDS FOR CITIZENS PARK IMPROVEMENTS. – *Approved*
9. ADOPT RESOLUTION 2019-073 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR PROFESSIONAL CONSULTANT SERVICES WITH MARK THOMAS TO PERFORM A ROADWAY SAFETY SIGNING AUDIT AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND PREPARATION OF CONSTRUCTION DOCUMENTS. – *Removed for discussion*

*Remaining consent items approved with the motion unanimously carried.*

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2. APPROVE MAYOR’S NOMINATION TO FILL ONE COMMISSION VACANCY ON THE AIRPORT COMMISSION.

City Manager explained that the Airport Commission was the only Commission that did not have a residency requirement in response to Council’s question.

Council Member Betancourt moved, Council Member Fast seconded to accept, and APPROVE MAYOR’S NOMINATION TO FILL ONE COMMISSION VACANCY ON THE AIRPORT COMMISSION.

Motion unanimously **carried**.

3. APPROVAL OF EXPENSE REIMBURSEMENT FOR COUNCIL MEMBER FAST.

Council Member Soleno asked about the time limits on expense reimbursements. City Manager responded that the limitation was due to the new policy on Council expenses for mileage and travel reimbursements which was recently approved during the recent budget season. The policy had been amended so that expenses not go longer than 30-60 days and that in this case the Council Member submitting the reimbursement request was simply trying not to overwhelm staff with smaller expense reimbursements request.

Council Member Betancourt moved, Council Member Beck seconded to accept and APPROVAL OF EXPENSE REIMBURSEMENT FOR COUNCIL MEMBER FAST,

AYES: Betancourt, Beck, Soleno, Piñon.  
NOES: None.  
ABSTAIN: Fast.  
ABSENT: None.

## REEDLEY CITY COUNCIL MEETING – August 13, 2019

9. ADOPT RESOLUTION 2019-073 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR PROFESSIONAL CONSULTANT SERVICES WITH MARK THOMAS TO PERFORM A ROADWAY SAFETY SIGNING AUDIT AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND PREPARATION OF CONSTRUCTION DOCUMENTS.

City Engineer, John Robertson respond to Council's question on the funding stating that the additional funding would be coming from Measure C, flexible funding and explained the process of the funding.

Council Member Soleno moved, Mayor Piñon seconded to accept, accept and ADOPT RESOLUTION 2019-073 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR PROFESSIONAL CONSULTANT SERVICES WITH MARK THOMAS TO PERFORM A ROADWAY SAFETY SIGNING AUDIT AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND PREPARATION OF CONSTRUCTION DOCUMENTS.

Motion unanimously **carried**.

### WORKSHOP

*A complete audio of the presentation is available on the city website: [www.reedley.ca.gov](http://www.reedley.ca.gov)*

10. PRESENTATION AND DISCUSSION OF GENERAL FUND FORECAST, FISCAL YEARS 2020-2025.

City Manager, Nicole Zieba and Assistant City Manager, Paul Melikian provided an overview along with a discussion on the General Fund Forecast for fiscal years of 2020-2025. In an effort to determine what to do with the budget, staff felt that a critical component was to provide Council a forecast looking at the next five years. There were many assumptions that were made, however there were numbers that came back that were very concerning and they wanted to share that information with Council, community and staff. The presentation would walk Council through the next five years of the General Fund and discuss the different assumptions that were made and then look at how potentially a ballot measure might fill in, and if not at a later date would need to discuss what cuts were needed within the next few years.

City Manager stated that there were many decision points to be made as they looked at the forecasted future and a decision point number one would be if the city should look at a future ballot measure. Decision point number two would be the amount of the ballot measure amount and if the amount should be for one half cent or a three quarter cent. Lastly decision point number three would be if the measure should go with a March or November ballot. Ms. Zieba explained the difference and importance of deciding whether to place the measure on the March or November ballot. This was an informational workshop and no action was needed from Council.

### ADMINISTRATIVE BUSINESS

11. ADOPT RESOLUTION NO. 2019-059 APPROVING THE SUBDIVISION MAP IMPROVEMENT AGREEMENT AND FINAL MAP FOR PHASE ONE OF VESTING TENTATIVE SUBDIVISION MAP 6196. – *Removed from agenda for future date – see approval of agenda.*
12. APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A CONSULTANT AGREEMENT WITH DAVID TAUSSIG & ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$10,750 FOR TRANSACTIONS AND USE TAX MEASURE ADVISORY SERVICES AND ELECTION COORDINATION.

Assistant City Manager, Paul Melikian stated that this item was directly related to the workshop on the agenda and should the Council support staff working towards a possible ballot measure it was customary to hire a consultant that specialized in the process of ballot measures and would work hand in hand with the City Attorney. Mr. Melikian reviewed the proposed consultant contract and asked for Council consideration for the approval and execution of consultant agreement with David Taussig & Associates.

Council Member Soleno moved, Council Member Beck seconded to accept and APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A CONSULTANT AGREEMENT WITH DAVID TAUSSIG & ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$10,750 FOR TRANSACTIONS AND USE TAX MEASURE ADVISORY SERVICES AND ELECTION COORDINATION.

Motion unanimously **carried**.



## REEDLEY CITY COUNCIL MEETING – August 13, 2019

### RECEIVE INFORMATION & REPORTS

*These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours.*

13. MINUTES OF THE REGULAR MEETING OF MAY 16, 2019 OF THE REEDLEY AIRPORT COMMISSION.

### COUNCIL REPORTS

14. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

#### Council Member Beck

- Attended Fresno COG meeting and provided a brief report.
- Reported on Fresno County Rural Transit Authority new electric buses & the feasibility study on a light rail system.
- Attended the Airport Land Use Commission meeting and provide a brief report.

#### Council Member Fast

- Attended the Self Help project meeting for additional information.
- Attended the League of California meeting in Tulare and shared information on the meeting.
- Attended Upper Kings Water Management Authority meeting and provided information.
- Attended the Pool movie night.
- Suggested that staff take a look at the possible alley repair behind Elizabeth St, between Frankwood & Cyier due to numerous pot holes.
- Comments were made regarding the Sale Tax Report.

### STAFF REPORTS

15. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS:

#### City Manager, Nicole Zieba

- Reported on the Business Expo scheduled for September 12, 2019. Hosted by the Reedley Chamber of Commerce, Fresno Workforce Development, City of Reedley and various other agencies to take place at the Reedley Community Center.
- She and Council Member Betancourt would be meeting with Sierra Kings Health Care District who formerly ran the Sierra Kings Hospital then leased the facility to Adventist Health. They were finally moving forward to hiring and recruit an Executive Director and wanted to discuss community needs.

#### John Robertson, City Engineer

- Provided Council with an update on various development projects.

#### Police Chief Garza

- Police Department and Community Services staff worked jointly to make the “Cops, Jocks & Kids” event a success. Chief Garza reported on the event and thanked everyone involved.
- Reported on the crosswalk detail taking place on the first day of school to bring attention to the community that school was back in session and they needed to slow down and pay attention.
- Would be swearing-in a new police officer the following day and invited Council to the ceremony.
- Reported that another CHP officer had lost his life in the line of duty and another one was in critical condition. Asked for prayers for them and their families.

#### Paul Melikian, Assistant City Manager

- Extended invitation by the Fresno Grizzlies to the City of Reedley Night on Saturday, August 31, 2019.

**REEDLEY CITY COUNCIL MEETING – August 13, 2019**

**ADJOURNMENT**

Mayor Piñon adjourned the regular meeting at 8:41 p.m.

\_\_\_\_\_  
Frank Piñon, Mayor

ATTEST:

\_\_\_\_\_  
Sylvia B. Plata, City Clerk



## REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 5

**DATE:** September 10, 2019

**TITLE:** RECOMMEND REJECTION OF CLAIM – Huebert, Melody

**SUBMITTED:** Tiffany Couto, Accountant *TC*

**REVIEWED:** Paul A. Melikian, Assistant City Manager *PM*

**APPROVED:** Nicole R. Zieba, City Manager *NZ*

### RECOMMENDATION

That the City Council deny a claim received on July 31, 2019 from Melody Huebert. The claim has been forwarded to AIMS for further investigation.

### BACKGROUND

According to the Claim Form filed by Melody Huebert, on July 26, 2019, in front of 308 W. Sasaki Ave, a branch from a City tree cracked and fell on her parked vehicle. The claimant alleged that the branch left scratches and dents to the passenger side of the vehicle. The claimant was seeking \$1,565.19 in damages from the City for vehicle repairs with an estimate from Rod's Body and Paint.

According to discussion with City staff, the City was unaware and did not receive prior notice and/or work orders with regard to any potentially dangerous and/or hazardous conditions associated with the subject tree prior to the incident of July 26, 2019. Furthermore, the claimant did not present information to establish that the City knew about and/or created the dangerous condition. The claimant did not provide information that the City negligently maintained the tree, whether by improper pruning, topping, failure to water (which is the property owner's responsibility) or any other action which would have weakened the tree. Additionally, the claimant did not provide any information to establish that the city had any actual or constructive notice. The claimant would be required by law to do so before a public entity could be held financially responsible for any damages.

AIMS found no evidence of negligence and/or liability on the part of the City, therefore Staff is recommending rejection of the subject claim.

Per Government Code Section 912.4, the City Council must act upon a claim within 45 days after receipt. If there is no official action by Council, the claim is deemed to be rejected on the last day. Denial by minute order action provides a clearly defined rejection date and allows AIMS to tender the claim to the contractor sooner so that the matter is resolved in a timely manner.

### ATTACHMENTS

1. Claim

RECEIVED

JUL 31 2019

CLAIM FORM

ENTERED

JUL 31 2019

CITY OF REEDLEY  
ACCOUNTS PAYABLE

(Please Type Or Print)

CLAIM AGAINST City of Reedley  
(Name of Entity)

Claimant's name: Melody Huebert

SS#: \_\_\_\_\_ DOB: \_\_\_\_\_ Gender: Male \_\_\_\_\_ Female \_\_\_\_\_

Claimant's address: 308 W Sasaki Ave Reedley, CA 93654

Address where notices about claim are to be sent, if different from above: \_\_\_\_\_

Date of incident/accident: July 26, 2019

Date injuries, damages, or losses were discovered: July 26, 2019

Location of incident/accident: curbside @ "address above"

What did entity or employee do to cause this loss, damage, or injury? The city tree cracked and a large branch landed on my vehicle causing scratches and dents  
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What are the names of the entity's employees who caused this injury, damage, or loss (if known)? City of Reedley tree

What specific injuries, damages, or losses did claimant receive? scratches and dents on the passenger side of my vehicle  
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What amount of money is claimant seeking or, if the amount is in excess of \$10,000, which is the appropriate court of jurisdiction. Note: If Superior and Municipal Courts are consolidated, you must represent whether it is a "limited civil case" [see Government Code 910(f)]  
\$1565.19

How was this amount calculated (please itemize)? Parts 282.97 Body labor 720.00 Paint labor 330.00 Paint supplies 189.20 Misc. 3.00  
(Use back of this form or separate sheet if necessary to answer this question in detail.)

see attached documents

Date Signed: 7/31/19 Signature: [Signature]

If signed by representative:  
Representative's Name \_\_\_\_\_ Address \_\_\_\_\_  
Telephone # \_\_\_\_\_  
Relationship to Claimant \_\_\_\_\_

# ROD'S BODY & PAINT

Workfile ID: 95ca0bd8

1348 G. ST., REEDLEY, CA 93654

Phone: (559) 638-2548

FAX: (559) 638-7828

## Estimate of Record

**Customer: HUEBERT, MELODY**

**Job Number:**

Written By: Rod Harms, 7/31/2019 10:00:43 AM

Insured: HUEBERT, MELODY

Policy #:

Claim #:

Type of Loss:

Date of Loss:

Days to Repair: 0

Point of Impact:

**Owner:**

HUEBERT, MELODY  
308 W SASAKI AVE  
REEDLEY, CA 93654  
(559) 318-7484 Business

**Inspection Location:**

ROD'S BODY & PAINT  
1348 G. ST.  
REEDLEY, CA 93654  
Repair Facility  
(559) 638-2548 Business

**Insurance Company:**

## VEHICLE

2012 CHEV Equinox LT1 FWD 4D UTV 6-3.0L Flex Fuel Direct Injection

VIN: 2GNFLDE52C6389739

Interior Color:

Mileage In: 95,471

Vehicle Out:

License: 7KTF355

Exterior Color:

Mileage Out:

State: CA

Production Date: 6/2012

Condition:

Job #:

**TRANSMISSION**

Automatic Transmission  
Overdrive

**POWER**

Power Steering  
Power Brakes  
Power Windows  
Power Locks  
Power Mirrors  
Heated Mirrors

**DECOR**

Dual Mirrors  
Privacy Glass  
Console/Storage

**CONVENIENCE**

Air Conditioning  
Intermittent Wipers  
Tilt Wheel  
Cruise Control  
Rear Defogger  
Keyless Entry  
Alarm  
Message Center  
Steering Wheel Touch Controls  
Rear Window Wiper  
Telescopic Wheel

Backup Camera

**RADIO**

AM Radio  
FM Radio  
Stereo  
Search/Seek  
CD Player  
Auxiliary Audio Connection  
Satellite Radio

**SAFETY**

Drivers Side Air Bag  
Passenger Air Bag  
Anti-Lock Brakes (4)  
4 Wheel Disc Brakes  
Traction Control  
Stability Control

Front Side Impact Air Bags  
Head/Curtain Air Bags  
Communications System  
Hands Free Device

**ROOF**

Luggage/Roof Rack

**SEATS**

Cloth Seats  
Bucket Seats  
Reclining/Lounge Seats

**WHEELS**

Aluminum/Alloy Wheels

**PAINT**

Clear Coat Paint

**Estimate of Record**

**Customer: HUEBERT, MELODY**

**Job Number:**

2012 CHEV Equinox LT1 FWD 4D UTV 6-3.0L Flex Fuel Direct Injection

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		<b>REAR BUMPER</b>					
2	R&I	R&I bumper cover				1.2	
3		<b>REAR DOOR</b>					
4	Repl	RT Reveal molding 2nd design	23193179	1	169.82	0.4	
5	R&I	RT Fixed glass GM w/o deep tint				0.5	
6		<b>QUARTER PANEL</b>					
7	* Rpr	RT Quarter panel				2.0	2.4
8		Add for Clear Coat					1.0
9	R&I	RT Wheelhouse liner				0.3	
10	R&I	RT Quarter glass GM w/o deep tint				1.5	
11		<b>ROOF</b>					
12	* Repl	RT Rail cover black	20831892	1	83.15	0.5	
13		<b>REAR LAMPS</b>					
14	R&I	RT Tail lamp assy				0.3	
15	# Rpr	POLISH LAMP				0.2	
16	# Rpr	POLISH SPOILER				0.3	
17	# Blind	RT ROOF RAIL					1.0
18	# Repl	GLASS KIT		1	25.00		
19	# Rpr	POLISH RT REAR DOOR				1.0	
20	#	Cover Car For Overspray		1	5.00	0.3	
21	#	Cut & Polish		1		0.3	
22	#	Corrosion Protection		1		0.3	
23	#	Color Match & Tint Color		1		0.5	
24	#	WASTE CHARGE		1	3.00 X		
<b>SUBTOTALS</b>					<b>285.97</b>	<b>9.6</b>	<b>4.4</b>

**ESTIMATE TOTALS**

Category	Basis	Rate	Cost \$
Parts			282.97
Body Labor	9.6 hrs @	\$ 75.00 /hr	720.00
Paint Labor	4.4 hrs @	\$ 75.00 /hr	330.00
Paint Supplies	4.4 hrs @	\$ 43.00 /hr	189.20
Miscellaneous			3.00
Subtotal			1,525.17
Sales Tax	\$ 472.17 @	8.4750 %	40.02
<b>Grand Total</b>			<b>1,565.19</b>
Deductible			0.00
<b>CUSTOMER PAY</b>			<b>0.00</b>
<b>INSURANCE PAY</b>			<b>1,565.19</b>

MyPriceLink Estimate ID / Quote ID:



## REEDLEY CITY COUNCIL

- Consent Calendar
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 6

DATE: September 24, 2019

TITLE: ADOPT RESOLUTION NO. 2019-078 AUTHORIZING A FUNDING AGREEMENT WITH THE STATE WATER RESOURCES CONTROL BOARD FOR THE GEORGE COX – CITY OF REEDLEY WATER CONSOLIDATION PROJECT, AND AUTHORIZING AND DESIGNATING THE PUBLIC WORKS DIRECTOR TO ACT AS THE PROJECT DIRECTOR.

SUBMITTED: Russ Robertson, Public Works Director 

APPROVED: Nicole R. Zieba, City Manager 

### RECOMMENDATION

That the City Council adopts Resolution 2019-078 pertaining to the for-mentioned funding agreement and Project Director designation for the George Cox water consolidation project.

### EXECUTIVE SUMMARY

George Cox is the owner of 20 homes located on Zumwalt Avenue, between Duff Avenue and Dinuba Avenue. The homes are located in an unincorporated area of Fresno County and sit adjacent to the City limits. Mr. Cox has two water wells that supply potable water to the renters of 19 homes as well as Mr. Cox's primary residence. Current residents of the 19 homes fall under the Severely Disadvantaged category. Mr. Cox has a permit from the State Water Board to operate his water system. Due to DBCP contamination in both of his wells, the State Water Board has placed Mr. Cox on notice that he will no longer be able to use his wells at the end of 2019.

State officials and Mr. Cox met with the City at the end of 2016 to discuss the connection of City water service to the George Cox water system in order to supply the 20 residential homes with clean potable water. State officials strongly encouraged the City water connection project, which would include the complete abandonment of the George Cox water system and subsequent connection into the City's water system.

### PREVIOUS COUNCIL ACTION

On December 12, 2017, the City Council approved a water service agreement with George Cox to provide water to the 20 residential homes. The agreement ensures proper connections will be made to the City water main and current rate payers will not be liable for any cost of the service extension project. The agreement also states that the City will not be responsible for the maintenance of any water piping or any part of the water service extension project that is located outside of the City limit line. The City will only be responsible for supplying clean potable water to the City limit line, which is approximately 40 feet

from an existing water main.

Also on December 12, 2017, Council adopted Resolutions 2017-101 and 2017-100 which authorized the City Manager to sign a financial assistance application with the State Water Board to fund the project and also stated the City's intention to incur project expenditures up to \$165,720 for full reimbursement of eligible expenditures.

### **FISCAL IMPACT**

Through the funding agreement, the State Water Board will cover the total cost of the project from a Proposition 1 grant. In the unlikely event that grant funds are not sufficient to cover all costs, the City's agreement with Mr. Cox states that he would then be responsible for any and all non-funded associated costs of the service extension project.

### **ATTACHMENTS**

Resolution No. 2019-078



**RESOLUTION NO. 2019- 078**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY AUTHORIZING ENTERING INTO A FUNDING AGREEMENT WITH THE STATE WATER RESOURCES CONTROL BOARD AND AUTHORIZING AND DESIGNATING THE PUBLIC WORKS DIRECTOR TO ACT AS THE PROJECT DIRECTOR FOR THE GEORGE COX – CITY OF REEDLEY CONSOLIDATION PROJECT**

Whereas, the City of Reedley has submitted an application to the State Water Resources Control Board for funding for the George Cox – City of Reedley Water Consolidation Project for the purpose of providing potable water to 20 residential homes and the abandonment of the George Cox water system (Project); and

Whereas, prior to the State Water Resources Control Board's executing a funding agreement, the City of Reedley is required to adopt a resolution authorizing an agent, or representative, to sign the funding agreement, amendments, and requests for reimbursement on behalf of, and to carry out other necessary Project-related activities;

Now, therefore, be it resolved and ordered, that the City of Reedley is hereby authorized to carry out the Project, enter into a funding agreement with the State Water Resources Control Board, and accept and expend State funds for the Project; and

Be it further resolved and ordered, that the Public Works Director, or designee, is hereby authorized and designated to sign, for and on behalf of the City of Reedley, the funding agreement for the Project and any amendments thereto; and

Be it further resolved and ordered, that the Public Works Director, or designee, is hereby authorized and designated to represent the City of Reedley in carrying out the City of Reedley's responsibilities under the funding agreement, including approving and signing invoices and requests for reimbursement of Project costs.

Be it further resolved and ordered, that any and all actions, whether previously or subsequently taken by the City of Reedley, which are consistent with the intent and purposes of the foregoing resolution, shall be, and hereby are, in all respects, ratified, approved and confirmed.

**CERTIFICATION**

I hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted by the City of Reedley City Council at a regularly scheduled meeting held on September 24, 2019.

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Frank Piñon, Mayor

\_\_\_\_\_  
Sylvia B. Plata, City Clerk



# REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 7

**DATE:** September 24, 2019

**TITLE:** ADOPT RESOLUTION 2019-079 DECLARING LISTED VEHICLES AND EQUIPMENT AS SURPLUS

**PREPARED:** Marc A. Ediger, Police Lieutenant 

**SUBMITTED:** Jose L. Garza, Chief of Police

**APPROVED:** Nicole R. Zieba, City Manager 

### RECOMMENDATION

It is recommended that the City Council adopt Resolution 2019-079 declaring the vehicles and equipment listed below as surplus. City policy requires the Council to adopt a resolution identifying all equipment and vehicles valued at over \$1,000 before it can be disposed of.

### EXECUTIVE SUMMARY

Staff is requesting that the following list of vehicles and equipment be declared as surplus:

2003 Ford Crown Victoria Police Interceptor Unit # 297 (VIN No. 2FAHP71W13X153427)

This marked patrol unit has reached the end of its functional life. It is 16 years old and has become cost prohibitive to maintain.

2008 Ford Crown Victoria Police Interceptor Unit #575 (VIN No. 2FAHP71V88X126191)

This marked patrol unit was damaged beyond repair in a vehicle collision in which the party at fault was arrested for DUI. The City's property coverage through the CSJVRMA provided a replacement vehicle.

2008 BMW 1200 Police Motorcycle (VIN No. WB10388059ZT13920)

This police motorcycle has been unused for approximately two years. The Police Department staffing levels have dropped below a level that would allow a motor a motorcycle officer on patrol. The yearly maintenance and upkeep for this motorcycle is cost prohibitive to keep in storage. The Firebaugh Police Department has requested to purchase this motorcycle for \$4,500.

### BACKGROUND

On October 23, 2012, the City Council adopted resolution 2012-083 establishing a policy for the disposition of surplus City property, junk material, and scrap metal.

**FISCAL IMPACT**

Revenue generated from the sale of the subject surplus property will be deposited into the General Fund, consistent with the original source of funds to acquire the assets.

**ATTACHMENTS**

Resolution 2019-079

**RESOLUTION NO. 2019-079**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
DECLARING THE FOLLOWING EQUIPMENT AND VEHICLES AS SURPLUS**

BE IT RESOLVED by the City Council of the City of Reedley as follows:

1. That the following City of Reedley vehicles and equipment are hereby declared as surplus:

- 2003 Ford Crown Victoria Police Interceptor Unit # 297  
VIN No. 2FAHP71W13X153427
- 2008 Ford Crown Victoria Police Interceptor Unit #575  
VIN No. 2FAHP71V88X126191
- 2008 BMW 1200 Police Motorcycle  
VIN No. WB10388059ZT13920

2. That the Purchasing Manager, or designee, is hereby authorized to proceed with public surplus of these items to the best advantage for the City of Reedley.

The foregoing resolution is hereby approved on September 24, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

\_\_\_\_\_  
Frank Piñon, Mayor

ATTEST:

\_\_\_\_\_  
Sylvia B. Plata, City Clerk



# REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 8

**DATE:** September 24, 2019

**TITLE:** ADOPT RESOLUTION NO. 2019-080 AUTHORIZING THE EXECUTION OF AMENDMENT No. 1 TO CITY-COUNTY AGREEMENT 18-500 FOR CDBG PROJECT NO. 18571.

**PREPARED BY:** Linda Thao *LT*  
Senior Engineering Assistant

**SUBMITTED:** John S. Robertson, P.E. *JSR*  
City Engineer

**APPROVED:** Nicole Zieba *NZ*  
City Manager

## RECOMMENDATION

Staff recommends that the City Council take the following action:

Adopt Resolution No. 2019-080 authorizing the execution of three (3) original sets of the Amendment No. 1 to City-County Agreement 18-500 for CDBG Project No. 18571.

## BACKGROUND

On August 21, 2018 the City and County entered into Agreement 18-500 for Reedley Street Improvements Project (Phase IX) Project No. 18571 (Project) for the widening of Myrtle Avenue from Cedar and Buttonwillow Avenue, whereby \$149,385 in CDBG allocated funds were made available to fund this project.

On May 28, 2019, the Engineering Department took a consent item to City Council to reject all bids received for the Project bid opening held on April 18, 2019 and to modify the scope of work from Myrtle Avenue widening to Buttonwillow Avenue widening from Myrtle to North Avenue.

Due to change in the scope of work, the project total has increased to \$762,519, whereby \$411,715 is to be provided by the County from a combination of the City's remaining balance of CDBG funds, and the City's 2018-2019 and 2019-2020 CDBG allocation. The local funds will come from a variety of sources including Measure C, Vehicle Impact Fees, Development Impact Fee and Water Enterprise Funds.

Amendment No. 1 to Agreement 18-500 will revise the CDBG funds from \$149,385 to \$411,715. The proposed funding summary in the City-County Agreement for CDBG Project No. 18571 has been

amended as follows:

CDBG	\$411,715
Local Financial Contribution	<u>\$350,804</u>
Total Construction Cost	\$762,519

**FISCAL IMPACT**

Approval of Amendment 1 to Agreement 18-500 will appropriate an additional \$262,330 for a total of \$411,715 to fund design and construction expenses for the Project. Due to the increased Project cost, the City's local fund contribution will be approximately \$350,804.

**COMMITTEE/COMMISSION REVIEW/ACTIONS:** N/A

**PRIOR COUNCIL ACTIONS**

On June 26, 2018, the City Council approved Resolution No. 2018-069 authorizing the execution of the City-County Agreement for CDBG Project No. 18571 for the road widening on Myrtle Avenue from Cedar to Buttonwillow Avenue.

On May 28, 2019, the Engineering Department took a consent item to City Council to reject all bids received for the Project bid opening held on April 18, 2019 and to modify the scope of work from Myrtle Avenue widening to Buttonwillow Avenue widening from Myrtle to North Avenue.

**ATTACHMENTS**

1. Resolution No. 2019-080
2. Amendment 1 to Agreement 18-500

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

## RESOLUTION NO. 2019-080

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY AUTHORIZING THE EXECUTION OF AMENDMENT No. 1 TO CITY-COUNTY AGREEMENT 18-500 FOR CDBG PROJECT No. 18571, REEDLEY CITY STREET IMPROVEMENTS (PHASE IX), WIDENING MYRTLE AVENUE FROM CEDAR TO BUTTONWILLOW AVENUE

**WHEREAS**, the County of Fresno has been designated as the sponsoring agency to administer and implement the program for the Community Development Block Grant (CDBG) activities of the County, and its participating cities, including the City of Reedley; and

**WHEREAS**, the City of Reedley wishes to enter into an Agreement 1 to Agreement 08-500 with the County of Fresno allocating a combination of the City's funds from the City's remaining balance of CDBG funds and the funds for the City's 2018-2019 and 2019-2020 CDBG allocation to the Reedley City Street Improvements (Phase IX), CDBG Project No. 18571; and

**WHEREAS**, the County of Fresno has determined that \$411,715 is to be provided by the County to the City of Reedley for said project and the City of Reedley has requested that these funds be allocated to fund the CDBG Project No. 18571;

**NOW, THEREFORE BE IT RESOLVED** that the City of Reedley, City Council, using their independent judgment approve Resolution No. 2019-080 based on the following:

1. The above recitals are true and correct; and
2. The City Council finds the Amendment 1 to Agreement 18-500 for CDBG Project No. 18571 is consistent with the CDBG program; and
3. The City of Reedley City Manager is hereby authorized to execute three (3) original sets of the Amendment No. 1 to the City-County Agreement 18-500 for the Reedley City Street Improvements (Phase IX), CDBG Project No. 18571.
4. This resolution is effective immediately upon adoption.

This forgoing resolution is hereby approved and adopted at a regular meeting of the City Council of the City of Reedley held on the 24th day of September 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Frank Piñon, Mayor

ATTEST:

\_\_\_\_\_  
Sylvia B. Plata, City Clerk



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AMENDMENT I TO AGREEMENT

THIS AMENDMENT I TO AGREEMENT, ("Amendment I"), is made this \_\_\_\_ day of \_\_\_\_\_, 2019 ("Effective Date"), by and between the COUNTY OF FRESNO, a political subdivision of the State of California, ("County"), and the CITY OF REEDLEY, ("City").

WITNESSETH

WHEREAS, the County has been designated as the sponsoring agency to administer and implement the Community Development Block Grant (CDBG) Program activities of the County, and its participating cities, in accordance with the provisions of Title I of the Housing and Community Development Act of 1974, as amended, and the laws of the State of California; and

WHEREAS, on August 21, 2018, the County and the City entered into Agreement 18-500, ("Agreement"), whereby \$149,385 in CDBG funds were made available to the City for the Reedley City Street Improvement, Phase IX, Project No. 18571 ("Project"); and

WHEREAS, the City informed the County that the total estimated cost of the Project has increased from \$149,385 to \$762,519 due to increased construction costs associated with a change to the scope of the Project; and

WHEREAS, the City is in need of \$262,330 in CDBG funding to complete the Project; and

WHEREAS, the City now has an additional \$262,330 from its allocation of CDBG funds that may be made available to the Project to accommodate the increased construction costs under the Agreement; and

WHEREAS, the City has requested these additional CDBG funds in the amount of \$262,330 be made available to the Project for the purposes of this Agreement.

NOW THEREFORE, in consideration of their mutual promises as hereinafter set forth, the City and the County agree to amend the Agreement as follows:

1. Page 1, Lines 14-17, is amended to read:

"WHEREAS, the City has estimated that total cost of the Project is \$762,519, and the City has committed local funds to the Project in the amount of \$350,804, and is in need of \$411,715 in CDBG funding to complete the Project; and

WHEREAS, the County can provide \$411,715 in CDBG funds needed for the Project from

1 the City's 2018-2019 CDBG allocation (\$149,385), from the City's 2019-2020 CDBG allocation  
2 (\$246,452), and from the City's remaining balance of CDBG funds (\$15,878); and"

3 2. The proposed Project budget on Page 2, Lines 17 through 19, is amended to read:

4	"Construction	\$605,174
5	Design & Construction Engineering	96,828
6	Contingency, Permits & Misc.	<u>60,517</u>
	Total	\$762,519"

7 3. The proposed funding summary for the Project on Page 2, Lines 25 and 26, is  
8 amended to read:

9	"CDBG	\$411,715
10	Local Financial Contribution	<u>350,804</u>
	Total	\$762,519"

11 4. That the amount set forth on Page 2, Line 22, Page 3, Line 14, and Page 4, Line  
12 18, is amended in each such place to read "\$411,715".

13 5. That the Environmental Assessment number set forth on Page 6, Line 20, is  
14 amended to read "7653".

15 County and City agree that this Amendment I is sufficient to amend the Agreement,  
16 and that upon execution of this Amendment I, the Agreement and this Amendment I together shall  
17 be considered the Agreement.

18 The Agreement, as hereby amended, is ratified and continued. All remaining provisions,  
19 terms, covenants, conditions, and promises contained in the Agreement shall remain in full force  
20 and effect.

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IN WITNESS WHEREOF, the parties have executed this Amendment I as of the day and year first hereinabove written.

CITY OF REEDLEY

COUNTY OF FRESNO

By: \_\_\_\_\_  
City Manager

\_\_\_\_\_  
Nathan Magsig, Chairman of the  
Board of Supervisors of the  
County of Fresno

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

ATTEST:  
Bernice E. Seidel  
Clerk of the Board of Supervisors  
County of Fresno, State of California

\_\_\_\_\_  
City Clerk, City of Reedley

By: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

REMIT TO:

FUND NO: 0001  
SUBCLASS NO: 10000  
ORG NO: 7205  
ACCOUNTNO: 7885  
PROJECT NO: N18571  
ACTIVITY CODE: 7219

City of Reedley  
Attn: Nicole Zieba, City Manager  
1717 9th Street  
Reedley, CA 93654  
Telephone: (559) 637-4200




## REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 9

DATE: September 24, 2019

TITLE: ADOPT RESOLUTION 2019-070 TO APPROVE AND CONFIRM THE REPORT OF DELINQUENT PUBLIC NUISANCE ABATEMENT COSTS AND THEIR COLLECTION ON THE TAX ROLL PERTAINING TO 181 JUSTINE AVENUE

SUBMITTED: Jerry Isaak, Fire Chief 

APPROVED: Nicole R. Zieba, City Manager 

### RECOMMENDATION

Adopt Resolution No. 2019-070 approving and confirming the report of delinquent public nuisance abatement costs (the Report) and requesting a new direct levy be submitted to Fresno County in order to impose a special assessment (lien) on the delinquent parcel located at 181 Justine Avenue.

### EXECUTIVE SUMMARY

The City of Reedley has incurred costs in the amount of \$19,384.15 to abate Municipal Code nuisance violations at 181 Justine Avenue, Reedley, CA, APN 370-131-07. The City began attempts to abate the nuisance violations in early 2019. Approval of the attached resolution will authorize the filing of a notice of lien on the property in the Fresno County Recorder's Office which shall become a special assessment against the property added to the next regular tax bill levied.

### BACKGROUND

The property located at 181 Justine Avenue in the City of Reedley was subject to code enforcement action as Council approved Resolution 2019-001 on January 8, 2019 declaring a public nuisance and approving demolition of the burned-out structure. The legal owner of record, Lupe Rodriguez, is deceased however all correspondence is required to be sent to the property owner, and notices are posted on the property to inform any interested persons. The property owner has been 1) given notice of the violation, 2) an opportunity to correct, 3) have failed to do so, 4) issued a citation, and 5) failed to pay the fine and costs involved for abatement. A statement was sent to the property owner demanding payment as required by Reedley Municipal Code 5-12-13, and a notice was posted on the property to provide notice to any interested person. The deadline imposed for full repayment of costs was July 2, 2019. The property owner is responsible for all costs the City incurred to abate the public nuisance conditions on the property. No heir or interested person has come forward to claim the property, perform the abatement, or pay the abatement costs incurred by the City.

The City charges reasonable fees associated with actions performed abating public nuisances related to real property conditions. Property owners are notified both prior to and after fees are charged by mail and given an opportunity to appeal.

Per the City of Reedley Municipal Code 1-12-9(C), any fees and fines not paid are subject to a special assessment placed against the parcel in question. These special assessments may then be placed on the tax roll of the parcel.

The attached Report identifies and lists the delinquent amounts to be recovered at \$19,384.15.

### **FISCAL IMPACT**

The special assessment levy on public nuisance abatement costs allows the City to attempt to recover funds spent in the enforcement of the City of Reedley Municipal Code. The placement of these charges on the tax roll is found to be the most cost-effective method of collection of unpaid fees. These charges will be due and payable with the property taxes for the property, and if not paid, the property may be sold at a tax delinquency sale, and the City may recover some or all of the charges at that time.

### **ATTACHMENTS**

Resolution 2019-070  
Report  
Notice of Hearing  
Notice of Lien

**RESOLUTION NO. 2019-070**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
CONFIRMING THE AMOUNT OF PUBLIC NUISANCE ABATEMENT COSTS  
INCURRED FOR 181 JUSTINE AVENUE AS A SPECIAL ASSESSMENT, AND  
AUTHORIZING A NOTICE OF LIEN TO RECOVER THE ABATEMENT COSTS**

**WHEREAS**, on January 31, 2018 and again on June 19, 2018, the single family residence located at 181 Justine Avenue, Reedley ("Property") was severely damaged by fire; and

**WHEREAS**, following the fires, the residence was not repaired, removed, or replaced, and the owner of the Property, Lupe Rodriguez, died without beginning any repairs to the Property; and

**WHEREAS**, following numerous unsuccessful attempts to locate Mrs. Rodriguez's heirs or any other responsible party for the Property, and all other code enforcement efforts having proven unsuccessful to having the Property repaired, the City Council held a duly noticed public hearing on January 8, 2019, and adopted Resolution 2019-001 declaring that the Property constituted a public nuisance and ordering the nuisance to be abated in accordance with applicable provisions of the Reedley Municipal Code; and

**WHEREAS**, following the adoption of Resolution 2019-01, and after providing all required notices of the abatement order for the Property, no responsible party performed the necessary abatement; and

**WHEREAS**, on March 25, 2019, the City obtained an Abatement Warrant issued by the Superior Court of California, for the County of Fresno, in Case No. 19CECG00992, authorizing the City to perform the required abatement activities on the Property; and

**WHEREAS**, the City contracted with Yanez Construction to perform all the required abatement activities, and Yanez completed all abatement activities on about April 16, 2019; and

**WHEREAS**, the City has maintained an itemized account of the expenses of abatement incurred by the City for the abatement activities on the Property, and on May 2, 2019, the City mailed an invoice with the itemized billing statement in accordance with Reedley Municipal Code Section 5-12-13(B), and also posted a copy of the invoice and billing statement at the Property; and

**WHEREAS**, the City received no objection to the billing statement and received no payments of any portion of the abatement costs reflected in the billing statement within sixty (60) days of mailing and posting the billing statement; and

**WHEREAS**, the City having received no objection to the billing statement of abatement costs and no payment for the abatement costs, a Notice of Hearing on September 24, 2019 to confirm the abatement costs incurred at 181 Justine Avenue as a special assessment and authorizing a notice of lien to recover the abatement costs (“Hearing Notice”), was posted at the Property and published in the Reedley Exponent / Mid-Valley Times on or before September 12, 2019; and

**WHEREAS**, any responsible party(ies) has(ve) been provided notice by the City of this hearing by reasonable and lawful means and given reasonable opportunity to pay the abatement costs owed to the City.

**NOW THEREFORE**, the City Council, having reviewed the Hearing Notice, staff report and attachments for this matter, which are incorporated herein by reference, and after receiving, reviewing, and considering any comments, arguments, and materials presented at the duly noticed hearing, hereby resolves as follows:

1. The billing statement attached hereto as Exhibit A is approved and the abatement costs and associated publishing fees and legal fees reflected therein, along with such additional reasonable costs related to this abatement that may be incurred by the City hereinafter, are confirmed as a special assessment on the property located at 181 Justine Avenue.
2. This Resolution shall take effect upon its adoption, and the City Manager, City Attorney, City Clerk, and other appropriate City staff are hereby authorized to take such further action as necessary to prepare and record a notice of lien in accordance with Reedley Municipal Code sections 1-12-9 and/or 5-12-13, as applicable, and deliver a copy of the of the notice of lien to the County of Fresno auditor-controller/treasurer-tax collector or other appropriate county official for collection on the property tax roll.

This Resolution was duly passed, approved, and adopted by the City Council of the City of Reedley on September 24, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Frank Piñon, Mayor

ATTEST:

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Sylvia Plata, City Clerk

ATTACHMENT: Exhibit A, Cost Accounting / Billing Sheet

EXHIBIT A  
181 S. Justine Ave Demolition Cost Accounting / Billing Sheet

Date	Description	Vendor	Cost	Accounted to
11/05/18	Legal Services	Lozano Smith	37.00	080-4260-6502
11/08/18	Publish ViolationNotice	Mid Valley Publishing	210.00	080-4260-6502
12/27/19	Publish Hearing Notice	Mid Valley Publishing	210.00	080-4260-6502
01/17/19	Publish Abatement Notice	Mid Valley Publishing	135.00	080-4260-6502
01/18/19	Legal Services	Lozano Smith	111.00	080-4260-6502
01/18/19	Legal Services	Lozano Smith	55.50	080-4260-6502
01/24/19	Legal Services	Lozano Smith	314.50	080-4260-6502
01/25/19	Legal Services	Lozano Smith	906.50	080-4260-6502
01/28/19	Legal Services	Lozano Smith	55.50	080-4260-6502
01/28/19	Legal Services	Lozano Smith	18.50	080-4260-6502
01/28/19	Legal Services	Lozano Smith	55.50	080-4260-6502
01/31/19	Legal Services	Lozano Smith	166.50	080-4260-6502
02/12/19	Legal Services	Lozano Smith	37.00	080-4260-6502
02/19/19	Legal Services	Lozano Smith	92.50	080-4260-6502
02/28/19	Legal Services	Lozano Smith	148.00	080-4260-6502
03/01/19	Legal Services	Lozano Smith	129.50	080-4260-6502
3/5/2019	Legal Services	Lozano Smith	259.00	080-4260-6502
3/6/2019	Legal Services	Lozano Smith	111.00	080-4260-6502
3/8/2019	Legal Services	Lozano Smith	111.00	080-4260-6502
03/08/19	Legal Services	Lozano Smith	37.00	080-4260-6502
03/12/19	Legal Services	Lozano Smith	148.00	080-4260-6502
03/14/19	Legal Services	Lozano Smith	37.00	080-4260-6502
03/14/19	Legal Services	Lozano Smith	166.50	080-4260-6502
03/15/19	Legal Services	Lozano Smith	37.00	080-4260-6502
03/19/19	Legal Services copies/post	Lozano Smith	10.65	080-4260-6502
03/20/19	Legal Services Process Service	Lozano Smith	15.00	080-4260-6502
03/26/19	Legal Services	Lozano Smith	37.00	080-4260-6502
03/26/19	Legal Services	Lozano Smith	55.50	080-4260-6502
04/30/19	Demolition Services	Yanez Constructfon	14,250.00	080-4260-6502
04/30/19	Legal Services	Lozano Smith	37.00	080-4260-6502
05/01/19	Legal Services	Lozano Smith	148.00	080-4260-6502
05/02/19	Legal Services	Lozano Smith	92.00	080-4260-6502
05/06/19	Legal Services - Process Service	Lozano Smith	15	080-4260-6502
TBD	Legal Services Notice of Lien	Lozano Smith	EST. 370	080-4260-6502
TBD	Publish Notice of Hearing	Mid Valley Publishing	210.00	080-4260-6502
TBD	Record Lein	Lozano Smith	EST. 555	080-4260-6502
TOTAL LEGAL/NOTICING			5,134.15	
DEMOLITION COST			14,250.00	
TOTAL			19,384.15	



The Report

Property Owner	APN	Address	Services	Amount
Lupe Rodriguez	370-131-07	181 Justine Avenue	Legal	\$ 5,134.15
			Demolition	\$ 14,250.00
			Total	\$ 19,384.15

**CITY OF REEDLEY  
NOTICE TO THE PUBLIC**

**To the heirs of Lupe Rodriguez or any person responsible for the property located at 181 Justine Avenue, Reedley, CA 93654:**

Notice is hereby given that on September 24, 2019, the City Council of the City of Reedley will hold a public hearing to consider the adoption of Resolution No. 2019-070 and confirm the costs in the amount of \$19,384.15 incurred by the City to abate the publicly declared nuisances on the property located at 181 Justine Avenue. If approved by the City Council, the confirmed abatement costs will be a special assessment against the property, and a notice of lien will be recorded against the property to recover the special assessment.

A billing statement for the abatement costs was posted on the property on May 2, 2019, and no responsible party has come forward to claim the property or pay the abatement costs. Therefore, unless the abatement costs incurred by the City are paid before September 24, 2019, the City may proceed with the public hearing which may include approving a lien to be placed on the property in the amount of the approved abatement costs.

A copy of Resolution No. 2019-070 is available at the office of the City Clerk located at 1717 9th Street, Reedley, CA 93654. Please contact this office if you have any questions regarding this matter.

All persons having interest in this matter may attend the hearing, and any testimony and evidence will be heard and given due consideration.

Jerry Isaak, Fire Chief  
City of Reedley

**Recording requested by: City of Reedley**

**WHEN RECORDED MAIL TO:**

City of Reedley  
Attn. City Clerk  
1717 9th Street  
Reedley, California 93654

Recording authorized by Government Code § 38773.5(e)  
No Recording Fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF LIEN**

**APN 370-131-07**  
**181 JUSTINE AVENUE, REEDLEY, CALIFORNIA**  
**Property Owner: Lupe Rodriguez**

(Claim of the City of Reedley)

Pursuant to the authority vested in the City of Reedley by applicable provisions of the Reedley Municipal Code, including Title 1, Chapter 12; Title 4, Chapter 2; and Title 10, Chapter 16, the City lawfully undertook and performed activities to abate the public nuisances on the real property described herein, and incurred reasonable abatement costs in doing so. The responsible person for the abatement costs is the record owner of the real property described herein, and the City of Reedley hereby imposes a special assessment upon the real property hereinafter described, in the amount of **\$19,384.15** in accordance with Reedley Municipal Code Section 1-12-9 and 5-12-13 for the costs of abatement as confirmed by the City Council on September 24, 2019. The abatement costs have not been paid in full or in part, and the City of Reedley does hereby claim a lien for the abatement costs in the amount of said special assessment, and the same shall be a lien upon said real property until it has been paid in full and discharged of record.

The real property mentioned above, and upon which a lien is claimed, is that certain parcel of land lying and being in the City of Reedley, County of Fresno, State of California, and more particularly described as follows:

**181 Justine Avenue**  
**Reedley, California 93654**  
**APN No. 370-131-07**

By: \_\_\_\_\_  
Sylvia Plata, City Clerk  
City of Reedley  
1717 9th Street  
Reedley, California 93654  
(559) 637-4200

DATED: September \_\_, 2019.

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Fresno )

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared **SYLVIA PLATA**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

# Mid-Valley Times

1130 G Street  
Reedley CA  
(559) 638-2244

(Space below for use of County Clerk only)

## SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice to the Public:

Confirm Abatement Costs

CASE NO. \_\_\_\_\_

DECLARATION OF PUBLICATION  
(2015.5 C.C.P.)

STATE OF CALIFORNIA

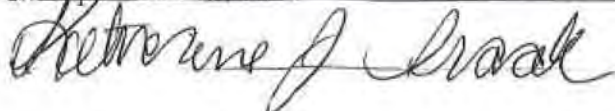
County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the MID -VALLEY TIMES a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 4, 2019, Case Number 19CECG01981; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

September 12, 2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on September 12, 2019



### CITY OF REEDLEY NOTICE TO THE PUBLIC

**To the heirs of Lupe Rodriguez or any person responsible for the property located at 181 Justine Avenue, Reedley, CA 93654:**

Notice is hereby given that on September 24, 2019, the City Council of the City of Reedley will hold a public hearing to consider the adoption of Resolution No. 2019-070 and confirm the costs in the amount of \$19,384.15 incurred by the City to abate the publicly declared nuisances on the property located at 181 Justine Avenue. If approved by the City Council, the confirmed abatement costs will be a special assessment against the property, and a notice of lien will be recorded against the property to recover the special assessment.

A billing statement for the abatement costs was posted on the property on May 2, 2019, and no responsible party has come forward to claim the property or pay the abatement costs. Therefore, unless the abatement costs incurred by the City are paid before September 24, 2019, the City may proceed with the public hearing which may include approving a lien to be placed on the property in the amount of the approved abatement costs.

A copy of Resolution No. 2019-070 is available at the office of the City Clerk located at 1717 9th Street, Reedley, CA 93654. Please contact this office if you have any questions regarding this matter.

All persons having interest in this matter may attend the hearing, and any testimony and evidence will be heard and given due consideration.

Jerry Isaak, Fire Chief  
City of Reedley

September 12, 2019



# REEDLEY CITY COUNCIL

- Consent Calendar
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 10

DATE: September 24, 2019

TITLE: INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2019-003, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2019-2 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY

BY: Ellen Moore, Associate Planner *EM*  
Community Development Department

SUBMITTED: Rob Terry, AICP, Director *RT*  
Community Development Department

APPROVED: Nicole Zieba  
City Manager *NZ*

## RECOMMENDATION

Staff recommends that the City Council take the following action:

1. Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2019-003, an Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2019-2, and authorizing the amendment of the official zoning map of the City of Reedley
2. Receive Environmental Assessment No. 2019-11, a finding that no new environmental document is required for this project, dated August 1, 2019

## EXECUTIVE SUMMARY

Ordinance No. 2019-003 (Change of Zone Application No. 2019-2) pertains to the reclassification of five contiguous properties (APNs 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, and 370-070-92), located east of the terminus of South Hemlock Avenue, within the boundaries of the southern side of East Curtis Avenue, the western side of South Buttonwillow Avenue, and the northern side of the Reedley Parkway, from the MP (*Planned Industrial*) zone district to the MH (*Heavy Industrial*) zone district designation. Letters have been sent out and information has been made available to the property owners affected by this change of zone application. The proposed Change of Zone Application is consistent with the 2030 General Plan Heavy Industrial Planned Land Use Designation and is compatible with the surrounding zone districts.

## PROJECT DESCRIPTION/BACKGROUND

The five subject properties proposed to be reclassified with a MH (*Heavy Industrial*) zone district are shown below and can be described as follows:



APN	Address	Property Owner	Current Use
370-070-54	1541 S Buttonwillow Ave	Georgia-Pacific Corrugated LLC	Industrial business
370-070-72S	n/a	American Trails Association*	Vehicular access way
370-070-73	1305, 1315 and 1359 E Curtis Ave	F & H Cold Storage LLC*	Industrial businesses and office uses
370-070-75S	n/a	American Trails Association*	Vacant
370-070-92	1485 E Curtis Ave	Republic Partners**	Guardian Industries bldg.

\*Property owner provided written authorization for the change of zone

\*\*Property managers attended the Planning Commission meeting on behalf of the property owners and did not have objections to the proposed change of zone

The subject properties are identified in the Reedley General Plan Update 2030 with a Heavy Industrial Planned Land Use Designation, which provides the opportunity for development of a full range of manufacturing, processing and storage facilities. The current underlying zone district designation is the MP (*Planned Industrial*) zone district, which is generally a more restrictive zone district and does not permit as many industrial uses as the MH (*Heavy Industrial*) zone district does. This zone district is located within the plan area of the Southeast Industrial Area Specific Plan, which was adopted by the City Council in 1986 (Resolution No. 3732). This specific plan was incorporated into Reedley's 2030 General Plan when the General Plan Update was adopted in 2014.

The subject properties are currently developed with industrial uses. If any expansions or a change of use were to occur, staff would have to determine whether the project is consistent with the General Plan. In this case, the MH (*Heavy Industrial*) zone district would be the most consistent and compatible zone district within the Heavy Industrial General Plan Planned Land Use Designation.

The proposed MH (*Heavy Industrial*) zone district is consistent with the Table 2-4 Planned Land Use and Zone District Consistency Matrix (GPU, Page 30). Staff has determined that the MH (*Heavy Industrial*) zone district is a more compatible zone district for the subject properties and the existing businesses.

**BORDERING PROPERTY INFORMATION**

	Planned Land Use	Existing Zoning	Existing Land Use
North	Light Industrial	MP ( <i>Planned Industrial</i> ) zone district	Existing Industrial development
East	Light Industrial	MP ( <i>Planned Industrial</i> ) and ML ( <i>Light Industrial</i> ) zone district	Existing Industrial development
South	Open Space	RCO ( <i>Resources Cons. &amp; Open Space</i> ) zone district	Reedley Parkway
West	Light Industrial and Open Space	ML ( <i>Light Industrial</i> ) zone district and RCO ( <i>Resources Cons. &amp; Open Space</i> ) zone district	Vacant land and City-owned retention basin

**LAND USE**

The overall guiding land use principles described in the General Plan are designed to provide an overall direction to assist decision-makers in determining the appropriateness of a request to changing either a planned land use or zone district designation. Those guiding principles are described in detailed statements of goals and polices outlined in the approved GPU (GPU, 2.3 Land Use Element Guiding Principles).

Moreover there are also specific Land Use Element goals and policies, which when applied, would further indicate the appropriateness of the change of zone application. In this case, these goals and policies further support the zone district reclassification, as well as, the potential future approval and/or development of the site for future businesses. Below are those directly applicable goal and policy statements:

LU 2.7Q - Provide adequate sites and acreage for a wide range of industrial development.

LU 2.7.53 [Heavy Industrial designated land] Shall mean land designated for the full range of manufacturing, processing, and storage activities.

LU 2.7.59 New heavy industrial uses should be encouraged to concentrate in the southeastern portion of the Planning Area where they are downwind from other less intensive uses.

LU 2.7.62 Protect heavy industrial sites from encroachment by residential and other sensitive uses through appropriate zoning and interface standards.



Therefore, the appropriateness of the proposed project has been examined with respect to its consistency with guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that the Change of Zone Application No. 2019-2 is appropriate for the subject property.

## **ENVIRONMENTAL REVIEW**

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Ordinance No. 2019-003 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of this ordinance. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, as shown in Environmental Assessment No. 2019-11 (Attachment 2), and determined the results to be within the scope of the project described in the Program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2). Therefore, no new environmental document is required for this Project.

## **COMMITTEE/COMMISSION REVIEW/ACTIONS**

In July of 2019, City staff mailed a letter to the property owners providing information about the proposed change of zone and indicated that the change of zone would be done at no cost to the property owner in an effort by the City to offer assistance to maintain consistency with the adopted General Plan.

On August 15, 2019, the Planning Commission held a Public Hearing on this application. The Commission received a written staff report and presentation, and invited the public to comment. No person spoke in objection to the project. After hearing all the testimony the City of Reedley Planning Commission, using their independent judgment, recommended to the City Council adoption of Environmental Assessment 2019-11, and adoption of Ordinance No. 2019-003 (Change of Zone Application No. 2019-2). See Attachment 3.

## **PUBLIC NOTICING**

Pursuant to the Government Code Section 65091 (Planning and Zoning Law) and Reedley Municipal Code, §10-22, it is required that a notice be published in a newspaper and be sent to surrounding property owners. The public hearing notice was published in the Mid-Valley Times and was mailed to surrounding property owners on September 12, 2019. See Attachment 4 for the Proof of Publication and Public Noticing Map.

**ATTACHMENTS**

1. Ordinance No. 2019-003, an Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2019-2, and authorizing the amendment of the official zoning map of the City of Reedley
2. Environmental Analysis 2019-11 Memo, Dated August 1, 2019
3. Planning Commission Resolution No. 2019-8, Recommending to the City Council Approval of Environmental Assessment No. 2019-11 and Change of Zone Application No. 2019-2
4. Ordinance 2019-003, Proof of Publication and Public Noticing Map, Dated September 12, 2019

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

**ORDINANCE NO. 2019-003**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2019-2 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY**

WHEREAS, Change of Zone Application No. 2019-2 pertains to five contiguous properties (APNs 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, and 370-070-92), located east of the terminus of South Hemlock Avenue, within the boundaries of the southern side of East Curtis Avenue, the western side of South Buttonwillow Avenue, and the northern side of the Reedley Parkway; and

WHEREAS, Change of Zone Application No. 2019-2 pertains to the reclassification of the subject properties from the MP (*Planned Industrial*) zone district to the MH (*Heavy Industrial*) zone district; and

WHEREAS, the Reedley General Plan Update 2030 designates the subject properties with a Heavy Industrial Planned Land Use Designation; and

WHEREAS, the change of zone application is consistent with the overall guiding land use principles described in the General Plan Update 2030, Land Use Element, and specific Land Use Element goals and policies, which when applied, further support the zone district reclassification; and

WHEREAS, the proposed zoning designation identified in Change of Zone Application No. 2019-2, MH (*Heavy Industrial*), is consistent with the GPU Planned Land Use and Zoning District Consistency Matrix; and

WHEREAS, Change of Zone Application No. 2019-2 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

WHEREAS, On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act; and

WHEREAS, The City as the lead agency, has determined that Change of Zone Application 2019-2. would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2019-2 pursuant to Section 15162 and Sections 15168(c)(2).

WHEREAS, the City of Reedley Planning Commission, at the regular meeting on August 15, 2019, held a public hearing, received a written staff report, invited public comment, independently deliberated, and recommended that the City Council of the City of Reedley approve Change of Zone Application No. 2019-2 by adopting Ordinance No. 2019-003; and

WHEREAS, the City Council of the City of Reedley, at the regular meeting on September 24, 2019, held a public hearing, received a written staff report, invited public comment, and independently deliberated.

**NOW, THEREFORE**, the City Council of the City of Reedley does hereby ordain as follows:

Section 1. The above recitals are true and correct; and

Section 2. The City Council of the City of Reedley FINDS that no new environmental document is required for this project, pursuant to Section 15162 and Section 15168(c)(2) of the CEQA Guidelines; and

Section 3. The City Council FINDS that Change of Zone Application No. 2019-2 is consistent with the Reedley General Plan Update 2030; and

Section 4. The City Council FINDS that Change of Zone Application No. 2019-2 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

Section 5. The City Council hereby APPROVES Change of Zone Application No. 2019-2 and incorporates the changes reflected therein into the zoning law and map of the City of Reedley, as reflected on Exhibit A; and

Section 6. The City Council hereby APPROVES the amendment to the Official Zoning Map and ADOPTS said updated map as the City's Official Zoning Map; and

Section 7. The City Clerk is hereby directed to cause a summary of this ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption and again within fifteen (15) days after its adoption.

Section 8. This Ordinance does not need to be codified because there is no text in the Municipal Code that needs to be revised; and

Section 9. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption, as certified by the City Clerk.

**ATTEST:**

I hereby certify that the foregoing Ordinance No. 2019-003 was introduced and given first reading by title only at a regular meeting of the City Council of the City of Reedley held on September 24, 2019, and was thereafter duly adopted at a regular meeting of said City Council held on October 8, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Frank Piñon, Mayor  
City of Reedley

ATTEST:

\_\_\_\_\_  
Sylvia Plata, City Clerk  
City of Reedley

Attachment:

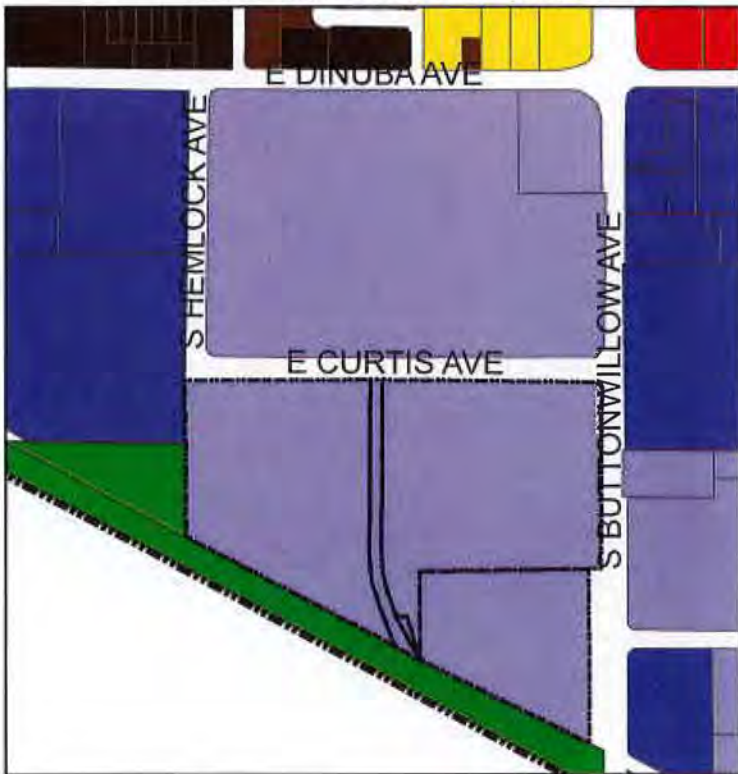
Exhibit A: Map of affected parcel related to Change of Zone Application No. 2019-2

City of Reedley  
Ordinance No. 2019-003  
Change of Zone Application No. 2019-2  
Exhibit A

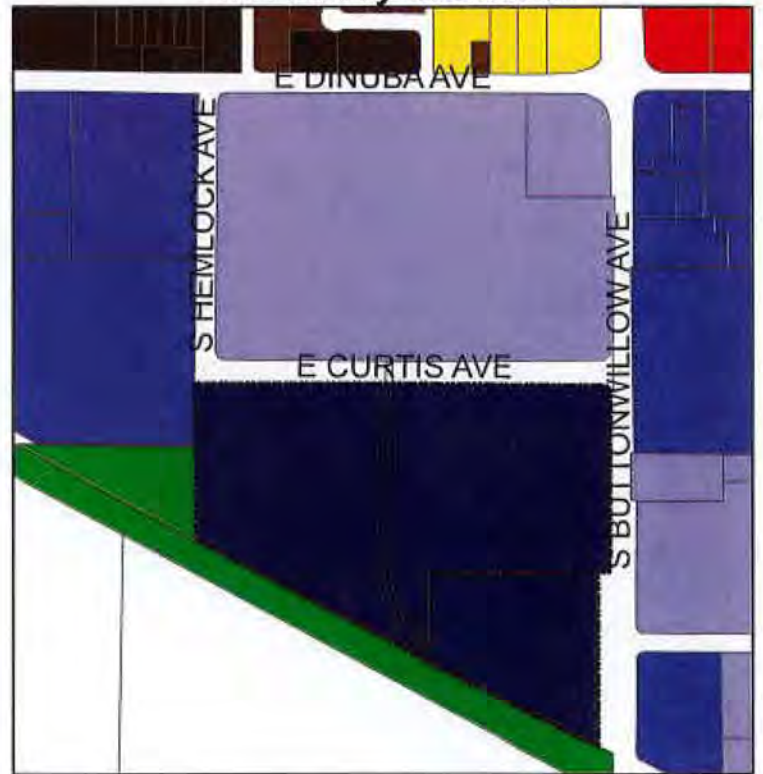
**Project Information**

APNs: 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, & 370-070-92  
Existing General Plan Planned Land Use Designation: Heavy Industrial

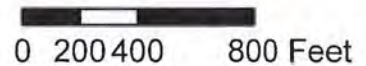
**Existing Zoning Designation:  
MP Planned Industrial**



**Proposed Zoning Designation:  
MH Heavy Industrial**



**Location Map**



**Legend**

-  Subject Properties
-  Reedley City Limits
- Zoning Designations**
-  CN Neighborhood Commercial
-  CN(SP) Neighborhood Commercial (Specific Plan)
-  MH Heavy Industrial
-  ML Light Industrial
-  MP Planned Industrial
-  R-1-6 One Family Residential
-  RCO Resource Conservation & Open Space
-  RM-2 Multi-Family Residential
-  RM-3 Multi-Family Residential



## City of Reedley

Community Development Department  
1733 Ninth Street  
Reedley, CA 93654  
(559) 637-4200  
<http://www.reedley.com>

TO: Rob Terry, AICP, Director  
Community Development Department

FROM: Ellen Moore, Associate Planner *EM*  
Community Development Department

DATE: August 1, 2019

SUBJECT: ENVIRONMENTAL ASSESSMENT NO. 2019-11: CHANGE OF ZONE APPLICATION  
NO. 2019-2

Change of Zone Application No. 2019-2 pertains to the reclassification of five contiguous properties (APNs 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, and 370-070-92), located east of the terminus of South Hemlock Avenue, within the boundaries of the southern side of East Curtis Avenue, the western side of South Buttonwillow Avenue, and the northern side of the Reedley Parkway, from the MP (*Planned Industrial*) zone district to the MH (*Heavy Industrial*) zone district designation. The intent of this proposed change of zone application is to implement the approved General Plan 2030 Update and to position the property for future use.

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which has been prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Change of Zone Application 2019-2 would have no effects that were not examined in the Program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application 2019-2. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, and determined the results to be within the scope of the project described in the Program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2). Therefore, no new environmental document is required for this Project.

**RESOLUTION NO. 2019-8**

**A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION  
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ENVIRONMENTAL  
ASSESSMENT NO. 2019-11 AND CHANGE OF ZONE APPLICATION NO. 2019-2**

WHEREAS, Change of Zone Application No. 2019-2 has been filed pertaining to five contiguous properties (APNs 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, and 370-070-92), located east of the terminus of South Hemlock Avenue, within the boundaries of the southern side of East Curtis Avenue, the western side of South Buttonwillow Avenue, and the northern side of the Reedley Parkway; and

WHEREAS, the City of Reedley, as the applicant, is requesting authorization to reclassify the subject properties from the MP (*Planned Industrial*) zone district to the MH (*Heavy Industrial*) zone district; and

WHEREAS, the change of zone application is consistent with the overall guiding land use principles described in the General Plan Update 2030, Land Use Element; and

WHEREAS, specific Land Use Element goals and policies, which when applied, would further support the zone district reclassification; and

WHEREAS, the Community Development Department staff consulted with responsible and trustee agencies (City Departments and external agencies) regarding the change of zone, then conducted an environmental analysis; and

WHEREAS, no new environmental document is required, pursuant to CEQA Sections 15162 and Section 15168(c)(2); and

WHEREAS, pursuant to the Government Code Section 65091 (Planning and Zoning Law) and Reedley Municipal Code, §10-22, it is required that a notice be sent to owners of property within 300 feet of the subject property. The City of Reedley, Community Development Department has mailed this notice to the property owners within at least 350 feet of the project; and

WHEREAS, no public comments regarding the proposed change of zone application or environmental finding have been received to date; and

WHEREAS, on August 15, 2019, the Planning Commission held a public meeting and received a staff report, invited public comment, and independently deliberated.

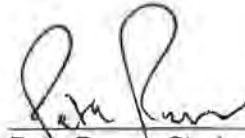
NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference; and
2. On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act.

3. The City as the lead agency, has determined that Change of Zone Application 2019-2 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2019-2 pursuant to Section 15162 and Sections 15168(c)(2).
4. No new environmental document is required for this Project.
5. The preparation and adoption of Change of Zone Application No. 2019-2 is consistent with Reedley General Plan Update 2030; and
6. Change of Zone Application No. 2019-2 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and
7. The Planning Commissions recommends the Official Zoning Map of the City of Reedley be amended consistent with Exhibit A; and
8. The Planning Commission hereby recommends that the City Council of the City of Reedley approve Change of Zone Application No. 2019-2, to be presented to the City Council as Ordinance No. 2019-003; and
9. This resolution is effective upon adoption.

This foregoing resolution is hereby approved and adopted at a regular meeting of the Reedley Planning Commission, in the City of Reedley, held on the 15<sup>th</sup> day of August, 2019, by the following vote:

AYES: Custodio, Hudson, Conrad, Perez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Luzania.



\_\_\_\_\_  
Pete Perez, Chair  
City of Reedley Planning Commission

ATTEST:

  
\_\_\_\_\_  
Rob Terry, Secretary

Exhibit A: Change of Zone Application No. 2019-2

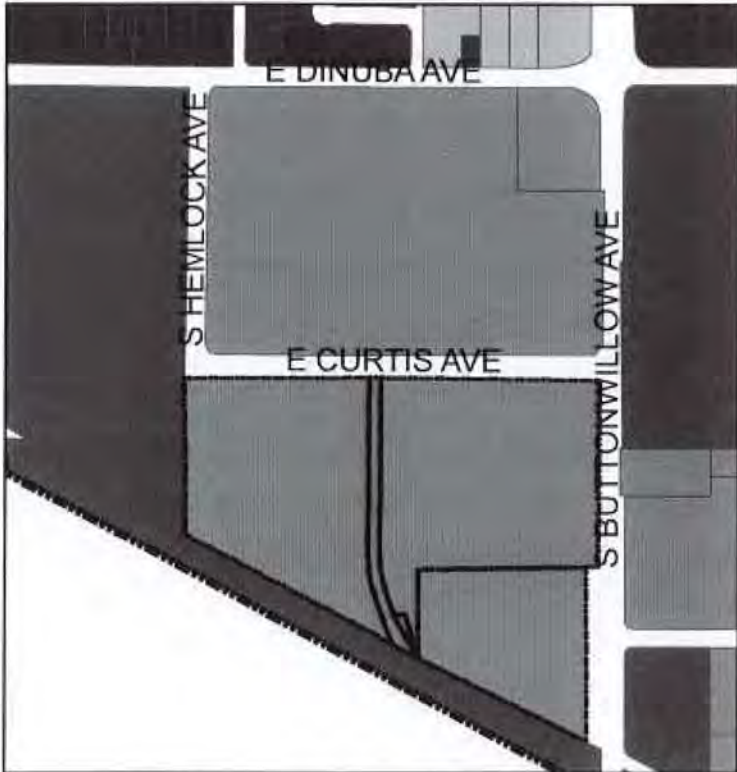


City of Reedley  
 Ordinance No. 2019-003  
 Change of Zone Application No. 2019-2  
 Exhibit A

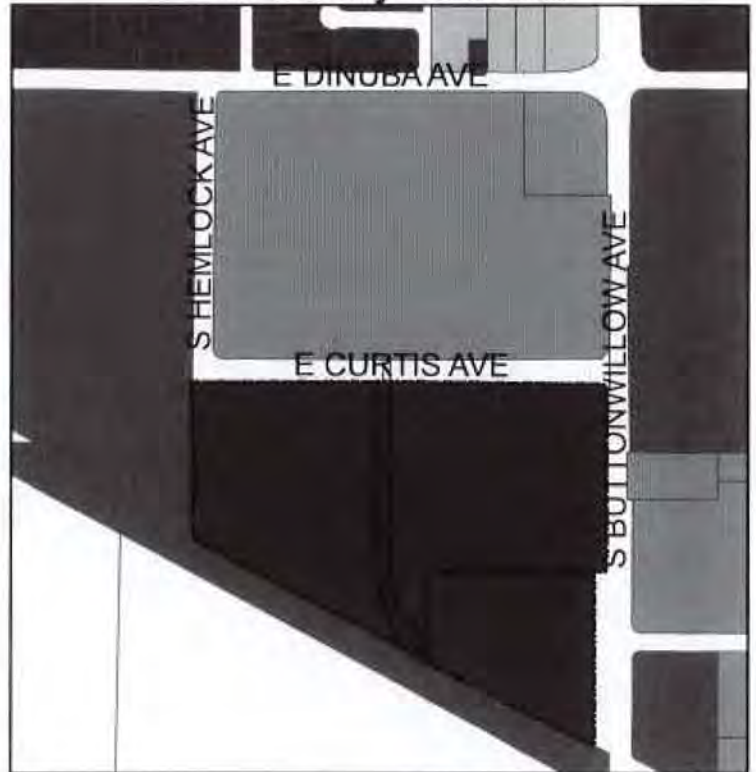
**Project Information**

APNs: 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, & 370-070-92  
 Existing General Plan Planned Land Use Designation: Heavy Industrial

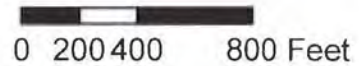
**Existing Zoning Designation:  
 MP Planned Industrial**



**Proposed Zoning Designation:  
 MH Heavy Industrial**



**Location Map**



**Legend**

- Subject Properties
- Reedley City Limits

**Zoning Designations**

- CN Neighborhood Commercial
- CN(SP) Neighborhood Commercial (Specific Plan)
- MH Heavy Industrial
- ML Light Industrial
- MP Planned Industrial
- R-1-6 One Family Residential
- RCO Resource Conservation & Open Space
- RM-2 Multi-Family Residential
- RM-3 Multi-Family Residential

# Mid-Valley Times

1130 G Street  
Reedley CA  
(559) 638-2244

(Space below for use of County Clerk only)

## SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing:

Ordinance No. 2019-003

STATE OF CALIFORNIA

County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the MID-VALLEY TIMES a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 4, 2019, Case Number 19CECG01981; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

September 12, 2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on September 12, 2019

*Katherine J. Brock*

### CITY OF REEDLEY COMMUNITY DEVELOPMENT DEPARTMENT NOTICE OF PUBLIC HEARING Ordinance No. 2019-003

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code, and pursuant to the procedures of Title 10 of the Reedley Municipal Code, the City Council of the City of Reedley will conduct a public hearing to consider the following:

- Environmental Assessment No. 2019-11:** Recommend that the City Council finds that no new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(b)(2).
- Ordinance No. 2019-003:** Recommend that the City Council approve the reclassification of five contiguous properties (APNs 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, and 370-070-92), located east of the terminus of South Hemlock Avenue, within the boundaries of the southern side of East Curtis Avenue, the western side of South Buttonwillow Avenue, and the northern side of the Reedley Parkway, from the MP (Planned Industrial) zone district to the MH (Heavy Industrial) zone district designation. Letters have been sent out and information has been made available to the property owners affected by this change of zone application. Ordinance No. 2019-003 (Change of Zone Application No. 2019-2) is consistent with the 2030 General Plan Heavy Industrial Planned Land Use Designation and is compatible with the surrounding zone districts.

#### REEDLEY CITY COUNCIL

Date: Tuesday, September 24, 2019

Time: 7:00 p.m. or thereafter

Place: City Hall Council Chambers

845 "G" Street, Reedley, CA 93654

The City Council Meeting Agenda will be available for review on the City of Reedley's website at <http://www.reedley.com/> by 7:00 p.m. on Friday, September 20, 2018.

Any interested person may appear at the public hearing and present testimony, or speak in favor or against the project. Any written materials shall be submitted no later than close of business day on September 23, 2019 pursuant to the adopted City Council protocols. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley City Council prior to the public hearing.

NOTE: Government Code Section 65091 (Planning and Zoning Law) requires that this notice be sent to owners of property within 300 feet of the project. The City of Reedley, Community Development Department has mailed this notice to the property owners within 350 feet of the project.

Additional information on the proposed application, including the environmental assessment, is available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Ellen Moore, Associate Planner at (559) 637-4200, ext. 222, or by email at [ellen.moore@reedley.ca.gov](mailto:ellen.moore@reedley.ca.gov) for more information.

September 12, 2019



## City of Reedley

Community Development Department  
1733 Ninth Street  
Reedley, CA 93654  
(559) 637-4200  
<http://www.reedley.com>

### COMMUNITY DEVELOPMENT DEPARTMENT

Proof of Service by Mail  
(required as per Reedley Municipal Code)

SUBJECT: Notice of Public Hearing (City Council): Ordinance No. 2019-003 (Change of Zone Application No. 2019-2)

STATE OF CALIFORNIA    )  
COUNTY OF FRESNO     )  
CITY OF REEDEL         )

I am an employee of the City of Reedley.

On September 12, 2019, I served the attached notice pursuant to Reedley Municipal Code on the persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully prepaid in the United States mail.

I declare, under penalty or perjury, that the foregoing is true and correct.

Executed on September 12, 2019, at City of Reedley  
Community Development Department  
1733 Ninth Street  
Reedley, California 93654.

Attachments: 1. Notice of Public Hearing  
2. List of Addresses  
3. Vicinity Map

  
\_\_\_\_\_  
Signature

**CITY OF REEDLEY  
COMMUNITY DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING  
Ordinance No. 2019-003**

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the City Council of the City of Reedley will conduct a public hearing to consider the following:

1. **Environmental Assessment No. 2019-11:** Recommend that the City Council finds that no new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).
  
2. **Ordinance No. 2019-003:** Recommend that the City Council approve the reclassification of five contiguous properties (APNs 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, and 370-070-92), located east of the terminus of South Hemlock Avenue, within the boundaries of the southern side of East Curtis Avenue, the western side of South Buttonwillow Avenue, and the northern side of the Reedley Parkway, from the MP (*Planned Industrial*) zone district to the MH (*Heavy Industrial*) zone district designation. Letters have been sent out and information has been made available to the property owners affected by this change of zone application. Ordinance No. 2019-003 (Change of Zone Application No. 2019-2) is consistent with the 2030 General Plan Heavy Industrial Planned Land Use Designation and is compatible with the surrounding zone districts.

**REEDLEY CITY COUNCIL**

Date: Tuesday, September 24, 2019

Time: 7:00 p.m., or thereafter

Place: City Hall Council Chambers  
845 "G" Street, Reedley, CA 93654

The City Council Meeting Agenda will be available for review on the City of Reedley's website at <http://www.reedley.com/> by 7:00 p.m. on Friday, September 20, 2018.

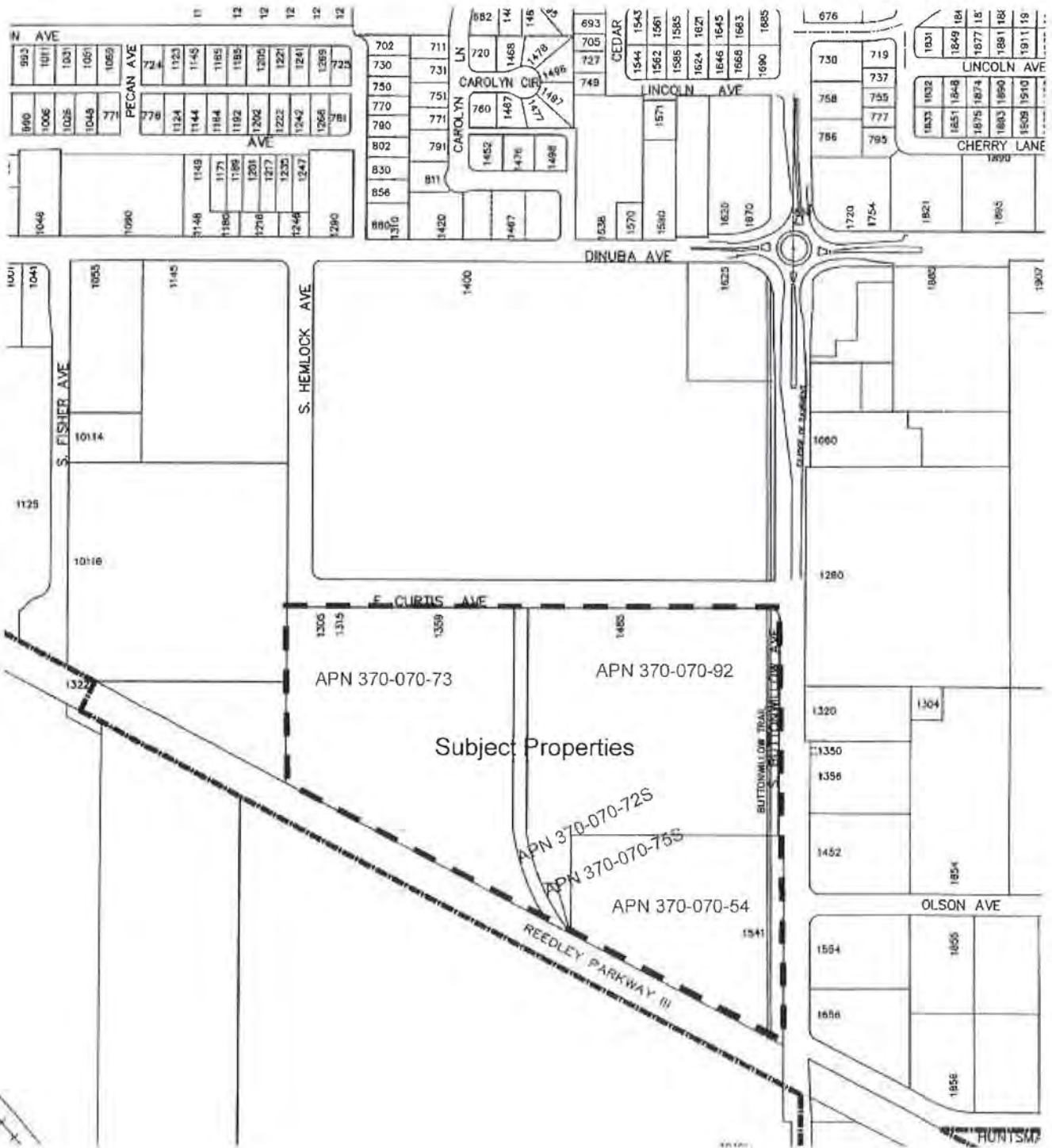
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Date Published: September 12, 2019

# Vicinity Map



OTANI  
PROPERTIES  
1930 13TH ST  
REEDLEY CA  
93654

CRJ FARMING CO  
LP  
PO BOX 506  
REEDLEY CA  
93654

GEORGIA-PACIFIC  
CORRUGATED  
LLC  
P O BOX 105681  
ATLANTA GA 30348

GERAWAN FARMING  
INC  
7108 N FRESNO ST #450  
FRESNO CA 93720

INDUSTRIAL SITE  
REEDLEY  
P O BOX 666  
REEDLEY CA 93654

AMERICAN  
TRAILS  
ASSOCIATION  
P O BOX 26421  
SALT LAKE CITY UT  
84126

F & H COLD STORAGE  
LLC  
1359 E CURTIS  
AVE  
REEDLEY CA  
93654

INVERSIONES LIBERTAD  
LLC  
7108 N FRESNO ST #450  
FRESNO CA 93720

REPUBLIC PARTNERS  
1109 WESTWOOD  
BLVD  
LOS ANGELES CA  
90024

FORTIER & FORTIER  
INC  
P O BOX 592  
REEDLEY CA 93654

BILLIE SANCHEZ  
1320 S  
BUTTONWILLOW AVE  
REEDLEY CA 93654

REEDLEY PROPERTIES  
LLC  
9900 E RUSH ST  
S EL MONTE CA 91733

BRC PARTNERS LP  
2216 W HYDE  
AVE  
VISALIA CA  
93291






PARCALQUEST  
LIST 0  
DETAIL

<input checked="" type="checkbox"/>	Co	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code	Us
<input checked="" type="checkbox"/>	5	FRE 370-070-54	GEORGIA-PACIFIC CORRUGATED LLC	1541 S BUTTONWILLOW AVE	REEDLEY CA 93654-9319	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$339,747	\$530,819	6.660	290,109	IWAH000	INI
<input checked="" type="checkbox"/>	2	FRE 370-070-725	AMERICAN TRAILS ASSOCIATION		REEDLEY CA 93654	2019	PAUL DICTOS, ASSESSOR	66.02/2					\$28,619	0.940	40,946	I000000	VA
<input checked="" type="checkbox"/>	1	FRE 370-070-73	F & H COLD STORAGE LLC	1359 E CURTIS AVE	REEDLEY CA 93654-9317	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$1,943,433	\$675,397	10.450	455,202	IC05000	INI
<input checked="" type="checkbox"/>	1	FRE 370-070-755	AMERICAN TRAILS ASSOCIATION		REEDLEY CA 93654	2019	PAUL DICTOS, ASSESSOR	66.02/2					\$1,974	0.130	5,662	I000000	VA
<input checked="" type="checkbox"/>	4	FRE 370-070-92	REPUBLIC PARTNERS	1485 E CURTIS AVE	REEDLEY CA 93654-9317	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$2,183,378	\$519,930	13.210	575,427	IFAC000	INI



**PARCELS LIST 0**  
DETAIL

<input checked="" type="checkbox"/>		Co	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot Sq Ft	Use Code
<input checked="" type="checkbox"/>		FRE	370-020-04	OTANI PROPERTIES		REEDLEY CA 93654	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$12,490	\$149,942	13.040	568,022	AFIEVLM
<input checked="" type="checkbox"/>		FRE	370-020-05	OTANI PROPERTIES	10461 S BUTTONWILLOW AVE	REEDLEY CA 93654-9303	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$289,846	\$282,709	61.950	2,698,542	OTVXS01
<input checked="" type="checkbox"/>		FRE	370-020-54ST	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	63.00/5						7.460	324,957	
<input checked="" type="checkbox"/>		FRE	370-020-55ST	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	63.00/5						3.440	149,846	
<input checked="" type="checkbox"/>		FRE	370-026-56	CRJ FARMING CO LP	1750 S BUTTONWILLOW AVE	REEDLEY CA 93654-4400	2019	PAUL DICTOS, ASSESSOR	63.00/5				\$2,221,935	\$300,256	9.780	426,016	APAHCOS
<input checked="" type="checkbox"/>		FRE	370-070-54	GEORGIA-PACIFIC CORRUGATED LLC	1541 S BUTTONWILLOW AVE	REEDLEY CA 93654-9319	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$339,747	\$530,819	6.660	290,109	IWAH000
<input checked="" type="checkbox"/>		FRE	370-070-68	GERAWAN FARMING INC	1467 E DINUBA AVE	REEDLEY CA 93654-3588	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$23,260,177	\$422,498	28.550	1,243,638	IPAHCOS
<input checked="" type="checkbox"/>		FRE	370-070-69	REEDLEY INDUSTRIAL SITE DEVELOPMENT FOUNDATION		REEDLEY CA 93654	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$180		1.478	64,400	1000000
<input checked="" type="checkbox"/>		FRE	370-070-70T	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.02/2						2.050	89,298	
<input checked="" type="checkbox"/>		FRE	370-070-725	AMERICAN TRAILS ASSOCIATION		REEDLEY CA 93654	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$28,619		0.940	40,946	1000000
<input checked="" type="checkbox"/>		FRE	370-070-73	F & H COLD STORAGE LLC	1359 E CURTIS AVE	REEDLEY CA 93654-9317	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$1,943,433	\$675,397	10.450	455,202	ICOS000
<input checked="" type="checkbox"/>		FRE	370-070-745	AMERICAN TRAILS ASSOCIATION		REEDLEY CA 93654	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$691		0.050	2,178	1000000
<input checked="" type="checkbox"/>		FRE	370-070-755	AMERICAN TRAILS ASSOCIATION		REEDLEY CA 93654	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$1,974		0.130	5,662	1000000
<input checked="" type="checkbox"/>		FRE	370-070-85	INVERSIONES LIBERTAD LLC	10166 S FISHER AVE	REEDLEY CA 93654-9313	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$587,594		9.960	433,857	1000000
<input checked="" type="checkbox"/>		FRE	370-070-92	REPUBLIC PARTNERS	1485 E CURTIS AVE	REEDLEY CA 93654-9317	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$2,183,378	\$519,930	13.210	575,427	IFAC000
<input checked="" type="checkbox"/>		FRE	370-240-42	FORTIER & INC	1260 S BUTTONWILLOW AVE	REEDLEY CA 93654-9359	2019	PAUL DICTOS, ASSESSOR	63.00/5				\$966,999	\$171,898	9.770	425,581	ILIGO1
<input checked="" type="checkbox"/>		FRE	370-330-03	SANCHEZ BILLIE	1320 S BUTTONWILLOW AVE	REEDLEY CA 93654-9333	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$91,637	\$63,675	1.240	54,014	IS01000
<input checked="" type="checkbox"/>		FRE	370-350-161	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR							0.120	5,227	
<input checked="" type="checkbox"/>		FRE	370-350-18	REEDLEY PROPERTIES LLC	1656 S BUTTONWILLOW AVE	REEDLEY CA 93654-9329	2019	PAUL DICTOS, ASSESSOR	63.00/5				\$528,691	\$147,001	3.080	134,164	IWAH000

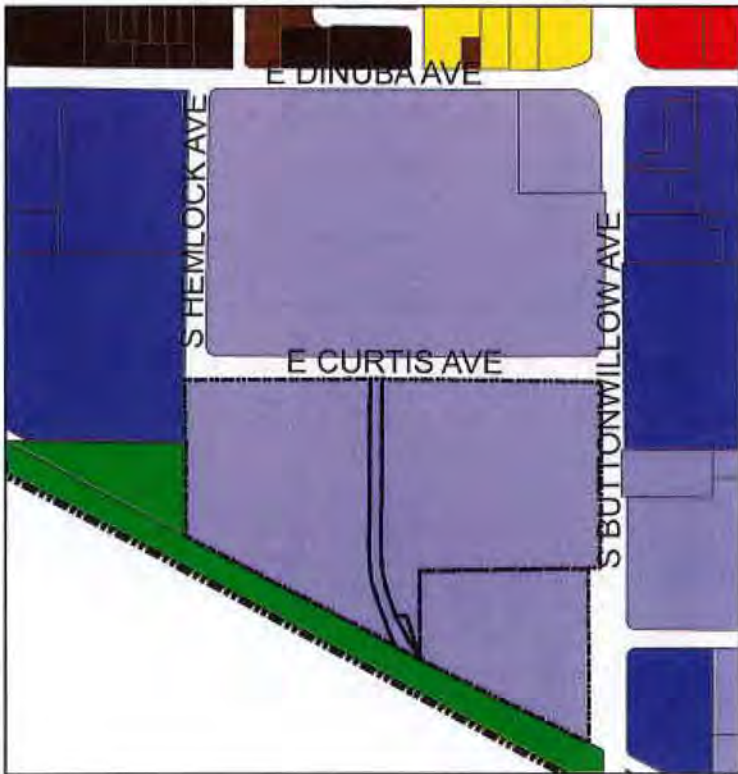
		CU	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot Sq Ft	Use Code
		20	FRI 370- 350- 19	BRC PARTNERS LP	1452 S BUTTONWILLOW AVE	REEDLEY CA 93854- 9133	2019	PAUL DICTOS, ASSESSOR	66.02/2				\$2,100,000	\$400,000	12.050	524,898	IPAHCOS

City of Reedley  
 Ordinance No. 2019-003  
 Change of Zone Application No. 2019-2  
 Exhibit A

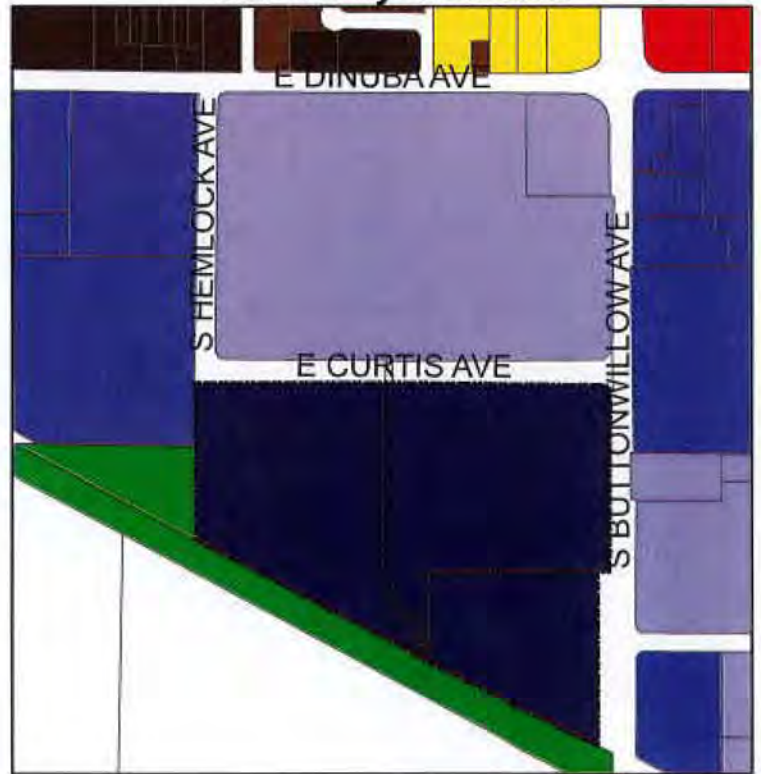
**Project Information**

APNs: 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, & 370-070-92  
 Existing General Plan Planned Land Use Designation: Heavy Industrial

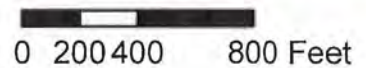
**Existing Zoning Designation:  
 MP Planned Industrial**





**Proposed Zoning Designation:  
 MH Heavy Industrial**



**Location Map**



**Legend**

-  Subject Properties
-  Reedley City Limits

**Zoning Designations**

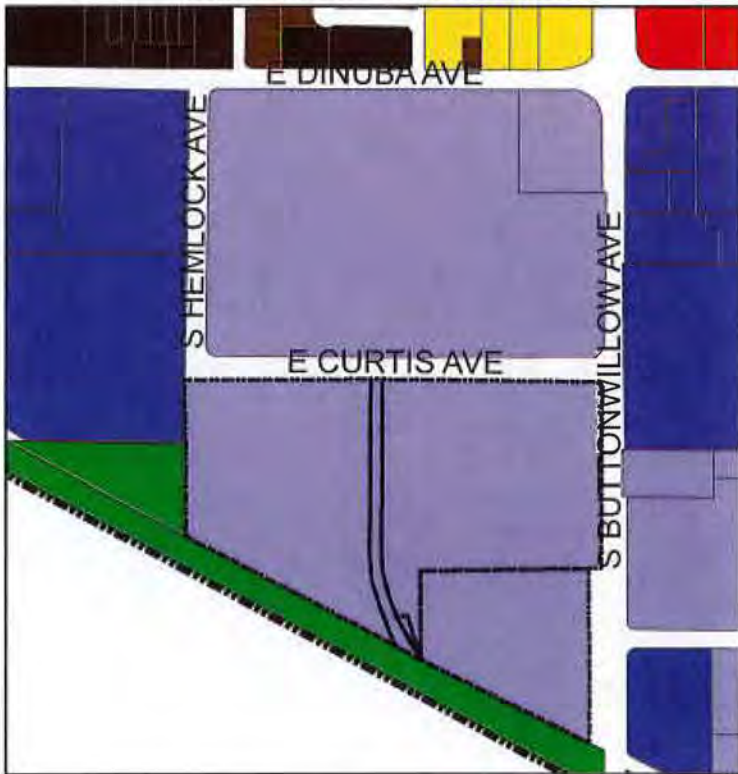
-  CN Neighborhood Commercial
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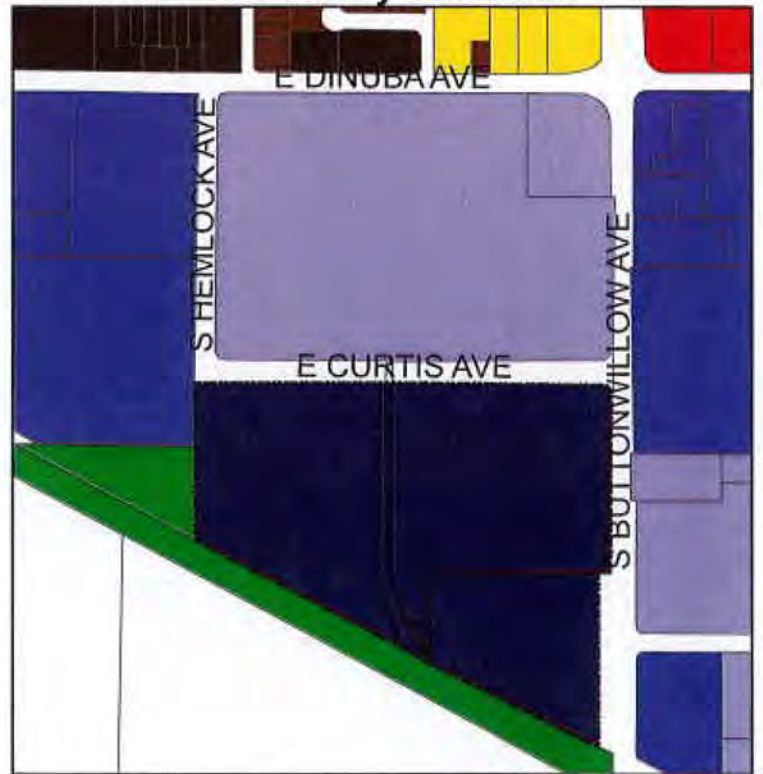
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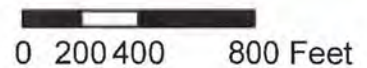
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**Location Map**



**Legend**

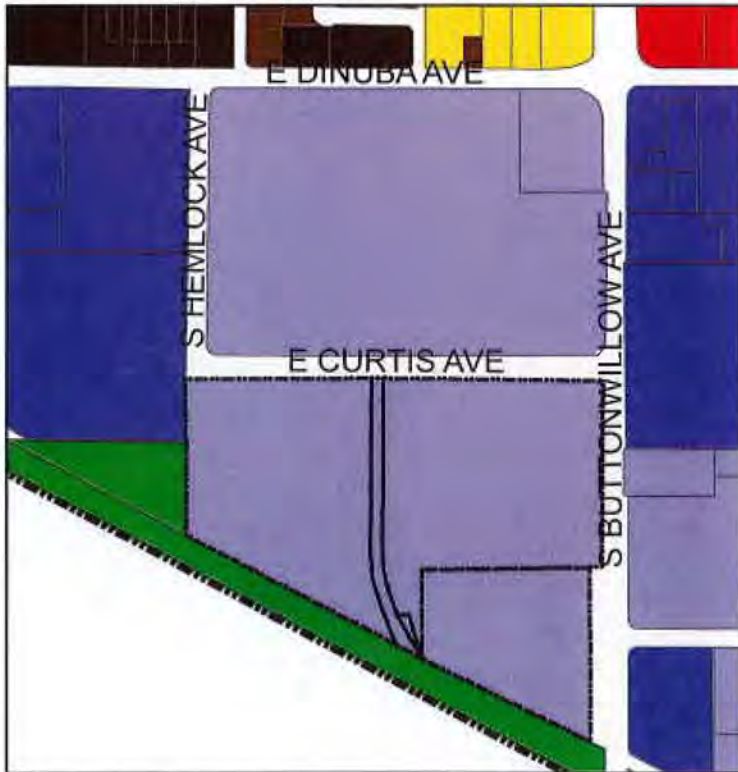
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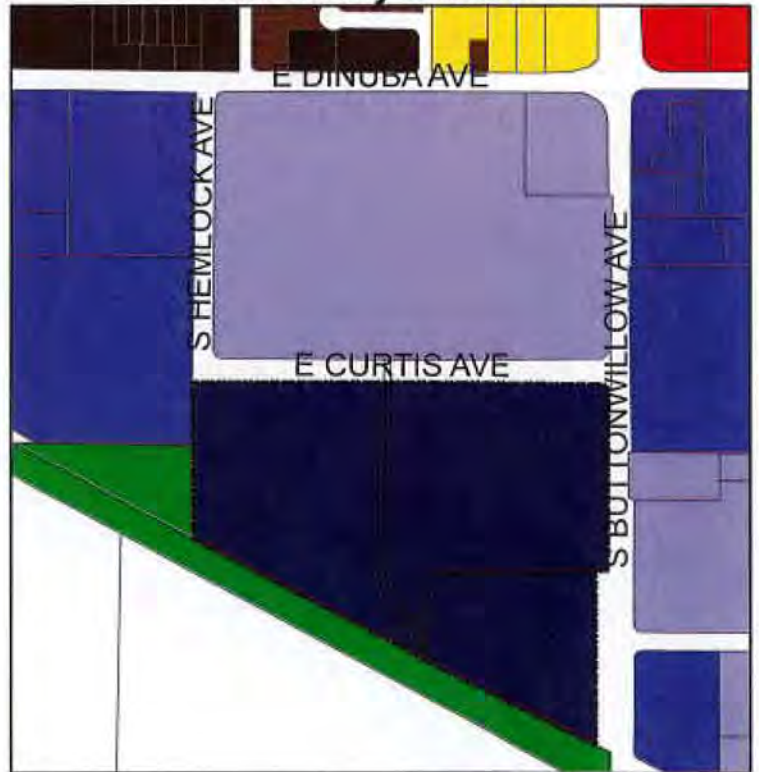
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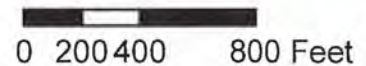
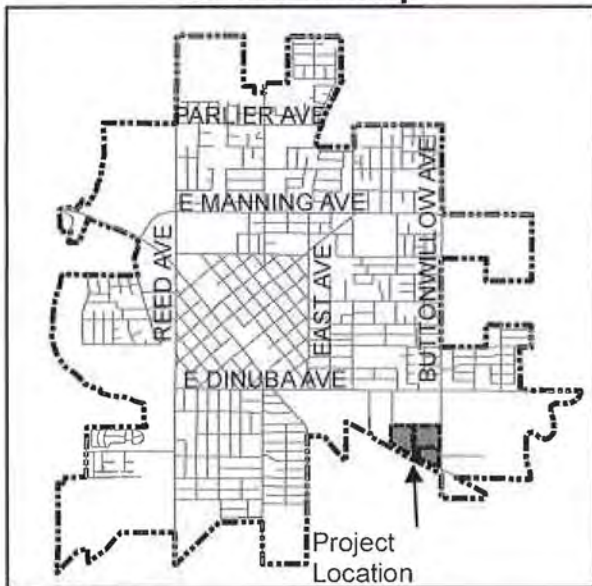
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**Location Map**



**Legend**

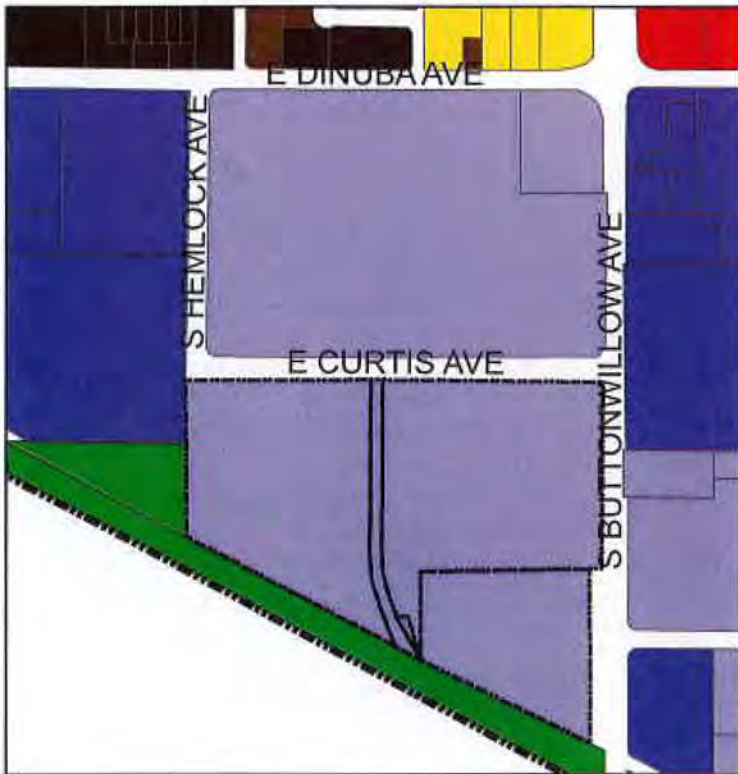
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City of Reedley  
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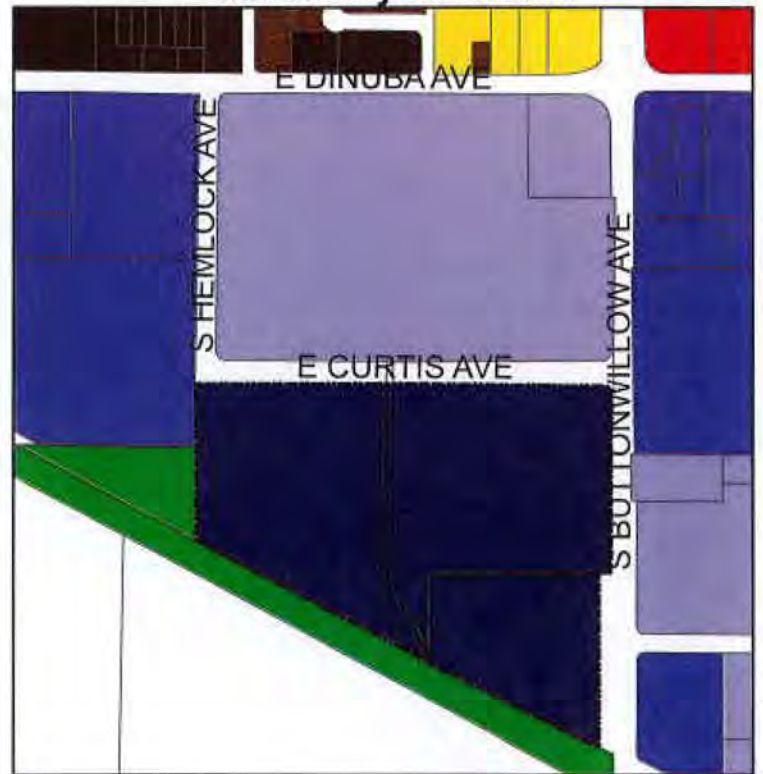
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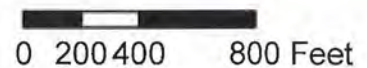
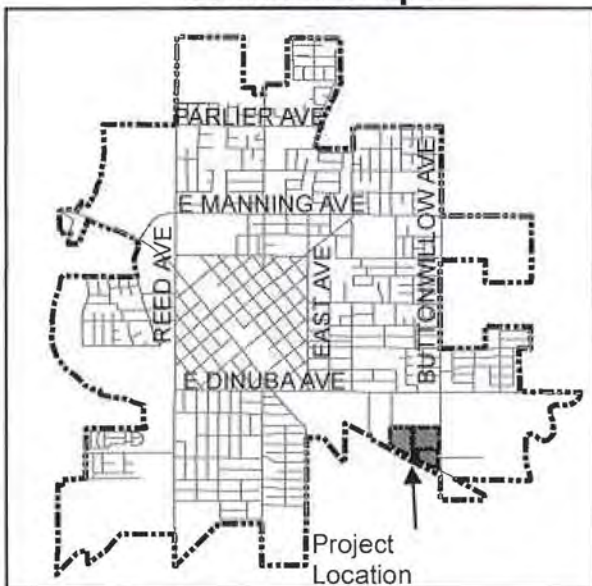
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**Proposed Zoning Designation:  
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**Location Map**



**Legend**

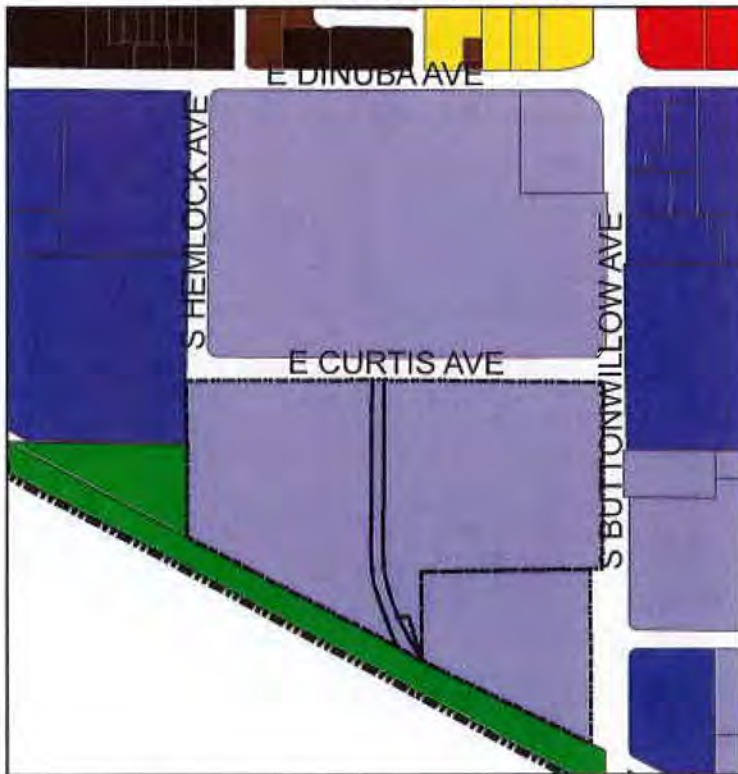
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City of Reedley  
Ordinance No. 2019-003  
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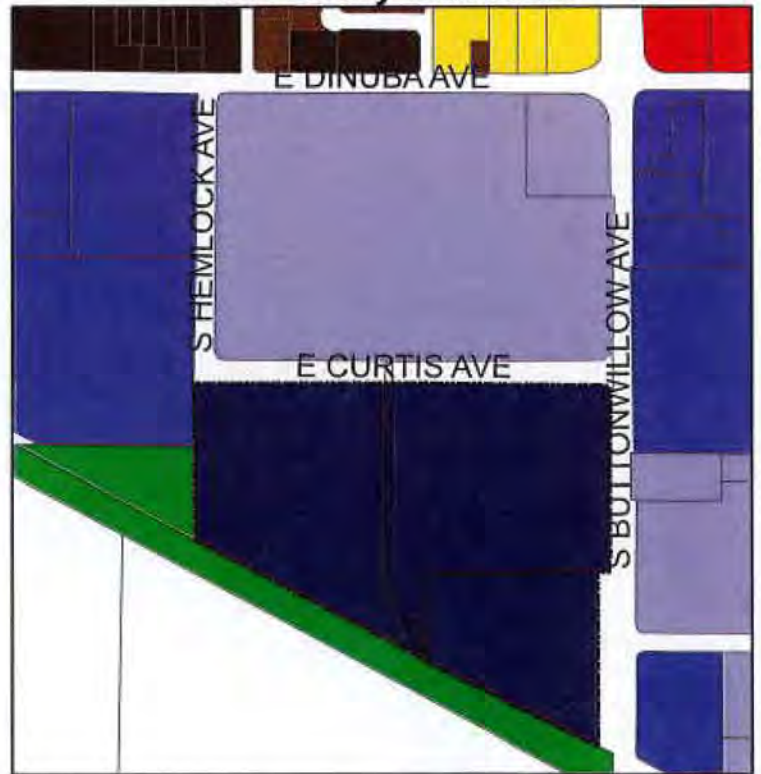
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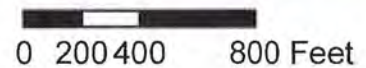
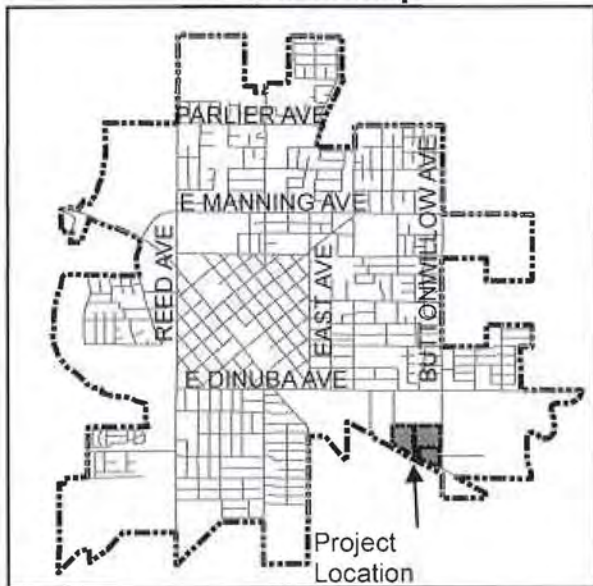
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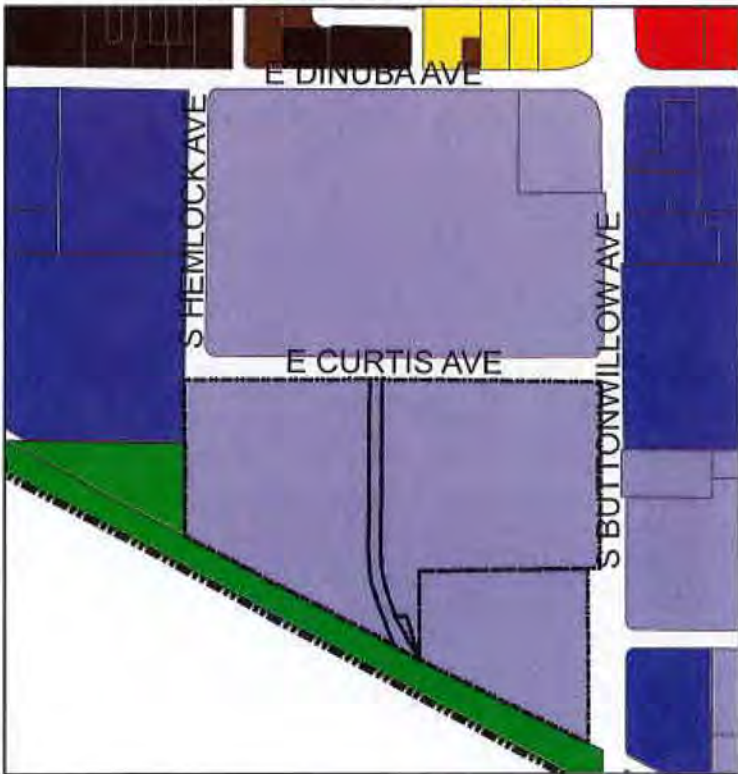
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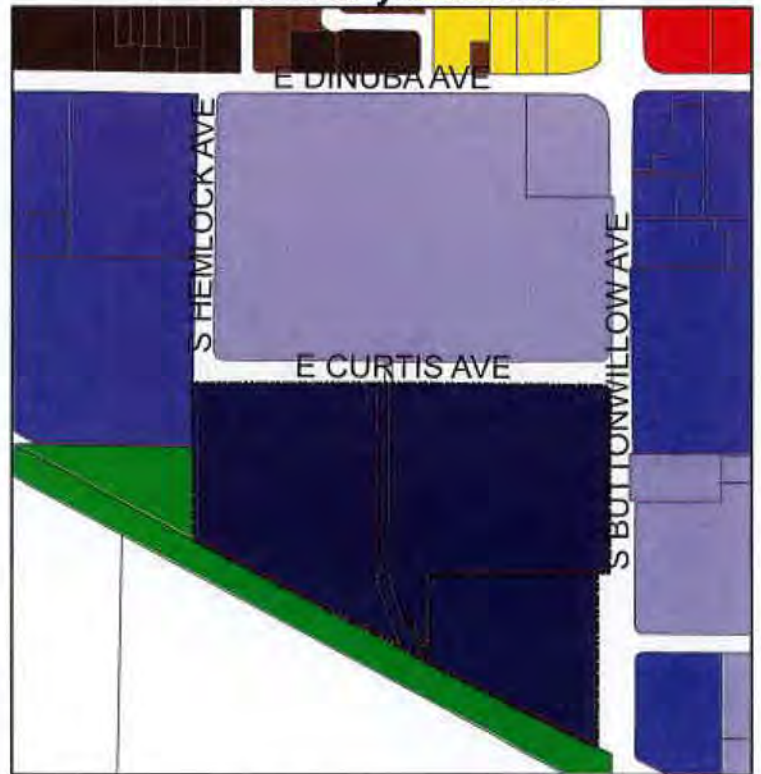
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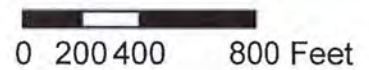
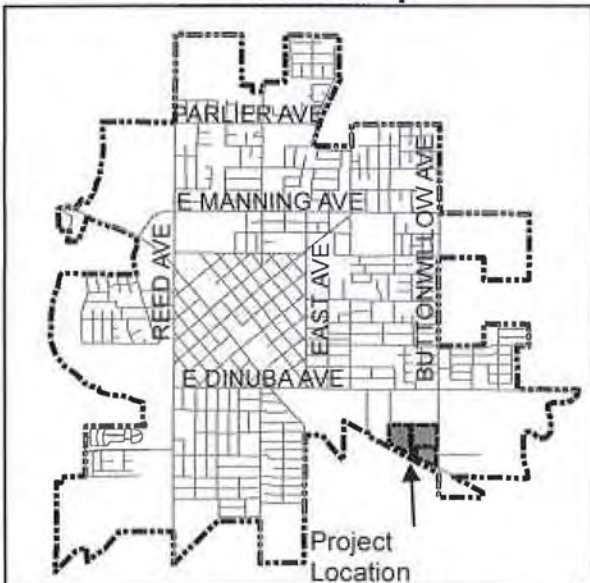
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**Legend**

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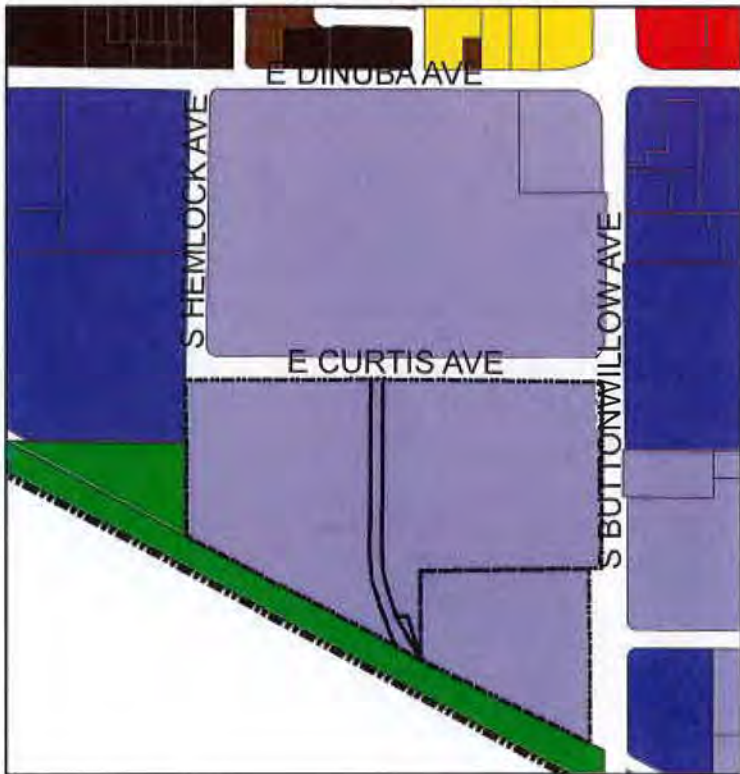


City of Reedley  
Ordinance No. 2019-003  
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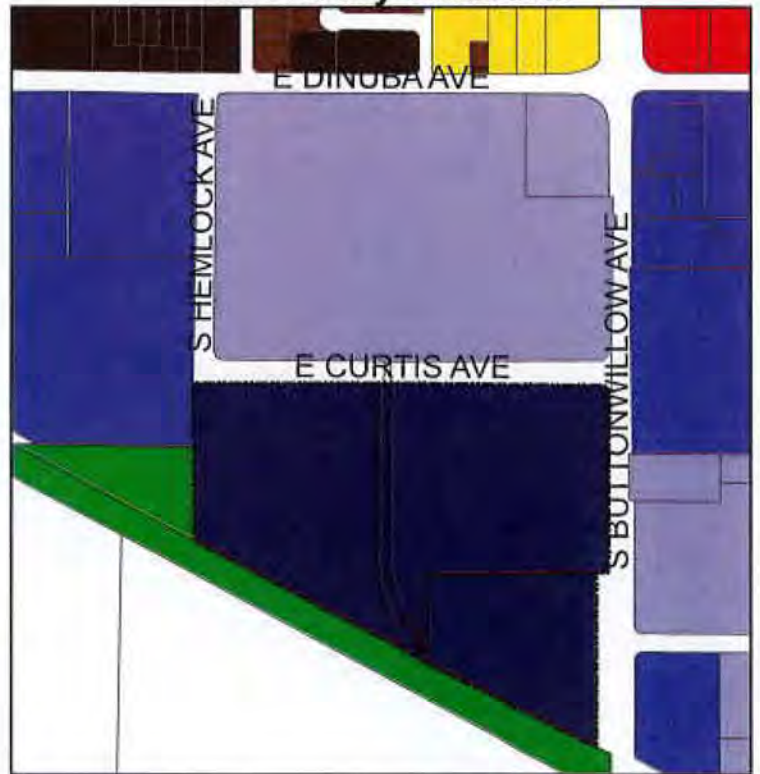
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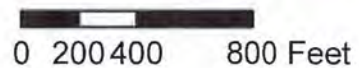
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**Location Map**



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**Zoning Designations**

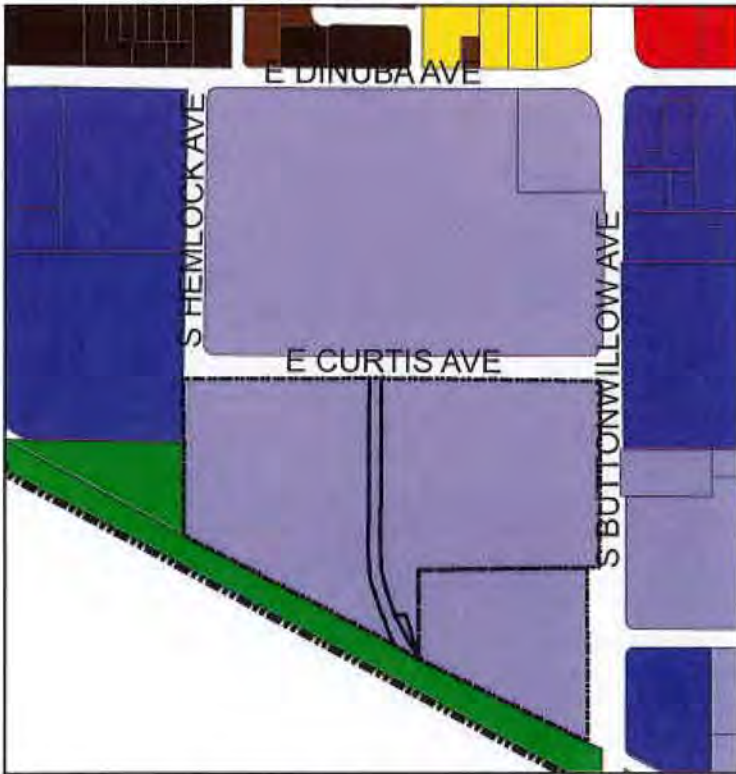
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- RM-3 Multi-Family Residential

# City of Reedley Ordinance No. 2019-003 Change of Zone Application No. 2019-2 Exhibit A

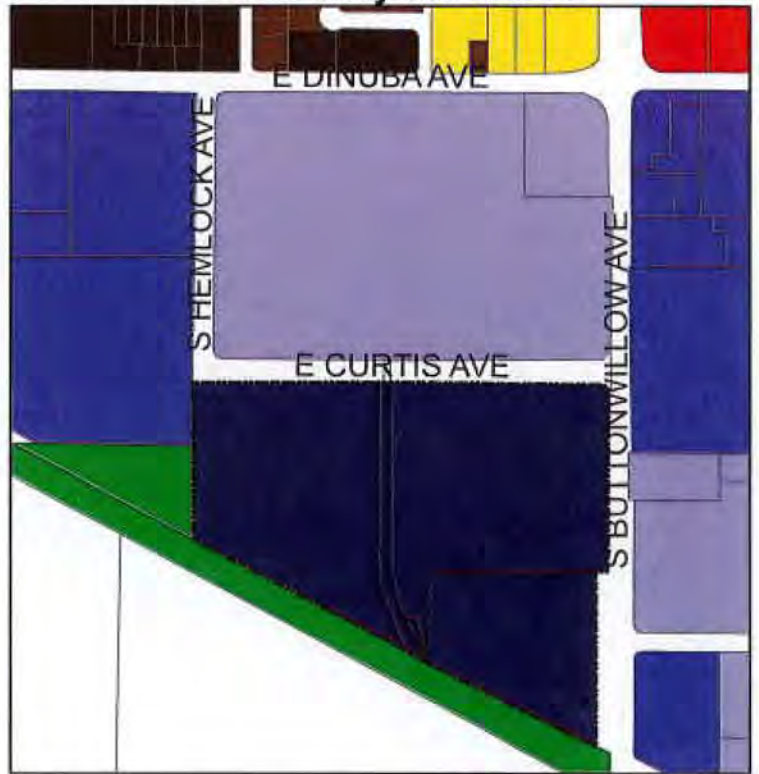
## Project Information

APNs: 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, & 370-070-92  
Existing General Plan Planned Land Use Designation: Heavy Industrial

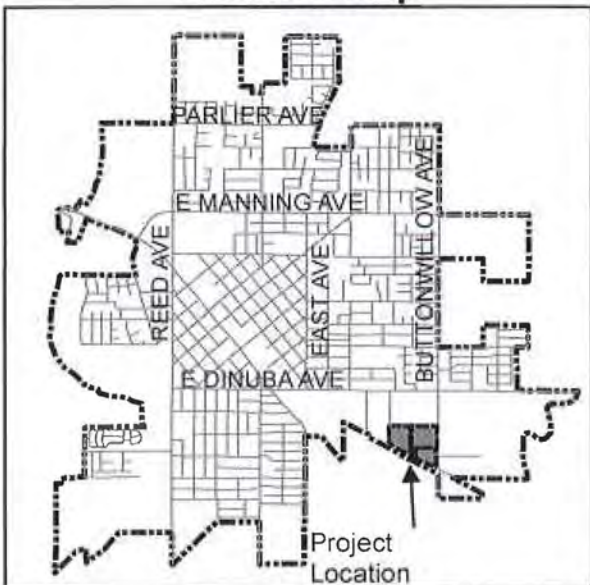
### Existing Zoning Designation: MP Planned Industrial



### Proposed Zoning Designation: MH Heavy Industrial



### Location Map



### Legend

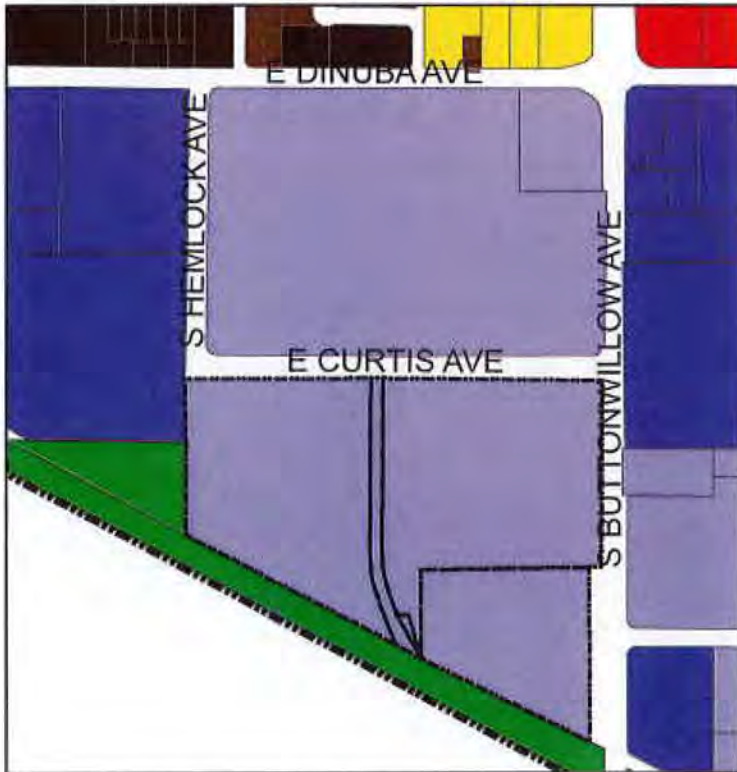
- Subject Properties
- Reedley City Limits
- Zoning Designations**
- CN Neighborhood Commercial
- CN(SP) Neighborhood Commercial (Specific Plan)
- MH Heavy Industrial
- ML Light Industrial
- MP Planned Industrial
- R-1-6 One Family Residential
- RCO Resource Conservation & Open Space
- RM-2 Multi-Family Residential
- RM-3 Multi-Family Residential

City of Reedley  
 Ordinance No. 2019-003  
 Change of Zone Application No. 2019-2  
 Exhibit A

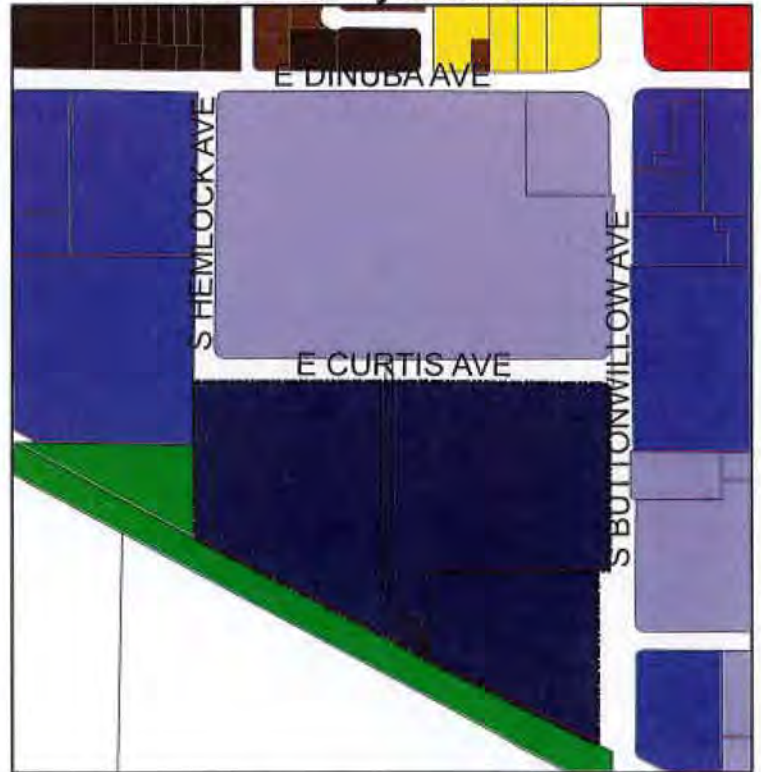
**Project Information**

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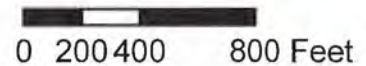
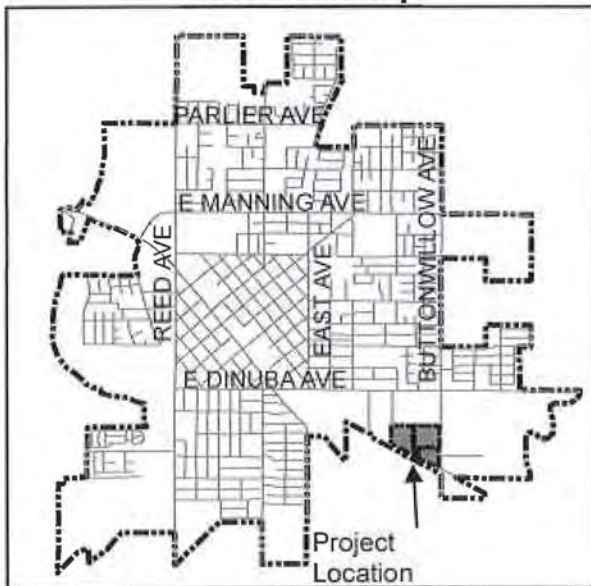
**Existing Zoning Designation:  
 MP Planned Industrial**



**Proposed Zoning Designation:  
 MH Heavy Industrial**



**Location Map**



**Legend**

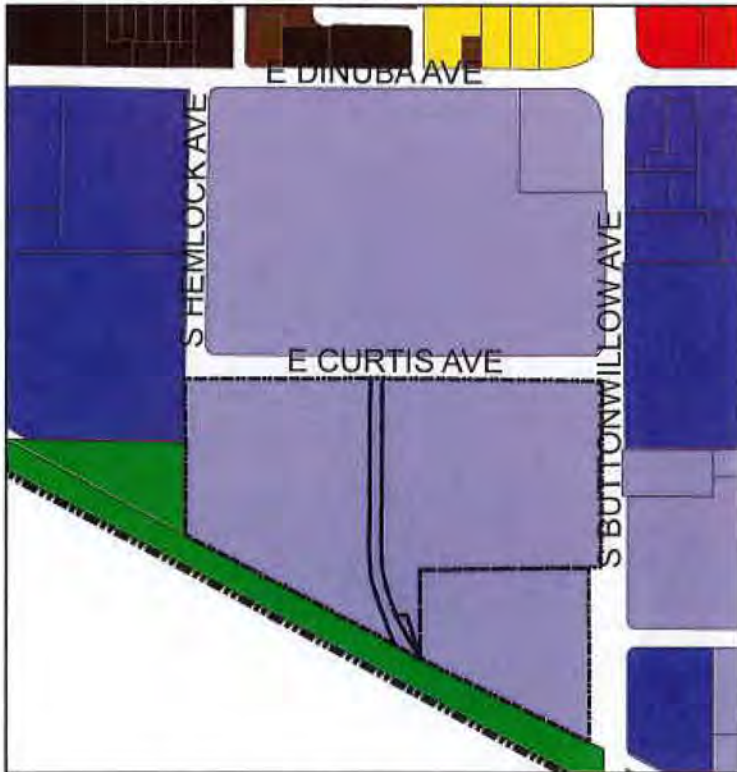
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City of Reedley  
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 Exhibit A

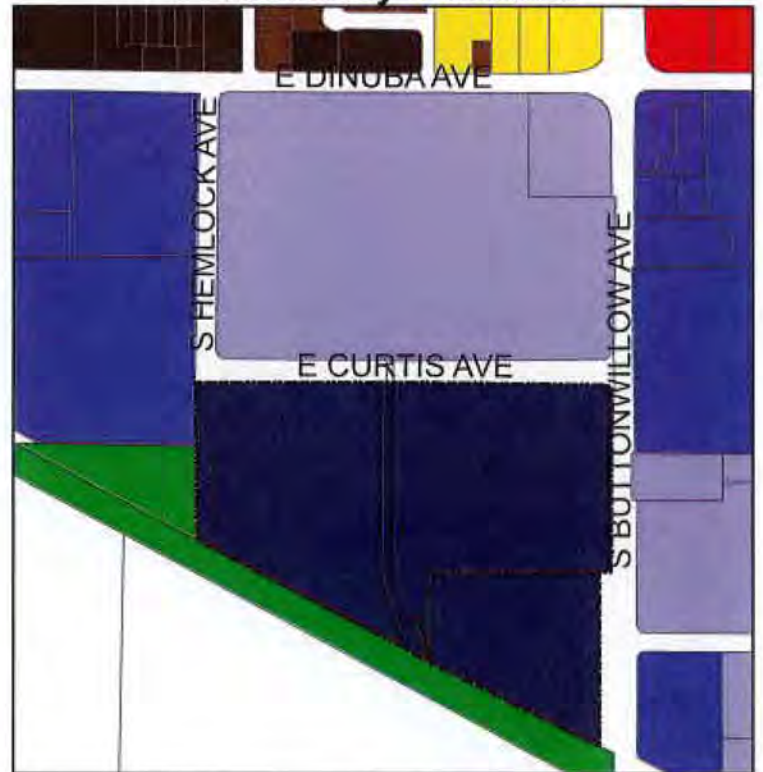
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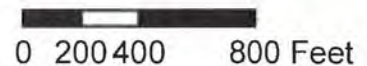
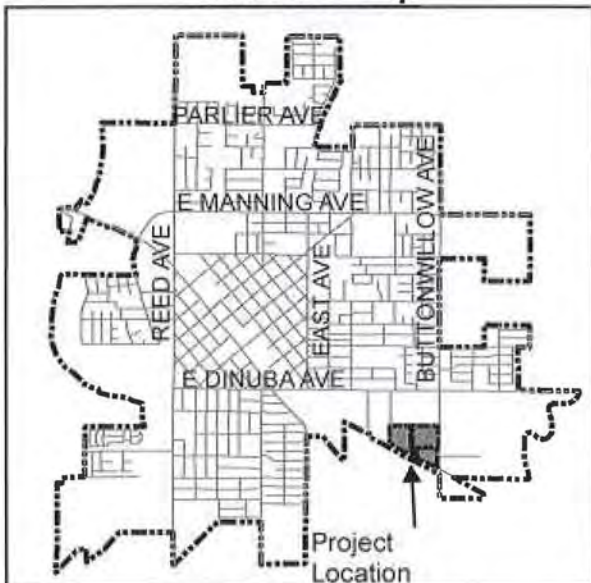
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**Location Map**



**Legend**

-  Subject Properties
-  Reedley City Limits
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## REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- ClosedSession
- Public Hearing

ITEM NO: 11

DATE: September 24, 2019

TITLE: INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2019-004, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY REPEALING AND REPLACING IN ITS ENTIRETY TITLE 10, CHAPTER 25, SECTION 5, PERTAINING TO THE INDUSTRIAL USE MATRIX

BY: Ellen Moore, Associate Planner *EM*  
Community Development Department

SUBMITTED: Rob Terry, AICP, Director *RT*  
Community Development Department

APPROVED: Nicole R. Zieba, City Manager *NZ*

### RECOMMENDATION

Staff recommends that the City Council of the City of Reedley take the following actions:

1. Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2019-004, an Ordinance of the City Council of the City of Reedley Repealing and Replacing in its Entirety Title 10, Chapter 25, Section 5, Pertaining to the Industrial Use Matrix
2. Receive Environmental Assessment No. 2019-12, a finding that no new environmental document is required for this project, dated August 1, 2019

### EXECUTIVE SUMMARY

Ordinance No. 2019-004 (Text Amendment Application No. 2019-1) is proposing to repeal and replace Title 10, Chapter 25, Section 5, which pertains to the list of permitted and conditional industrial land uses. Ordinance No. 2019-004 was initiated on July 26, 2019 (See Attachment 3). The intent of Text Amendment Application No. 2019-1 is to provide for more opportunities for industrial development within existing industrial zone districts by adding new industrial land uses to the list or recommending that existing land uses be modified in their language or whether they are permitted conditionally or by-right. The proposed text amendment is in conformance with the objectives, policies, principles and standards of the Reedley General Plan 2030.

## **BACKGROUND**

The List of Permitted and Conditional Use Matrix (Chapter 10-25) was substantially amended in 2014 and provided more types of land uses and greater usability. Staff wishes to continue to make amendments to the Land Use Matrix and is recommending that the Chapter 25 Industrial Use Matrix be revised to add additional land uses that were left out during previous amendments or recommending that existing land uses be modified in their language or whether they are permitted conditionally or by-right. These revisions are based on customer inquiries of uses that would reasonably be allowed in certain zone districts, but ultimately they were not listed in the Chapter 25 Matrix, or were listed as conditional uses when those uses would reasonably be allowed by-right.

Additions to the Reedley Municipal Code text as proposed in Ordinance No. 2019-004 are shown with underlined and italicized font effects, while text to be removed is shown with the strikethrough font effect.

There are more permitted uses in the MP (*Planned Industrial*) zone district proposed through Text Amendment Application No. 2019-1 in order to provide a smooth transition for the eventual removal of the MP (*Planned Industrial*) zone district designation.

Conditions of Approval are applied to a Conditional Use Permit Application and are subject to approval by the Planning Commission, but Conditions of Approval can still be applied to a use that is allowed by-right through the Site Plan Review process. For new construction, Section 10-9-7 of the Reedley Municipal Code (RMC) states that no use shall be constructed on any lot or site in an M (Industrial) district until a site plan is submitted and approved in accordance with Title 10, Chapter 19 (Site Plan Review). RMC Title 10, Chapter 19, Section 6 authorizes the application of conditions of approval to a site plan review application that are necessary to protect the public health, safety and general welfare.

Uses that are more commercial in nature that are allowed in the ML (*Light Industrial*) zone district designation can be found in the Commercial/Office Use Matrix (Title 10, Chapter 25, Section 4).

## **PUBLIC NOTICING**

A public hearing notice was published in the Mid-Valley Times on September 12, 2019. See Attachment 4.

## **ENVIRONMENTAL REVIEW**

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Ordinance No. 2019-004 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the

implementation of this ordinance. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, and determined the results to be within the scope of the project described in the Program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2). Therefore, no new environmental document is required for this Project.

### **PLANNING COMMISSION**

The Planning Commission received a staff report and presentation relating to Text Amendment Application No. 2019-1 (Ordinance No. 2019-004), and related environmental assessment 2019-12, at their regularly scheduled meeting of August 15, 2019. They opened the meeting to receive comments from the public regarding the item, and received no comments. Via Planning Commission Resolution 2019-9, the Planning Commission unanimously recommended that the City Council accept Environmental Assessment 2019-12 and introduce Ordinance 2019-004 for adoption. See Attachment 5.

### **ATTACHMENTS**

1. Ordinance No. 2019-004, an Ordinance of the City Council of the City of Reedley Repealing and Replacing in its Entirety Title 10, Chapter 25, Section 5, Pertaining to the Industrial Use Matrix
2. City of Reedley, Environmental Assessment No. 2019-12, dated August 1, 2019
3. Initiation of Text Amendment 2019-1
4. PHN Proof of Publication dated September 12, 2019
5. Reedley Planning Commission Resolution No. 2019-9

**ORDINANCE NO. 2019-004**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY REPEALING AND REPLACING IN ITS ENTIRETY TITLE 10, CHAPTER 25, SECTION 5, PERTAINING TO THE INDUSTRIAL USE MATRIX**

The City Council of the City of Reedley does hereby ordain as follows:

**SECTION 1:** Title 10, Chapter 25, Section 5 of the Reedley Municipal Code is repealed in its entirety.

**SECTION 2:** Title 10, Chapter 25, Section 5 of the Reedley Municipal Code is hereby added in its entirety and is to read as follows:

**10-25-5: USE MATRIX; INDUSTRIAL:**

<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML) § 10-9A-1</b>	<b>Heavy Industrial District (MH) § 10-9B-1</b>	<b>Planned Industrial District (MP) § 10-9C-1</b>
Airports, heliports/helipads	P	P	<u>P</u>
Animal sale yards	P		
Assembly of small electrical appliances/equipment	P	P	<u>P</u>
<i>Assembly of machinery</i>	<u>P</u>	<u>P</u>	<u>P</u>
<i>Bicycle shop, including incidental repair on site</i>	<u>P</u>	<u>P</u>	<u>P</u>
Blacksmith	C	P	
Boat sales/service	P	P	<u>P</u>
Bookbinding	P	P	<u>P</u>
Bottling works	<u>P</u>	<u>GP</u>	<u>P</u>
<i>Breweries, distilleries, wineries (500 gallon maximum production capacity)</i>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Breweries, distilleries, wineries with ancillary tasting room (500 gallon maximum production capacity)</i>	<u>C</u>	<u>C</u>	<u>C</u>
Breweries, distilleries, wineries with 500 gallon minimum production capacity	C	C	C



<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML)</b> <b>§ 10-9A-1</b>	<b>Heavy Industrial District (MH)</b> <b>§ 10-9B-1</b>	<b>Planned Industrial District (MP)</b> <b>§ 10-9C-1</b>
<u>Breweries, distilleries, wineries with ancillary tasting room (500 gallon minimum production capacity)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Building contractor offices and yards	P	P	<u>P</u>
Caretaker's Unit (on-site and incidental to primary use)	C	C	C
Cold storage with ammonia refrigerant facilities	<u>C P</u>	P	<u>C P</u>
Cold storage with freon refrigerant	<u>C P</u>	P	<u>C P</u>
Concrete batch plant, processing of minerals, and aggregate and other related land uses	C	P	
Cotton gin	<u>C</u>	<u>C P</u>	
<u>Distribution centers</u>	<u>P</u>	<u>P</u>	<u>P</u>
Drop forges		C	
Dump and slag piles	C	P	
<u>Farm equipment sales/services</u>	<u>P</u>	<u>P</u>	<u>P</u>
Freight terminals, including transit and passenger service	P	P	<u>C P</u>
Garbage and refuse dump (including incineration of garbage, offal and dead animals)		C	
Gas and oil wells		C	
Health/athletic clubs, gyms	<u>C P</u>	<u>P</u>	<u>C P</u>
Ice storage and sale houses	P	P	<u>P</u>
Incinerators		C	
Junkyard	<u>C</u>	<u>C P</u>	
Leather and fur finishing and dyeing	<u>C P</u>	P	<u>P</u>
Lumberyards/building materials (not including planing mills or sawmills)	<u>C P</u>	P	<u>C P</u>

<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML) § 10-9A-1</b>	<b>Heavy Industrial District (MH) § 10-9B-1</b>	<b>Planned Industrial District (MP) § 10-9C-1</b>
<u>Lumberyards/building materials (including planing mills or sawmills)</u>	<u>C</u>	<u>P</u>	<u>C</u>
Mini-storage facility	P	P	P
Mini-storage with on-site caretaker's residence	C	C	C
Mixed Use Development, pursuant to RMC, § 10-13-9	C		
<u>Motorcycle sales/service</u>	<u>P</u>	<u>P</u>	<u>P</u>
Office (incidental to primary use)	P	P	P
Parcel delivery service (warehouse)	P	P	<u>C</u> <u>P</u>
Pawn shop	P		
<u>Plumbing/irrigation shops</u>	<u>P</u>	<u>P</u>	<u>P</u>
Public Utility Service Yards with incidental buildings	P	P	P
Retail sales (incidental to primary use)	P	P	P
Rifle and pistol range	P	P	<u>P</u>
<b>Manufacturing:</b>			
Aircraft and aircraft accessories	P	P	<u>P</u>
<u>Appliances</u>	<u>P</u>	<u>P</u>	<u>P</u>
Asphalt and asphalt products		C	
Automobile, truck and trailer accessories and parts	P	P	<u>P</u>
Batteries	<u>C</u>	P	<u>C</u>
<u>Biofuels</u>	<u>C</u>	<u>C</u>	<u>C</u>
Building materials	P	P	<u>C</u> <u>P</u>
Cabinet shops, welding shops	P	P	<u>P</u>
Candles (not including rendering)	P	P	<u>P</u>

<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML) § 10-9A-1</b>	<b>Heavy Industrial District (MH) § 10-9B-1</b>	<b>Planned Industrial District (MP) § 10-9C-1</b>
Carpet and rug	<u>P</u>	P	<u>P</u>
Cement products	C	P	<u>C</u>
Ceramics	P	P	<u>P</u>
Chemicals (insecticides, fungicides, industrial and household compounds)	C	P	<u>C</u>
Clay products	P	P	<u>P</u>
Clothes, garments	P	P	<u>P</u>
Coal products		C	
Cosmetics (not including refining or rendering of fats or oils)	P	P	<u>P</u>
Cosmetics (including refining or rendering of fats or oils)		C	
<u>Electrical equipment</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Electronic components</u>	<u>P</u>	<u>P</u>	<u>P</u>
Explosives (including fireworks)		C	
<u>Fabric products</u>	<u>P</u>	<u>P</u>	<u>P</u>
Fertilizer	C	C	<u>C</u>
<u>Fiberglass and fiberglass products</u>	<u>P</u>	<u>P</u>	<u>P</u>
Firearms and firearm accessories (bullets, etc.)	C	<u>C P</u>	<u>C</u>
Food products	P	P	<u>C P</u>
<u>Furniture</u>	<u>P</u>	<u>P</u>	<u>P</u>
Gelatin, glue and size		C	
Glass and glass products	P	P	<u>P</u>
Grain, feed and flour mills	<u>P</u>	<u>C P</u>	<u>P</u>
Hazardous chemicals		C	

<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML) § 10-9A-1</b>	<b>Heavy Industrial District (MH) § 10-9B-1</b>	<b>Planned Industrial District (MP) § 10-9C-1</b>
Ink (printing ink, tattoo ink, etc.)	P	P	<u>P</u>
Lard	P	P	<u>P</u>
<u>Light fixtures</u>	<u>P</u>	<u>P</u>	<u>P</u>
Lime, gypsum and plaster	<u>GP</u>	P	<u>P</u>
Machinery and tools	P	P	<u>P</u>
Marijuana sales, processing, dispensaries, deliveries and cultivation			
Metal alloys and foil	<u>GP</u>	P	<u>P</u>
Metal cans and containers	<u>GP</u>	P	<u>P</u>
Motors and generators	<u>GP</u>	P	<u>P</u>
<u>Motor vehicles</u>	<u>P</u>	<u>P</u>	<u>P</u>
Paint	P	P	<u>P</u>
Paper and paper products	P	P	<u>P</u>
Pharmaceuticals	<u>GP</u>	P	<u>P</u>
Plastic	<u>GP</u>	P	<u>P</u>
<u>Plumbing fixtures</u>	<u>P</u>	<u>P</u>	<u>P</u>
Rubber products (including tires, tubes)		C	
Scientific, medical, dental and drafting instruments	P	<u>P</u>	<u>P</u>
Signs (includes painting)	P	P	<u>P</u>
Small appliances/equipment	P	P	<u>P</u>
Small metal products (e.g., jewelry, buttons)	P	P	<u>P</u>
Soap (including rendering)	<u>GP</u>	P	<u>P</u>
<u>Software</u>	<u>P</u>	<u>P</u>	<u>P</u>
Steel products	<u>GP</u>	P	<u>P</u>

<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML)</b> <b>§ 10-9A-1</b>	<b>Heavy Industrial District (MH)</b> <b>§ 10-9B-1</b>	<b>Planned Industrial District (MP)</b> <b>§ 10-9C-1</b>
Stone products	<u>GP</u>	P	<u>P</u>
<u>Telecommunication components</u>	<u>P</u>	<u>P</u>	<u>P</u>
Using previously prepared materials (e.g., cloth, glass, paper, plastics, metals, rubber and wood)	<u>C</u>	<u>GP</u>	<u>C</u>
Wire and cable manufacturing	<u>P</u>	P	<u>P</u>
<b>Metal casting:</b>			
Metal industries <u>working</u> (ores reduction, refining, smelting and alloying)	<u>C</u>	<u>GP</u>	<u>C</u>
Petroleum products manufacturing, processing and storage, including oils, gasoline, <del>paints</del> and tar	<u>C</u>	C	<u>C</u>
Ministorage facility	P	P	P
Ministorage with on-site caretaker's residence	C	C	C
<del>Mixed use development, pursuant to § 10-13-9</del>	<del>C</del>	<del>-</del>	<del>-</del>
Office (incidental to primary use)	P	P	P
Parcel delivery service (warehouse)	P	P	<u>GP</u>
Pawnshop	P		
<b>Processing:</b>			
Baked goods	P	P	<u>P</u>
Candy	P	P	<u>P</u>
Dairy	C	P	<u>C</u>
Explosives		C	
Fish products		C	
Fruits and vegetables (packing only)	P	P	<u>P</u>

<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML) § 10-9A-1</b>	<b>Heavy Industrial District (MH) § 10-9B-1</b>	<b>Planned Industrial District (MP) § 10-9C-1</b>
<u>Fruits and vegetables (juicing or other processing)</u>	<u>P</u>	<u>P</u>	<u>P</u>
Manure, peat and topsoil		C	
Meat products (not including slaughtering and glue manufacturing)		C	
Nut processing (dehydrating, hulling, and drying)	<u>C</u>	<u>C P</u>	<u>C</u>
<del>Wood and lumber</del>	<u>P</u>		<u>C</u>
Sandblasting	<u>C P</u>	<u>P</u>	<u>P</u>
Slaughterhouse	<u>C</u>	<u>C</u>	<u>C</u>
Stone and monument yards or mills	<u>P</u>	<u>P</u>	<u>P</u>
Stone quarry, gravel pit, mines	<u>C</u>	<u>C</u>	<u>C</u>
Wood and lumber	<u>P</u>	<u>P</u>	<u>C P</u>
Public utility service yards with incidental buildings	<u>P</u>	<u>P</u>	<u>P</u>
<b>Recycling facilities, pursuant to RMC § 10-13-6:</b>			
Heavy processing	<u>C</u>	<u>P</u>	<u>C</u>
Large collection	<u>C</u>	<u>P</u>	<u>C</u>
Light processing	<u>P</u>	<u>P</u>	<u>P</u>
Small collection	<u>P</u>		
Transfer station	<u>P</u>	<u>P</u>	<u>P</u>
Retail sales (incidental to primary use)	<u>P</u>	<u>P</u>	<u>P</u>
Rifle and pistol range	<u>P</u>	<u>P</u>	<u>P</u>
<b>Storage:</b>			
<u>Biofuels</u>	<u>C</u>	<u>C</u>	<u>C</u>

<b>List Of Uses - Industrial</b> <b>Refer to Title 10, Chapter 9</b>	<b>Light Industrial District (ML) § 10-9A-1</b>	<b>Heavy Industrial District (MH) § 10-9B-1</b>	<b>Planned Industrial District (MP) § 10-9C-1</b>
Explosives	C	C	<u>C</u>
Flammable liquids	C	C	<u>C</u>
Petroleum products	C	C	<u>C</u>
Storage, sorting, collecting or baling of iron, junk, paper, rags or scrap	P	P	<u>P</u>
Trucking/transportation/distribution	P	P	P
<i>Personal vehicle/RV storage</i>	<u>P</u>	<u>P</u>	<u>P</u>
<i>Parking Lot</i>	<u>P</u>	<u>P</u>	<u>P</u>
<i>Vehicle and Freight Terminals</i>	<u>P</u>	<u>P</u>	<u>P</u>
Vehicle wrecking yards	P	P	C <u>P</u>
Warehousing and wholesaling (no explosives or flammables)	P	P	C <u>P</u>
<i>Other uses similar in nature and intensity of a conditional use</i>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Other uses similar in nature and intensity of a permitted use</i>	<u>P</u>	<u>P</u>	<u>P</u>
<i>Other uses which are added to this list by the City Planning Commission according to the procedures prescribed in § 10-15-1</i>			

Note:

1. Any use with on or off site alcohol sales requires compliance with Alcohol Sales of this table.

P = Permitted Use, "by-right" use, requires Site Plan Review

C = Conditional Use, "conditional use", requires Conditional Use Permit

Blank = Prohibited Use

**SECTION 3:** Publication: The City Clerk is hereby directed to cause a summary of this ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption and again within fifteen (15) days after its adoption.

Ordinance No. 2019-004

(Text Amendment Application No. 2019-1)

Page 8 of 9

**SECTION 4:** Codification: The City Clerk is further directed to cause this ordinance to be codified after its adoption.

**SECTION 5:** This ordinance shall take effect and be in full force thirty (30) days from and after its adoption.

I hereby certify that the foregoing Ordinance No. 2019-004 was introduced and given first reading at a regular meeting of the City Council of the City of Reedley held on September 24, 2019, and was thereafter duly adopted at a regular meeting of said City Council held on October 8, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Frank Piñon, Mayor  
City of Reedley

ATTEST:

---

Sylvia Plata, City Clerk  
City of Reedley





## City of Reedley

Community Development Department  
1733 Ninth Street  
Reedley, CA 93654  
(559) 637-4200  
<http://www.reedley.com>

TO: Rob Terry, Director  
Community Development Department

FROM: Ellen Moore, Associate Planner *EM*  
Community Development Department

DATE: August 1, 2019

SUBJECT: ENVIRONMENTAL ASSESSMENT NO. 2019-12: TEXT AMENDMENT APPLICATION  
NO. 2019-1 (ORDINANCE NO. 2019-004)

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The Community Development Department is proposing to repeal and replace in its entirety Title 10, Chapter 25, Section 5, Industrial Use Matrix. The intent of this proposed ordinance is to implement the 2030 General Plan and to generate more economic development activity by reducing barriers for development.

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which has been prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Text Amendment Application No. 2019-1 (Ordinance No. 2019-004) would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Ordinance No. 2019-004. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, and determined the results to be within the scope of the project described in the program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2). Therefore, no new environmental document is required for this Project.



## City of Reedley

Community Development Department  
1733 Ninth Street  
Reedley, CA 93654  
(559) 637-4200  
<http://www.reedley.com>

TO: Nicole R. Zieba, City Manager

FROM: Rob Terry, AICP, Director  
Community Development Department

BY: Ellen Moore, Associate Planner *EM*  
Community Development Department

DATE: July 26, 2019


SUBJECT: INITIATION OF AN AMENDMENT TO THE TEXT OF THE REEDLEY MUNICIPAL CODE (ZONING ORDINANCE) PERTAINING TO REPEALING AND REPLACING IT IN ITS ENTIRETY TITLE 10, CHAPTER 25, SECTION 5, PERTAINING TO THE INDUSTRIAL USE MATRIX (ORDINANCE NO. 2019-004)

Several topic areas within the Reedley Zoning Ordinance are being updated and readied for Council consideration in order to implement the 2030 General Plan and to generate more economic development activity by reducing barriers for development.

The List of Permitted and Conditional Use Matrix (Chapter 10-25) was substantially amended in 2014 and provided more types of land uses and greater usability. Staff is recommending that the Chapter 25 Industrial Use Matrix be revised by adding additional land uses that were left out during previous amendments or recommending that existing land uses be modified in their language or whether they are permitted conditionally or by-right. These revisions are based on customer inquiries of uses that would reasonably be allowed in certain zone districts, but ultimately they were not listed in the Chapter 25 Matrix, or were listed as conditional uses when those uses would reasonably be allowed by-right.

Staff recommends that the City Manager initiate the proposed text amendment to the Reedley Municipal Code Title 10, Chapter 25, Section 5, List of Permitted and Conditional Use Matrix.

I, Nicole Zieba, City Manager, authorize the Community Development Department to proceed with the development of a text amendment to the Reedley Municipal Code, Reedley Municipal Code Title 10, Chapter 25, Section 5, Industrial Use Matrix.

  
\_\_\_\_\_  
Nicole R. Zieba, City Manager

  
\_\_\_\_\_  
Date

# Mid-Valley Times

1130 G Street  
Reedley CA  
(559) 638-2244

(Space below for use of County Clerk only)

## SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing:

Ordinance No. 2019-004

STATE OF CALIFORNIA

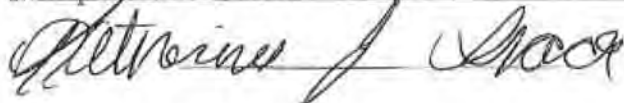
County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the MID - VALLEY TIMES a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 4, 2019, Case Number 19CECG01981; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

September 12, 2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on September 12, 2019



CASE NO. \_\_\_\_\_

DECLARATION OF PUBLICATION  
(2015.5 C.C.P.)

**CITY OF REEDLEY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**NOTICE OF PUBLIC HEARING**  
**Ordinance No. 2019-004**  
**Pertaining to the Industrial Use Matrix**

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and pursuant to the procedures in Title 16 of the Reedley Municipal Code, the City Council of the City of Reedley will conduct a public hearing to consider the following:

1. **Environmental Assessment No. 2019-12:** Recommend that the City Council finds that the new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines Section 15197 and 15198.
2. **Ordinance No. 2019-004:** Recommend that the City Council introduce Ordinance No. 2019-004 (Text Amendment Application No. 2019-1) proposing to repeal and replace in its entirety Title 10, Chapter 25, Section 5, pertaining to the Industrial Use Matrix. The intent of Ordinance No. 2019-004 is to provide for more opportunities for industrial development within existing industrial zone districts by adding new industrial land uses to the list or recommending that existing land uses be modified in their language or whether they are permitted conditionally or by-right.

**REEDLEY CITY COUNCIL**  
Date: Tuesday, September 24, 2019  
Time: 7:00 p.m. or thereafter  
Place: City Hall Council Chamber  
345 "G" Street, Reedley, CA 93654

The City Council Meeting Agenda will be available for review on the City of Reedley's website at <http://www.reedley.com/> by 7:00 p.m. on Friday, September 20, 2019.

Any interested person may appear at the public hearing and present testimony, or speak in favor or against the project. Any written materials shall be submitted no later than close of business day on September 23, 2019 pursuant to the adopted City Council protocols. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley City Council prior to the public hearing.

Additional information on the proposed application, including the environmental assessment, are available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Ellen Moore, Associate Planner, at (559) 637-4200, ext. 222, or by email at [ellen.moore@reedley.ca.gov](mailto:ellen.moore@reedley.ca.gov) for more information.

September 12, 2019

RESOLUTION NO. 2019-9

**A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION,  
RECOMMENDING THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVE TEXT  
AMENDMENT APPLICATION NO. 2019-1 (ORDINANCE NO. 2019-004), REPEALING AND  
REPLACING TITLE 10, CHAPTER 25, SECTION 5 OF THE REEDLEY MUNICIPAL CODE  
PERTAINING TO THE INDUSTRIAL USE MATRIX**

WHEREAS, staff has presented to the Planning Commission a plan to amend the Reedley Municipal Code, Title 10, Zoning Regulations, through a series of text amendment applications; and

WHEREAS, the City of Reedley wishes to provide for clarity and uniformity within its Municipal Code pertaining to the list of permitted and conditional uses within city limits; and

WHEREAS, on July 26, 2019, the City of Reedley, pursuant to Reedley Municipal Code, §10-22-2, Initiation, initiated Text Amendment Application No. 2019-1; and

WHEREAS, Text Amendment Application No. 2019-1 is proposing to repeal and replace Title 10, Chapter 25, Section 5, which pertains to the list of permitted and conditional industrial land uses; and

WHEREAS, the intent of Text Amendment Application No. 2019-1 is to generate more economic development activity by adding additional land uses or recommending that existing land uses be modified in their language or whether they are permitted conditionally or by-right; and

WHEREAS, the proposed text amendment conforms with the objectives, policies, principles and standards of the Reedley General Plan 2030; and

WHEREAS, on August 15, 2019, the Planning Commission held a public meeting and received a staff report, staff presentation and accepted public comments.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference; and
2. On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act.
3. The City as the lead agency, has determined that Text Amendment No. 2019-1 (Ordinance No. 2019-004) would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Text Amendment Application No. 2019-1 (Ordinance No. 2019-004) pursuant to Section 15162 and Sections 15168(c)(2).

4. No new environmental document is required for this Project.
3. The preparation and adoption of the Text Amendment Application No. 2019-1 is consistent with Reedley General Plan Update 2030; and
4. The Planning Commission hereby recommends to the City Council of the City of Reedley approval of Text Amendment Application No. 2019-1 (Ordinance No. 2019-004); and
5. This resolution is effective upon adoption.

This foregoing resolution is hereby approved and adopted at a regular meeting of the Reedley Planning Commission, in the City of Reedley, held on the 15<sup>th</sup> day of August, 2019, by the following vote:

AYES: Hudson, Conrad, Custodio, Perez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Luzania.

  
\_\_\_\_\_  
Pete Perez, Chair  
City of Reedley Planning Commission

ATTEST:

  
Rob Terry, Secretary



## REEDLEY CITY COUNCIL

- Consent Calendar
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 12

**DATE:** September 24, 2019

**TITLE:** APPROVAL OF ITEMS PERTAINING TO THE CONSTRUCTION OF WELLHEAD TCP TREATMENT FACILITIES FOR MUNICIPAL WATER WELLS 13, AND 14.

- A. CONSIDER AND DISCUSS REJECTION OF THE LOW BID AS NONRESPONSIVE BASED ON BIDDER'S FAILURE TO ADHERE TO THE BIDDER'S QUALIFICATION REQUIREMENTS AS REQUIRED IN THE CITY'S BID DOCUMENT.
- B. ADOPT RESOLUTION NO. 2019-081 AWARDING A CONSTRUCTION CONTRACT TO SMITH CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$949,875.09 FOR THE CONSTRUCTION OF WELLHEAD TCP TREATMENT FACILITIES FOR WATER WELLS NO. 13, AND 14 AND AUTHORIZE THE CITY MANAGER TO APPROVE AND SIGN CHANGE ORDERS UP TO AN AMOUNT EQUAL TO 10% OF THE CONSTRUCTION CONTRACTED AMOUNT.
- C. ADOPT RESOLUTION NO. 2019-082 AMENDING THE 2019-2020 ADOPTED BUDGET TO APPROPRIATE \$1,044,863 FROM THE GROUND WATER TREATMENT FUND FOR THE AFOREMENTIONED PROJECT.

**SUBMITTED:** Russ Robertson, Public Works Director

**APPROVED:** Nicole Zieba, City Manager

### RECOMMENDATIONS

A. Staff recommends the rejection of the low bid based upon the following: incorrect information submitted in the bid, failure to adhere to the bidder qualifications requirement as required in the City's bid document, and on the grounds described in the attached recommendation of the Public Works Director following the hearing with the low bidder.

B. Staff also recommends the adoption of Resolution No. 2019-081 awarding a construction

contract to the second low bidder, Smith Construction Company Inc. for the construction of wellhead TCP treatment facilities for water wells 13, and 14 in the amount of \$949,875.09 and grant the City Manager authority to approve and sign contract change orders up to an amount equal to 10% (\$94,987.50) of the contract amount.

C. Finally, Staff also recommends the adoption of Resolution 2019-082 amending the 2019-2020 Budget to appropriate \$1,044,863 from the Ground Water Treatment fund for the aforementioned project.

## **EXECUTIVE SUMMARY**

The City of Reedley has three municipal water wells that have tested at levels exceeding the State mandated maximum contaminate level for TCP in potable water. Last year the City received settlement money from responsible parties to be used to install TCP treatment facilities at the three well sites.

The entire scope of work includes three phases:

Phase One: Procurement of TCP Treatment Vessels and GAC materials for all three wells.

Phase Two: Construction and site work at wells 13 and 14 to prepare for treatment vessels.

Phase Three: Construction and site work for well 12 to prepare for treatment vessels.

Phase one was approved and awarded by the City Council on February 12, 2019, and construction of the treatment vessels is nearing completion.

The project outlined in this staff report for Council's consideration and approval is Phase two, which includes all of the site preparation, infrastructure, pipe work, installation of the vessels, and associated SCADA and electrical work for wells 13 and 14.

Phase three is in the final planning stages and should be ready to go out to bid shortly.

On July 10, 2019, the City of Reedley began solicitation for sealed bids for the project. On August 1, 2019 the City conducted a bid opening for the project and the City received 6 bids ranging from a low of \$916,186 to a high of 1,432,580. The Engineer's Estimate for the project was \$1,009,400. Following the bid opening, the apparent low bidder was Steve Dovali Construction (SDC).

After a thorough review of the bid submitted by SDC it was determined that bid requirements were not met. The bid document contained a Bidder's Qualifications requirement in which the contractor must list three projects previously completed that have included GAC treatment facilities.

The bid document specifically stated:

"Systems cited in experience submittals shall have been downflow, pressure-type configurations using similar vessel diameter and design as this project".

SDC included three references for previous GAC wellhead projects in its bid. Those references were contacted, and each indicated that none of the three referenced projects contained GAC

potable water treatment systems. Accordingly, based on a review of the listed references, SDC did not meet the qualification requirements specified in the bid documents for this project.

SDC was informed of the information received from its listed references and its apparent lack of qualification to perform the project, and was given the opportunity to submit any information that would rebut the information received from the three listed references and establish that the three reference projects listed in its bid included GAC treatment facilities. A hearing was scheduled to be held on September 5, 2019, for SDC to meet with the Public Works Director to present any information and evidence.

Before the hearing, SDC submitted an envelope to the Public Works Director containing various documents. Upon reviewing the documents and contacting the additional references provided therein, it was discovered that none of the information provided by SDC was related to the three projects listed in its submitted bid. Rather, the documents and information submitted referred to other projects that SDC had previously completed, not the three projects listed in its bid.

The hearing was held on September 5th as scheduled. At the hearing, SDC admitted that none of the three reference projects listed in its bid included the required GAC treatment facilities as had been stated in the bid, and confirmed that those three projects were listed in its bid by mistake. Notwithstanding the mistake, SDC requested that the City consider the other reference projects SDC had submitted after the formal bid opening.

After considering all the bids submitted, the information received from references listed in submitted bids, information submitted after the bid opening by SDC, and the information provided by SDC at the September 5th hearing, and considering the applicable legal authority, the Public Works Director issued a written recommendation for award of the project. That recommendation is attached to this staff report, and describes the reasoning for the recommendation that SDC's bid be rejected as nonresponsive, and the contract be awarded to the second low bidder as the lowest responsible bidder who submitted a responsive bid. Based on the attached written recommendation, which is incorporated herein and made part of the record for this item, it is recommended that SDC's bid be rejected as nonresponsive based upon incorrect information submitted on the bid and the failure to adhere to the bidder qualifications requirement as outlined in the bid form.

Following the recommended rejection of SDC's bid, staff recommends that the construction contract be awarded to Smith Construction Company, Inc. as the lowest responsive bid. The bid received from Smith Construction Company, Inc. including the previous project references listed in the bid were reviewed and verified by City staff and the City's consultant engineer. Smith is a responsible bidder, and Smith's bid was responsive to the requirements of the bid form.

## **BACKGROUND**

Well 14 is located at the Reedley Sports Park. This well is the City's workhorse and one of the top producing wells in the City. It is also used to fill the City's 1.5 million gallon water storage tank. The well currently has four filter vessels which contain Granulated Activated Carbon (GAC). GAC is a proven method to filter and remove certain chemicals, such as TCP and



DBCP, from water. When the GAC has to be changed out, which is approximately every 12 months, the well must be shut down during the process. The installation of four additional GAC vessels will allow the City to keep the well operational even when change out is occurring.

Well 13 is located on Parlier Avenue, just west of Buttonwillow Avenue. Water tested from this well exceeded the State's adopted MCL for TCP, and has been off-line since that time. This well is important for servicing the north east section of the City. The City plans to install two GAC treatment vessels at this location. It is not a large production well, thus two vessels are sufficient for treatment.

### **FISCAL IMPACT**

A reduction of \$1,044,863 from the Groundwater Treatment Fund.

### **ATTACHMENTS**

1. Resolution 2019-081
2. Resolution 2019-082
3. Bid Tabulation
4. Public Works Director's Written Recommendation for Award of Project

**RESOLUTION NO. 2019-081**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY AWARDING  
A CONSTRUCTION CONTRACT TO SMITH CONSTRUCTION COMPANY, INC.  
FOR THE CONSTRUCTION OF TCP TREATMENT FACILITIES FOR WATER  
WELLS 13 AND 14 IN THE AMOUNT OF \$949,875.09 AND AUTHORIZING THE  
CITY MANAGER TO APPROVE AND SIGN CHANGE ORDERS EQUAL TO 10% OF  
THE CONSTRUCTION CONTRACT AMOUNT**

**WHEREAS**, the City of Reedley issued a Notice to Bidders for the construction of TCP treatment facilities for municipal water wells 13 and 14 ("Project"); and

**WHEREAS**, the City received, opened and read aloud the bids received; and

**WHEREAS**, during its City Council meeting on September 24, 2019, the City Council rejected the low bid received from Steve Dovali Construction, Inc. ("SDC") because it was found to be nonresponsive; and

**WHEREAS**, following the rejection on SDC's bid as nonresponsive, the lowest responsive bid received from a responsible bidder was submitted by Smith Construction Company, Inc. in the amount of \$949,875.09.

**NOW, THEREFORE**, the City Council of the City of Reedley using their independent judgment hereby resolves as follows:

1. The above recitals are true and correct.
2. Smith Construction Company, Inc. is a qualified and responsible bidder and submitted the lowest responsive bid for the Project, and the Project contract is awarded to Smith Construction Company, Inc. for the amount of its bid of \$949,875.09.
3. The City Manager is authorized and directed to promptly execute the contract for the Project with Smith Construction Company, Inc. subject to the submittal of necessary bonds, insurance certificates, and other necessary documents required by the specifications and special provisions for this Project.
4. The City Manager is authorized to approve and execute contract change orders for this Project in the total amount not to exceed \$94,987.50, which is 10% of the base bid.
5. The total construction budget for this Project, including the construction contract and the allowance for approved change orders and contingencies, is \$1,044,862.59.

The foregoing resolution was adopted by the City Council of the City of Reedley at a regular meeting held on September 24, 2019, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Frank Piñon, Mayor

\_\_\_\_\_  
Sylvia B. Plata, City Clerk

**BUDGET AMENDMENT  
RESOLUTION 2019-082**

The City Council of the City of Reedley does hereby amend the 2019-2020 Budget as follows:

**Section I - Additions:**

---

FUND-DEPT.OBJECT	AMOUNT
047-4503.5140 TCP Treatment Facilities	\$1,044,863

---

Purpose: Amends the FY 2019-2020 Adopted Budget and appropriates \$1,044,863 from the Ground Water Treatment Fund for the construction of TCP Treatment facilities for water wells 13 and 14.

**Section II – Source of Funding:**

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FUND	AMOUNT
047-2710 Ground Water Treatment Fund Balance	\$1,044,863

---

Impact: Reduction of the Ground Water Treatment Fund balance by \$1,044,863.

Reviewed:  9/19/19  
Assistant City Manager

Recommended:   
City Manager

The foregoing resolution is hereby adopted this 24th day of September, 2019 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

APPROVED:

\_\_\_\_\_  
Frank Piñon, Mayor

ATTEST:

\_\_\_\_\_  
Sylvia B. Plata, City Clerk

City of Reedley  
Wells 13 and 14 Improvements and Wellhead Treatment  
Bid Results

Bid Opening: August 1, 2019, 2 p.m.

		Quantity	Engineer's Estimate		Dovall Construction		Smith Construction		WM Lyles Co.		Brough Construction		Dawson-Mauldin		Syblon Reid	
			Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
<b>Base Bid</b>																
1	Mobilization	LS	-	40,000	-	40,000	-	36,852.00	-	31,800	-	39,500	-	40,000	-	40,000
2	Record Drawings	LS	-	2,000	-	500	-	3,345.00	-	1,060	-	5,500	-	2,500	-	5,500
<b>Well 13</b>																
3	Storm Water Pollution Prevention Plan Implementation	LS	-	2,000	-	1,200	-	812.00	-	1,060	-	3,500	-	2,000	-	8,500
4	Clearing, grubbing, grading, AC paving, and surfacing	LS	-	30,000	-	5,100	-	44,479.00	-	57,440	-	52,500	-	3,000	-	50,000
5	Installation of one pair of Owner-furnished GAC vessels and vessel piping	LS	-	35,000	-	26,600	-	20,007.00	-	23,020	-	22,600	-	65,000	-	29,000
6	GAC vessel pair foundation	LS	-	25,000	-	22,750	-	32,829.00	-	38,260	-	40,500	-	17,000	-	55,000
7	Backwash tank including foundation	LS	-	110,000	-	86,720	-	120,026.00	-	94,240	-	135,000	-	60,000	-	129,000
8	Yard piping, meter, and sampling piping	LS	-	60,000	-	123,110	-	80,818.00	-	113,980	-	112,760	-	130,000	-	142,000
9	Chlorination equipment and residual analyzer	LS	-	40,000	-	41,300	-	31,184.00	-	30,240	-	55,000	-	52,000	-	41,500
10	Electrical work and instrumentation	LS	-	100,000	-	70,000	-	109,951.00	-	116,230	-	131,200	-	175,000	-	135,500
11	Painting and coating including vessel touchup	LS	-	20,000	-	8,415	-	8,341.00	-	7,930	-	11,000	-	10,000	-	11,000
12	Start-up and testing	LS	-	15,000	-	1,200	-	4,066.00	-	3,900	-	12,900	-	3,000	-	12,000
13	Landscape irrigation and planting	LS	-	20,000	-	47,300	-	16,727.00	-	21,580	-	19,000	-	43,000	-	27,000
14	Miscellaneous site work	LS	-	15,000	-	6,900	-	16,340.00	-	19,980	-	2,500	-	34,000	-	21,000
<b>Well 14</b>																
15	Storm water pollution prevention plan implementation	LS	-	2,000	-	1,700	-	421.00	-	1,060	-	4,800	-	1,000	-	8,900
16	Clearing, grubbing, grading, concrete paving, and surfacing	LS	-	20,000	-	20,000	-	16,380.00	-	30,590	-	22,800	-	6,000	-	32,000
17	24-inch storm drain pipe	1,380 LF	80	110,400	66	91,080	70.21	96,889.80	129	178,020	82	85,560	100	138,000	181	249,780
18	48-inch storm drain manhole	7 EA	3,000	21,000	5,800	40,600	4,460.72	31,225.04	7,900	55,300	8,200	57,400	7,000	49,000	9,000	63,000
19	Type C storm drain outfall structure	1 EA	20,000	20,000	7,000	7,000	9,352.00	9,352.00	6,430	6,430	9,500	9,500	7,000	7,000	11,000	11,000
20	5'x5' storm drain inlet at tank overflow	LS	-	6,000	-	12,405	-	8,921.00	-	23,850	-	14,000	-	8,000	-	12,000
21	43 feet of 18-inch storm drain pipe with grated inlet	LS	-	6,000	-	11,051	-	9,479.00	-	12,410	-	6,800	-	10,000	-	9,400
22	Excavation of existing storm drain basin	LS	-	15,000	-	13,715	-	14,416.00	-	9,720	-	12,000	-	29,000	-	45,500
23	Installation of two pairs of Owner-furnished GAC vessels and vessel piping	LS	-	70,000	-	48,000	-	35,671.00	-	43,820	-	46,000	-	35,000	-	45,000
24	GAC vessel pair foundations for two pairs	LS	-	50,000	-	45,480	-	66,178.00	-	76,510	-	75,000	-	38,000	-	89,000
25	Yard piping	LS	-	60,000	-	58,600	-	60,598.00	-	66,470	-	65,000	-	125,000	-	62,000
26	Electrical work and instrumentation	LS	-	50,000	-	43,000	-	36,021.00	-	39,830	-	49,000	-	53,000	-	51,000
27	Painting and coating including vessel touchup	LS	-	25,000	-	9,515	-	9,432.00	-	8,970	-	15,000	-	12,000	-	12,500
28	Chlorine injection vault cover and modifications	LS	-	15,000	-	3,800	-	16,274.00	-	7,110	-	17,000	-	9,000	-	12,800
29	Start-up and testing	LS	-	15,000	-	1,200	-	4,873.00	-	3,900	-	13,200	-	4,000	-	13,000
30	Miscellaneous site work	LS	-	10,000	-	17,945	-	6,968.00	-	5,390	-	4,500	-	18,000	-	8,900
Total				1,009,400		906,186		948,875.84		1,130,100		1,141,020		1,175,500		1,432,580
Total Shown on Bid Form (if different)						916,168		949,875.09								

**RECOMMENDATION FOR AWARD OF CITY OF REEDLEY  
WELLHEAD TCP TREATMENT FACILITIES FOR WELLS 13 AND 14**

**Factual Summary**

The City of Reedley (“City”) issued a notice to bidders for the Wellhead TCP Treatment Facilities for Wells 13 and 14 Project (“Project”) on July 10, 2019. The sealed bids were due and the bid opening occurred on August 1, 2019. Six bids were received, and the lowest monetary bid was received from Steve Dovali Construction, Inc. (“SDC”).

The City’s bid form contains an express requirement for bidder’s qualifications, as follows:

Bidder’s Qualifications

The Bidder for the Wellhead Treatment and Improvements for Wells 13 and 14 shall have previously constructed wellhead treatment projects using GAC potable water treatment systems within the United States for a minimum of 750 gpm. Systems cited in experience submittals shall have been downflow, pressure-type configurations using similar vessel diameter and design as this project. The Bidder shall have had system responsibility, including site work construction and installation, and vessel and piping assembly on at least three separate project sites.

Immediately following the stated Bidder’s Qualifications requirement, the bid form contained blanks for the bidder to include reference information for three GAC wellhead treatment projects previously performed by the bidder. SDC’s bid included the following information in this section for previous project reference information:

Reference GAC Wellhead Projects

	Date	Project and Owner	Contact Person with Phone and Email	Treatment Capacity (gpm)
1.	2007	City of Fresno KB Homes PS 331	Lito Bucu 559-621-1621 Lito.Bucu@fresno.gov	4 Tanks
2.	2007	Fresno City PS 305	Lito Bucu 559-621-1621 Lito.Bucu@fresno.gov	4 Tanks
3.	2006	City of Madera Well 28	Jerry Martinez 559-661-5424 jmartinez@cityofmadera.com	4 Tanks

Following the bid opening, the City’s engineering consultant contacted each of the references for the previous projects listed in SDC’s bid. Based on the information received from the listed

references, none of the previous projects listed in SDC's bid met the qualifications required for the Project. As a result, the City sent written notice to SDC on August 16, 2019, informing SDC that the based on the information received from the listed references, SDC did not meet the qualifications to perform the Project. As a result, SDC was informed that City staff intended to recommend SDC's bid be rejected. SDC was offered the opportunity to respond and present evidence to counter the information received from the references listed in its bid, and was offered an informal hearing with the Public Works Director ("Director") to address the matter.

Upon receiving the City's August 16, 2019, notice, SDC requested the offered hearing. The City sent written notice to SDC on August 19, 2019, setting the hearing for September 5, 2019, and confirming the purpose of the hearing.

Thereafter, SDC submitted a letter and various materials to the Director on August 19, 2019, and on August 28, 2019. The letter and materials were reviewed by the Director and the City's engineering consultant. The letter and materials included references for eight projects that SDC asserted it had previously performed which included the required GAC potable water treatment systems. In exercising due diligence, the City's engineering consultant contacted the references for the eight additional projects. The comments from the references for the additional projects were mixed about SDC's performance on those projects. Additionally, the City's engineering consultant included a comment about its experience with the electrical subcontractor listed in SDC's bid involving late submittals and delays by the subcontractor.

On September 4, 2019, the Director sent SDC the summary prepared by the City's engineering consultant containing the information received from the references for the three projects listed in SDC's bid, and the summary of information received from the references provided by SDC in the materials submitted on August 19th and August 28th for the 8 other projects identified, and the comment by the engineering consultant about its experience with the electrical subcontractor listed in SDC's bid. SDC responded to the Director via email on September 4th that the summary was misleading, and confirmed SDC would attend the hearing for the next day.

The hearing was held on September 5, 2019, as scheduled. At the hearing, SDC admitted that none of the three reference projects listed in its bid included the required GAC treatment facilities as had been stated in the bid, and confirmed that those three projects were listed in its bid by mistake. Notwithstanding the mistake, SDC requested that the City consider the other reference projects SDC had submitted after the formal bid opening. The electrical subcontractor attended the hearing and addressed the late submittal on the other project referenced by the City's engineering consultant in the summary.

At the conclusion of the hearing, and via an email to the Director following the hearing on September 5th, SDC requested that the City accept its bid as responsive and waive the irregularity with the listed previous projects, and award the project to SDC.

## **Discussion**

### **A. Introduction.**

SDC's failure to list any previous projects in its bid for which it had performed the required GAC potable water treatment system, was not determined from the face of the bid but only after the City's engineering consultant contact the references. Upon the discovery, the City provided adequate notice and opportunity to SDC to address the issues with its bid and its qualifications to perform the project.

The notices and information provided by the City to SDC after the bid opening, and the hearing the City afforded SDC, all satisfy the requirements required by applicable law. (*City of Inglewood-Los Angeles County Civic Center Authority v. Superior Court* (1972) 7 Cal.3d 861; *D.H. Williams v. Clovis Unified School District* (2007) 146 Cal.App.4th 1432; *Great West Contractors, Inc. Irvine Unified School District* (2010) 187 Cal.App.4th 1425.) SDC was provided sufficient notice and opportunity to rebut the information the City received from the three listed project references in SDC's bid.

The City has discretion to waive irregularities in a bid, as long as the irregularity is inconsequential. Although authorized, a City is not required to waive inconsequential bid defects or irregularities in a bid, and can demand strict compliance with its bid document. (*Taylor Bus Service v. San Diego Board of Education* (1987) 195 Cal.App.3rd 1331).

The determination of what is an inconsequential bid defect or irregularity involves a number of factors. However, if the bid defect or irregularity establishes a ground for a bidder to withdraw its bid without incurring liability under its bid bond, then it is not inconsequential and cannot be waived. (*Bay Cities Paving & Grading, Inc. v. San Leandro* (2014) 223 Cal.App.4th 1181.) The City is prohibited from waiving a bid defect if that defect would allow a bidder to withdraw its bid without liability under the bid bond, because to do so would give the bidder a competitive advantage over other bidders. Finally, a bidder is prohibited from changing a bid because of a mistake in its bid. (Public Contract Code 5101.)

#### B. SDC's Responsibility.

The bid documents require that bidders have performed previous projects with GAC potable water treatment systems. The three projects listed in SDC's bid did not meet the qualifications required for the Project. After being informed by the City, SDC submitted information on eight different projects to attempt to establish its qualifications.

The comments received from the references were mixed about SDC's performance on the additional projects submitted after the bid opening. SDC and its listed electrical subcontractor addressed the comments during the hearing, and it was confirmed that SDC had performed previous projects with GAC water treatment systems. In the end, it appears SDC may be qualified to perform the Project. However, as explained below, the City cannot consider the additional information submitted by SDC after the bid opening.<sup>1</sup>

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<sup>1</sup> Because SDC's bid must be rejected as nonresponsive, a recommendation of whether SDC is a responsible bidder may not be necessary. However, to the extent necessary, if SDC's bid is found to be responsive, it is recommended that SDC be found to be not responsible on the grounds of a failure to follow clear bid instructions, and based on the comments regarding SDC's performance received from the references for the additional projects SDC provided after the bid opening. A determination of non-responsibility is not made lightly, as it may have an adverse impact on

C. SDC's Bid was Nonresponsive and the City Cannot Waive the Defect in SDC's Bid.

SDC confirmed that the three previous project references listed in its bid were a mistake. This mistake is not a minor irregularity or inconsequential defect that can be waived by the City. Rather, this is the type of mistake that would allow SDC to withdraw its bid pursuant to Public Contract Code sections 5101, *et. seq.*<sup>2</sup> and claim it was not qualified to perform and incur no liability under its bid bond. This creates an unfair competitive advantage prohibited in the competitive public contracting arena. Accordingly, the City may not waive SDC's bid defect and its failure to list previous projects with GAC potable water treatment systems.<sup>3</sup>

Moreover, allowing SDC to replace the previous project reference information listed in its bid with completely different projects submitted more than two weeks after the bid opening would result in a change in the bid because of a mistake, which is expressly prohibited by Public Contract Code § 5101.

**Conclusion and Recommendation**

For the reasons described above, SDC's bid must be rejected as nonresponsive. It is recommended that the City Council reject SDC's bid as nonresponsive. Following rejection of SDC's bid, the City Council may award the project to the next lowest responsible bidder who submitted a responsive bid.



Submitted by Russ Robertson  
Director of Public Works  
City of Reedley

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SDC's business reputation. However, because the review of SDC's references listed in its bid is beyond the face of the bid, similar to the review of the subcontractor's license in *D.H. Williams Construction, Inc. v. Clovis Unified School District* (2007) 146 Cal.App.4th 757, a determination of non-responsibility may also need to be made.

<sup>2</sup> Although SDC asserts it does not want to withdraw its bid because of the mistake, a competitive advantage exists because the bid mistake creates an actual ground for SDC to withdraw its bid, even if SDC was awarded the contract, without incurring liability under its bid bond. (See *Bay Cities Paving & Grading, Inc. v. San Leandro* (2014) 223 Cal.App. 4th 1181.)

<sup>3</sup> It must be noted that none of the three previous projects listed in SDC's bid meet the qualification requirement. Had SDC listed one or two previous projects involving GAC systems, the result and recommendation would likely be different.





## REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 13

**DATE:** September 24, 2019

**TITLE:** ADOPT RESOLUTION NO. 2019-083 AMENDING THE 2019-20 FISCAL YEAR BUDGET TO APPROPRIATE \$16,533 IN AVAILABLE PARK AND RECREATIONAL DEVELOPMENT IMPACT FEE FOR COLUMBIA PARK IMPROVEMENTS

**SUBMITTED:** Sarah Reid, Community Services Director

**APPROVED:** Nicole R. Zieba, City Manager

### RECOMMENDATION

Adopt Resolution No. 2019-083 amending the 2019-20 Fiscal Year Budget to appropriate \$16,533 in available Park and Recreational Development Impact Fees for Columbia Park improvements, specifically, to provide a ½ basketball court as a new amenity.

### EXECUTIVE SUMMARY

Since the removal of the play structure in Columbia Park this space has been unavailable to the public and blocked off for safety. Due to the constant vandalism to the play structure staff does not feel replacing it with the same type of amenity would be best. After consideration of what type of amenity would fit better in this space staff is recommending replacing the play structure with a ½ basketball court.

Mattco Construction provided a quote for the work which includes removal of the existing concrete, backfill with 15 yards of soil, level and compact of the soil, form and concrete construction of the new pad, installation of the basketball goal, netting, backboard and painting of the "Key". The existing water fountain does not work, so it will be removed and not replaced. The quote is for \$14,580; however, staff is requesting an additional \$450 for the removal of a tree that encroaches on the project space and \$1,503 representing a standard 10% project contingency for unforeseen items. This brings the total project cost to \$16,533.

### BACKGROUND

Columbia Park is located in a residential area at the corners of North Columbia and East Cypress Avenues. This is classified as a Neighborhood Park due to the location and size of the area. It is approximately .72 acres of open informal turf. The original construction included a concrete path leading to the play area as well as a drinking fountain. Over the years there has been constant maintenance concerns due to vandalism to the play structure. The structure was so badly damaged staff felt this was a major safety concern. The decision was made to remove the play structure about one year ago.

**FISCAL IMPACT**

If approved, this project would be funded by \$16,533 of available Park and Recreational Development Impact Fees to provide a new amenity in Columbia Park.

**COMMITTEE/COMMISSION REVIEW/ACTIONS**

On August 22, 2019, the Community Services Commission discussed this project. The Commission was excited to see that the City is investing in rehabilitating existing parks and trying to revitalize them so that the public that lives close by can utilize them in new ways. The Commission recommends this project to the City Council for approval.

**ATTACHMENTS**

1. Budget Amendment Resolution No. 2019-083
2. Project Quote from Mattco Construction

# MATTCO CONSTRUCTION

# ESTIMATE #080219 REVISED #2

## OWNER INFORMATION

City of Reedley  
Jesse  
559-356-5640  
sarah.reid@reedley.ca.gov  
jesus.hinojosa@reedley.ca.gov  
559-637-4203 ext. 234  
30x40 basketball pad

## CONTRACTOR INFORMATION

Company	Mattco Construction #866322
Name	Matt Cochran
Address	PO Box 20
City, State ZIP	Reedley Ca 93654
Phone	559.908.2512
Email	Matt@Mattco.biz
Date	8/2/2019

## SCOPE OF WORK

1. Remove existing concrete
2. Backfill with 15 yards of clean soil
3. Level and compact soil
4. Install basketball goal, netting and backboard
5. Form up pad with proper sloap
6. Pour 17 yards of 6 sack mix concrete with medium broom finish
7. Paint "Key" on cement one color
8. Remove existing fountain- not to replace

## Notes:

1. Additional cost to have compaction report
2. Additional cost to install owner supplied drinking fountain
3. Haul off and dump included

## Amount Due

We, Mattco Construction, propose the above scope of work to be performed in the amount of **\$14,580.00**

**Mattco will supply materials. Owner is responsible for any city permits. All material is guaranteed as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This Estimate may be withdrawn by us if not accepted by the above due date.**

## OWNER ACCEPTANCE

I, Owner, do accept the above scope of work, proposed to be performed in the amount of **\$14,580.00**

# BUDGET AMENDMENT RESOLUTION 2019-083

The City Council of the City of Reedley does hereby amend the 2019-20 Budget as follows:

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**SECTION I - ADDITIONS**

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Account Number	Account Description	Amount
109-4279-5047	Columbia Park Improvements	\$ 16,533
<b>Total</b>		<b>\$ 16,533</b>

**Purpose:** To install a 1/2 basketball court in Columbia Park. This new amenity will replace the playground structure that was removed due to vandalism.

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**SECTION II - SOURCE OF FUNDING**

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Account Number	Account Description	Amount
109-2710	Park and Recreational Facilities DIF Unallocated Fund Balance	\$ 16,533
<b>Total</b>		<b>\$ 16,533</b>

**Impact:** The requested funds are from the Park and Recreational Facilities Development Impact Fee unallocated fund balance. This project will address a safety concern in Columbia Park and provide a new amenity.

REVIEWED:

RECOMMENDED:

  
Assistant City Manager 9/18/19

\_\_\_\_\_  
City Manager

The foregoing resolution was approved by the City Council of the City of Reedley on September 24, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Frank Piñon

\_\_\_\_\_  
Sylvia Plata, City Clerk

Minutes  
**COMMUNITY SERVICES COMMISSION**  
Thursday, June 27, 2019

#14

A regular meeting of the Community Services Commission was called to order at 4:30 p.m. by Stephen Penner, Chairperson, in the Sierra Room at the Reedley Community Center, 100 N. East Avenue, Reedley, CA 93654.

1. **ROLL CALL AND INTRODUCTION OF GUESTS**
  - A. Commissioners Present: Stephen Penner, Chairperson; Tom Brandt, Vice Chairperson; Jean Clemons; Angelina Rodriguez; Maria Rodriguez.
  - B. Commissioners Absent: Excused - Shirley Ito
  - C. Youth Representatives: Present – Asami Nelson; Estrella Vargas.
  - D. Staff Present: Sarah Reid, Community Services Director; Denise Phariss, Administrative Assistant; Madison Leighty, Recreation Coordinator.
  - E. Others Present: Erika Sosa-Cruz, Youth Representative Applicant.
  
2. **APPROVAL OF MINUTES**

It was moved by Commissioner Brandt, seconded by Commissioner M. Rodriguez, that the minutes of May 23, 2019 be approved. The motion carried.
  
3. **PUBLIC DISCUSSION – None.**
  
4. **ORAL AND WRITTEN COMMUNICATIONS – None.**
  
5. **UNFINISHED BUSINESS**
  - A. **Recommendation for Camacho Rehabilitation Grant Application –**

Now that all the public meeting are over, there were three items that stood out consistently – safety, security, and walking trail. Sarah Reid handed out the engineer's estimate and site map of Camacho Park. She asked the Commission to take one last look before making their recommendation to City Council. She explained that the design project will be first, followed by the construction. The Commission asked about the square footage of the restroom and what is the \$156,000 mobilization item. Reid will research and get back to the Commission. Motion by Commissioner Clemons, seconded by Commissioner Brandt to recommend moving forward with this application. Motion carried.
  
6. **NEW BUSINESS**
  - A. **Recognition of Outgoing Youth Representatives** - Both Asami Nelson and Estrella Vargas were awarded certificates of appreciation and a small gift of a custom coffee mug and Starbuck's card. The Commission and Reid expressed their appreciation for the Youth Representatives' contributions to the Commission meetings and also Community Services events.
  - B. **Review of Applications and Selection of 2019-20 Youth Representatives** – Hannah Awbrey was unable to attend the meeting, but she submitted an introduction video. She attends Reedley Middle College

Minutes  
**COMMUNITY SERVICES COMMISSION**  
Thursday, June 27, 2019

High School and grew up participating in various Community Services Department programs. Erika Sosa-Cruz is also a student at RMCHS. She introduced herself, talked about what activities she is involved in at school, and answered the Commission's questions about why she wants to be a Youth Rep. The 3<sup>rd</sup> applicant is Asami Nelson. She would be returning for a second year as Youth Rep, if selected. She will be a senior at Reedley High School. She is active in band and other clubs. After the applicants were excused, the Commission made their selection – Motion by Commissioner A. Rodriguez, seconded by Commissioner Clemons to select Erika Sosa-Cruz and Asami Nelson. Motion carried. One reason was the importance of having representatives from two high schools.

7. **YOUTH REPRESENTATIVES REPORTS**

- A. Asami Nelson – Will be working on a volunteer project at Reedley High School. They will be building a “peace garden” on campus. It will include small trees and flowers.
- B. Estrella Vargas – Is getting ready for college. She will be attending UC Irvine in the fall. She thanked the Commission for the opportunity to serve as Youth Rep this past year.

8. **STAFF REPORTS**

- A. Sarah Reid, Director
  - 1) Parks and Recreation Month was celebrated at the City Council meeting last week. Over 40 recreation staff were represented and compared to superheroes. Council members were given capes and masks to complete the theme. A picture was taken with staff and City Council.
  - 2) Denise will be retiring in July after 22 years with the City. An offer will be made next week for the new Administrative Assistant. An invitation will be sent to the Commission for Denise's retirement luncheon.
  - 3) Update on playground area in Columbia Park – the play structure was removed in November. The posts were buried deep in the ground for stability. Staff cut them off near the ground. As this area will be covered with cement for the new basketball court, staff did not feel that they needed to be removed. No funds were available in the 2018-19 fiscal year to complete the project and so the area was marked with barricades and caution tape. Estimated cost to complete the basketball court is \$20,000-\$25,000. It is possible that Proposition 68 funds could be used. Staff is also looking into addressing the Citizens Park walking trail with Prop 68 funds. Commissioner A. Rodriguez stressed that it is unacceptable that this area was left for over 6 months with only barricades and caution tape around it. She pointed out that this is a liability just waiting to happen and cautioned staff that the financial cost could

Minutes  
**COMMUNITY SERVICES COMMISSION**  
Thursday, June 27, 2019

be higher. The Commission asked if a cover could be placed over the open hole, or, at a minimum, there should be better fencing until the project can be completed.

- 4) The Small Dog Park opened today. Now small dogs have an area separate from large dogs. If small dogs do well with big dogs, they are welcome in the large dog area.

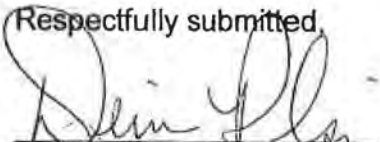
9. **COMMISSIONER COMMENTS**

- A. Commissioner Clemons – Asked if there have been any applications turned in for the Commission vacancy. Reid indicated that none have been received for this Commission.
- B. Commissioner A. Rodriguez – Expressed her concern for the splash pad being closed so often for mechanical issues. Reid explained that maintenance issues have come up with the splash pad. In addition to the Water Department staff, the contractor has been called back to address some of the problems. The pump burned out and was replaced, as well as a sensor that was problematic. The Commission expressed their desire to have the operating hours extended to 8:00 pm.
- C. Commissioner Penner –
  - 1) Stressed his desire for continued development of the Sports Park. He is concerned that the Master Plan will be too dated by the time funding is available for the next phase. He encouraged staff to continue to pursue funding and encouraged staff and fellow Commissioners to go to Sacramento to lobby for funding.
  - 2) Expressed his thanks to Denise for her years of service to this Commission and the former Parks and Recreation Commission.
- D. Commissioner M. Rodriguez – Expressed her excitement about the Camacho Rehabilitation Project grant opportunity.

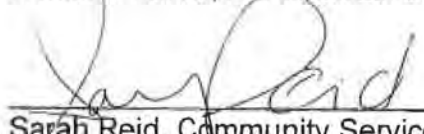
10. **ADJOURNMENT**

As there was no further business to discuss, the meeting was adjourned at 5:47 pm.

Respectfully submitted,

  
\_\_\_\_\_  
Denise Phariss, Administrative Assistant

  
\_\_\_\_\_  
Stephen Penner, Chairperson

  
\_\_\_\_\_  
Sarah Reid, Community Services Director

#15

REEDLEY PLANNING COMMISSION REGULAR MEETING – June 6, 2019

The regular meeting of the Reedley Planning Commission was held Thursday, June 6, 2019, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chair Perez called the meeting to order at 5:02 p.m.

Pledge of Allegiance - led by C. Conrad.

Associate Planner E. Moore introduced newly appointed Commissioner Rosemary Luzania.

ROLL CALL

- Commissioners Present: William Conrad, Alberto Custodio, Ron Hudson, Rosemary Luzania, Pete Perez
- Commissioners Excused: None.
- City Staff Present: Rob Terry, Community Development Director, Ellen Moore, Associate Planner.

PUBLIC COMMENT

Chair Perez opened the public comment period and closed the public comment period at 5:04 p.m. after noting there was no public comment.

CONSENT AGENDA

- 3. Minutes of Regular Meeting, March 21, 2019 - *Recommend Commission Approve*

C. Hudson moved, C. Custodio seconded, to approve the minutes of Regular Meeting, March 21, 2019. Motion carried by the following vote:

- AYES: Hudson, Custodio, Conrad, Perez.
- NOES: None.
- ABSTAIN: Luzania.
- ABSENT: None.

PUBLIC HEARING

- 2 Consideration of Minor Amendments to Conditions of Approval for Vesting Tentative Subdivision Map Application No. 6196  
*Through Resolution No. 2019-7, staff recommends that the Planning Commission take the following actions:*

- a) APPROVE minor amendments to the Conditions of Approval associated with VTSM 6196 (the subdivision of 32.01 gross acres of land to accommodate 161 lots for single family homes with an average lot size of 6,143 square feet, and dedicate/construct street improvements).

Director R. Terry presented the staff report to the Planning Commission. The Planning Commission asked questions of staff and of Betsy McGovern-Garcia, Program Director of Real Estate Development from Self-Help Enterprises, who represented the project. Chair Perez opened the public comment period and closed the public comment period at 5:16 p.m. after noting there was no public comment.

C. Custodio moved, C. Conrad seconded, whereas the Planning Commission, using their independent judgement, approved the minor amendments to the Conditions of Approval for Vesting Tentative Subdivision Map Application No. 6196, through Resolution No. 2019-7. Motion carried by the following vote:

- AYES: Custodio, Conrad, Hudson, Luzania, Perez.
- NOES: None.
- ABSTAIN: None.
- ABSENT: None.



REEDLEY PLANNING COMMISSION REGULAR MEETING – June 6, 2019

3. Consideration of Environmental Assessment 2019-7 and Conditional Use Permit Application No. 2019-4  
*Through Resolution No. 2019-6, staff recommends that the Planning Commission take the following actions:*
- a) APPROVE Environmental Assessment No. 2019-7, determining that Conditional Use Permit Application No. 2019-4 is exempt from CEQA, pursuant to Section 15301 (Class 1/Existing Facility) of the California Environmental Quality Act (CEQA) Guidelines.
  - b) APPROVE Conditional Use Permit Application No. 2019-4, allowing for the placement of a Group-Housing operation and private charitable and religious institution educational support facilities at 856 S Reed Ave (APN 368-030-65).

Due to living within 500 feet of the project site, C. Conrad recused himself from the item and exited the chambers at 5:17 p.m.

Director R. Terry presented the staff report to the Planning Commission. Pastor Hermas Mills of River Harvest Church spoke on behalf of the project. The Planning Commission asked questions of Pastor Mills. Chair Perez opened the public comment period at 6:17 p.m. Anne McBean, resident of 1237 M Street, spoke about the project and read a letter from Jaime Mendoza, resident of 1261 M Street. Jeff March, resident of 1219 M Street, spoke about the project. Sara Escutia, resident of 1247 M Street, spoke about the project. Elainey March, resident of 1219 M Street, spoke about the project. Pam Lowe, resident of 1229 M Street, spoke about the project. Eugene Enns, representative of Choice Books, spoke about the project. Steve Just, Just Company Real Estate, spoke about the project. The Planning Commission, members of the public, and Pastor Hermas Mills engaged in discussion about the project and existing operations at the project's location. Chair Perez closed the public comment period at 6:59 p.m.

The Planning Commission deliberated. C. Perez moved, C. Custodio seconded, whereas the Planning Commission, using their independent judgement, approved the Environmental Assessment No. 2019-7 and Conditional Use Permit Application No. 2019-4, through Resolution No. 2019-6, with the amendment/addition of the following conditions:

- 2. The CUP approval relating to operations is intended to be in place for a one (1) year period, and shall be subject to renewal prior to expiration one (1) year from the date of first approval.
- 13. No later than thirty (30) days from the date of formal approval of this conditional use permit, site operator/applicant agrees to formally establish a board charged with overseeing adherence to the conditions of approval associated with this conditional use permit, and facilitating consistent and efficient communication with the neighborhood(s) adjacent to the facility.
- 14. Site operator/applicant agrees to establish and maintain a clearly marked parking pass system for all tenants and/or residents of the facility.

Motion carried by the following vote:

AYES:	Perez, Custodio, Luzania
NOES:	Hudson.
ABSTAIN:	Conrad.
ABSENT:	None.

Chair Perez called C. Conrad back into the chambers at 7:17 p.m.

Chair Perez called for a break at 7:17 p.m. and called the meeting back to order at 7:29 p.m.

DIRECTOR'S REPORT

Director R. Terry provided an update on community development activity.

REEDLEY PLANNING COMMISSION REGULAR MEETING – June 6, 2019

FUTURE AGENDA ITEMS

- June 20, 2019 – None at this time
- July 4, 2019 – None at this time
- July 18, 2019 – Text Amendment (Use Matrix Revisions with Change of Zone)
- August 1, 2019 – Vesting Tentative Subdivision Map

ADJOURNMENT

Meeting adjourned at 7:38 p.m.

ATTEST:

  
Rob Terry, Secretary

  
\_\_\_\_\_  
Pete Perez, Chair  
Reedley Planning Commission

#15

REEDLEY PLANNING COMMISSION REGULAR MEETING – August 15, 2019

The regular meeting of the Reedley Planning Commission was held Thursday, August 15, 2019, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chair Perez called the meeting to order at 5:03 p.m.

Pledge of Allegiance - led by C. Hudson.

ROLL CALL

- Commissioners Present: William Conrad, Alberto Custodio, Ron Hudson, Pete Perez.
- Commissioners Excused: Rosemary Luzania.
- City Staff Present: Rob Terry, Community Development Director, Ellen Moore, Associate Planner.

PUBLIC COMMENT

Chair Perez opened the public comment period and closed the public comment period at 5:04 p.m. after noting there was no public comment.

CONSENT AGENDA

3. Minutes of Regular Meeting, June 6, 2019 - *Recommend Commission Approve*

C. Hudson moved, C. Custodio seconded, to approve the minutes of Regular Meeting, June 6, 2019. Motion carried by the following vote:

- AYES: Hudson, Custodio, Conrad, Perez.
- NOES: None.
- ABSTAIN: None.
- ABSENT: Luzania.

PUBLIC HEARING

2. Consideration of Change of Zone Application No. 2019-2 and related Environmental Assessment No. 2019-11 Through Resolution No. 2019-8, *staff recommends that the Planning Commission take the following actions:*

- a) RECOMMEND TO THE CITY COUNCIL APPROVAL of Environmental Assessment No. 2019-11, for the purpose of the proposed change of zone application
- b) RECOMMEND TO THE CITY COUNCIL APPROVAL of Change of Zone Application No. 2019-2 which pertains to the reclassification of five contiguous properties (APNs 370-070-54, 370-070-72S, 370-070-73, 370-070-75S, and 370-070-92) from the MP (*Planned Industrial*) zone district to the MH (*Heavy Industrial*) zone district designation

Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Perez opened the public comment period at 5:15 p.m. Josh Bravo, property manager of 1467 East Dinuba Avenue (APN 370-070-92), spoke about the project. Chair Perez closed the public comment period at 5:22 p.m.

C. Custodio moved, C. Hudson seconded, whereas the Planning Commission, using their independent judgement, recommended to the City Council approval of Environmental Assessment No. 2019-11 and Change of Zone Application No. 2019-2, through Resolution No. 2019-8. Motion carried by the following vote:

- AYES: Custodio, Hudson, Conrad, Perez.
- NOES: None.
- ABSTAIN: None.
- ABSENT: Luzania.

REEDLEY PLANNING COMMISSION REGULAR MEETING – August 15, 2019

3. Consideration of Text Amendment Application No. 2019-1, Pertaining to the Industrial Use Matrix  
*Through Resolution No. 2019-9, staff recommends that the Planning Commission take the following actions:*
- a) RECOMMEND TO THE CITY COUNCIL APPROVAL of Environmental Assessment No. 2019-12 for the purpose of amending the Reedley Municipal Code
  - b) RECOMMEND TO THE CITY COUNCIL APPROVAL of Text Amendment Application No. 2019-1 (Ordinance No. 2019-004), Repealing and Replacing Title 10, Chapter 25, which pertains to the Industrial Use Matrix

Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Perez opened the public comment period at 5:32 p.m. The property manager of 1467 East Dinuba Avenue (APN 370-070-92) spoke about the project. Chair Perez closed the public comment period at 5:32 p.m.

C. Hudson moved, C. Conrad seconded, whereas the Planning Commission, using their independent judgement, recommended to the City Council approval of Environmental Assessment No. 2019-12 and Text Amendment Application No. 2019-1, through Resolution No. 2019-9. Motion carried by the following vote:

AYES:	Hudson, Conrad, Custodio, Perez.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Luzania.

DIRECTOR'S REPORT

Director R. Terry provided an update on community development activity.

FUTURE AGENDA ITEMS

- September 5, 2019 – None at this time
- September 19, 2019 – Vesting Tentative Subdivision Map
- October 3, 2019 – Conditional Use Permit
- October 17, 2019 – None at this time

ADJOURNMENT

Meeting adjourned at 5:43 p.m.

ATTEST:

  
Rob Terry, Secretary

  
Pete Perez, Chair  
Reedley Planning Commission



## REEDLEY CITY COUNCIL


- Consent
- Regular Item
- Workshop
- ClosedSession
- Public Hearing
- Receive/Review

ITEM NO: 16

DATE: September 24, 2019

TITLE: RECEIVE, REVIEW, AND FILE THE QUARTERLY INVESTMENT REPORT FOR 4<sup>th</sup> QUARTER ENDING JUNE 30, 2019 FOR FISCAL YEAR 2018-19

SUBMITTED: Paul A. Melikian, Assistant City Manager 

APPROVED: Nicole R. Zieba, City Manager 

### RECOMMENDATION

That the City Council receive, review, and file the Quarterly Investment Report for 4<sup>th</sup> Quarter Fiscal Year 2018-19, ending June 30, 2019, as required by the City's Investment Policy last adopted on March 12, 2019. No action is required other than to receive, review, and file the report.

### EXECUTIVE SUMMARY

Year to date net interest earnings (net of fees) as of 4<sup>th</sup> quarter 2018-19 total \$761,451 which is 680.47% of annual budgeted interest earnings of \$111,900 across all funds. The prior 4<sup>th</sup> quarter net interest earnings for the same 12 month period one year ago (4<sup>th</sup> quarter FY 2017-18) were (\$35,687). The attached investment/pooled cash report shows additional detail for cash balances by City fund. The treasury pool for the City totals \$24,723,179 as of June 30, 2019, including \$1,842,512 in bond trustee funds, \$229,547 on deposit in the California Employers' Retiree Benefit Trust, \$7,218,698 in Groundwater Treatment funds, and \$4,302,208 of remaining 2011 RDA bond proceeds. The cash balances in the funds are at a point in time only, and do not reflect pending receivable or payable amounts. All financial investment instruments are constantly monitored and assessed for safety, liquidity and yield. The City's idle funds are currently in principal safe investments that protect its pooled cash, such as Five-Star Bank and Rabobank money market accounts, rolling Certificates of Deposit through Multi-Bank Securities in various FDIC insured accounts, and the Central San Joaquin Valley Risk Management Authority investment pool, managed by Chandler Asset Management.

All investments in the portfolio are in compliance with the City's current Investment Policy, and staff does not anticipate any issues with regard to the City's ability to meet expenditure requirements for the next six months. (Government Code section 53646)

### BACKGROUND

On March 12, 2019 the City Council approved the annual statement of investment policy. The policy includes a self-imposed, 'best practice' reporting requirement to implement a Government Finance Officers Association (GFOA) recommendation that an agency's investment policy explicitly require periodic reporting. The attached Pooled Cash Report for the end of 4<sup>th</sup> quarter fiscal year 2018-19 shows cash balances/market value and interest earnings for every cash account and investment vehicle as of June 30, 2019. It is important to note that the pooled cash report also includes restricted funds such as unused RDA bond proceeds, deposits in trust, bond reserves, funds held for groundwater treatment, and RDA Successor Agency funds. Full account statements for all accounts are on file with the Administrative Services Department and available for inspection at any time.

Cash balances are pooled for investment and banking purposes, as it is not practical to have separate investment accounts for each City fund. Interest earnings are apportioned to each City fund based upon the percentage that a particular fund balance makes up of the total. For instance, if the City's General Fund balance was 10% of the total cash balances of the City, it would be credited with 10% of the investment interest earnings for the period.

**ATTACHMENTS**

4<sup>th</sup> Quarter Fiscal Year 2018-19 Investment/Pooled Cash Report

**POOLED CASH REPORT  
June 2019**

	ACTUAL CASH BALANCE OR PORTFOLIO MARKET VALUE	2018-19 FYTD INTEREST EARNINGS
PETTY CASH / CASH REGISTERS	\$ 5,000.00	\$ -
LAIF - LOCAL AGENCY INVESTMENT FUND	\$ 1,326.50	\$ 29
BNY - REDEVELOPMENT AGENCY BONDS - TRUSTEE ACCOUNTS*	\$ 738,599.56	\$ -
US BANK - WATER & SEWR BOND TRUSTEE ACCOUNTS*	\$ 1,103,912.38	\$ -
RABOBANK MONEY MARKET	\$ 1,784,242.13	\$ 3,894
RABOBANK CHECKING ACCOUNTS (OPERATING & PAYROLL)	\$ 718,831.50	\$ -
CHANDLER ASSET MANAGEMENT PORTFOLIO	\$ 5,056,522.98	\$ 233,080
MULTI BANK SECURITIES PORTFOLIO	\$ 9,446,747.27	\$ 415,525
FIVE STAR BANK MONEY MARKET	\$ 5,638,449.16	\$ 97,215
CALPERS BENEFIT TRUST FUND	\$ 229,547.22	\$ 15,314
<b>ACTUAL FYTD TOTAL CASH - ALL FUNDS</b>	<b>\$ 24,723,178.70</b>	<b>\$ 765,057</b>

\* Funds required by bond agreements to be held in trust by fiscal agent may include a variety of different investment options including, but not limited to, CD's, Treasury Notes and Money Market Funds

2018-19 ALL FUNDS COMBINED ACTUAL FYTD INTEREST EARNINGS	\$ 765,057
2018-19 ALL FUNDS COMBINED ACTUAL FYTD BANK FEES	\$ (3,606)
2018-19 ALL FUNDS COMBINED NET ACTUAL BANK INTEREST	\$ 761,451
2018-19 ALL FUNDS COMBINED BUDGETED INTEREST EARNINGS	\$ 111,900
2018-19 PERCENTAGE OF ACTUAL NET YTD INTEREST EARNINGS TO BUDGET	680.474%

*Prior Fiscal Year Comparison - Same Period*

2017-18 ALL FUNDS COMBINED ACTUAL FYTD INTEREST EARNINGS	\$ (31,929)
2017-18 ALL FUNDS COMBINED ACTUAL FYTD BANK FEES	\$ (3,758)
2017-18 ALL FUNDS COMBINED NET ACTUAL BANK INTEREST	\$ (35,687)
2017-18 ALL FUNDS COMBINED BUDGETED INTEREST EARNINGS	\$ 119,375
2017-18 PERCENTAGE OF ACTUAL NET YTD INTEREST EARNINGS TO BUDGET	-29.895%

**COMPLIANCE STATEMENT**

As of the date of this report, the actual investment portfolio was in compliance with all requirements of the City's Investment Policy. This report reflects all pooled cash and investments of the City, Housing Authority and RDA Successor Agency. There are sufficient funds to meet the City's expenditure requirements for the next 90 days.

Government Code Section 53601(i) Statutory Limit of 30% for Certificates of Deposit Investment of Total Portfolio - Current Actual Is:	38.190%
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# POOLED CASH REPORT

June 2019

FUND	FUND NAME	CASH BALANCE
001	General Fund	\$ 632,406
002	General Fund Reserve Set Aside	\$ 1,859,338
003	Public Safety Sales Tax	\$ 657,724
004	Public Safety Sales Tax Police Capital Set Aside	\$ 17,759
005	Gas Tax	\$ 10,265
007	Street Projects Federal and State Funding	\$ (980,436)
009	LTF - Article 4 Transit (Dial-A-Ride)	\$ (29,811)
010	LTF - Article 3 Sidewalks	\$ 61,802
011	LTF - Article 8 Streets	\$ 213,580
012	RULE 20	\$ -
013	FCTA - New Technology Sustainable Aviation	\$ (6,423)
014	FCTA - Flexible Funding	\$ (328,020)
015	FCTA - Americans with Disabilities Act (ADA)	\$ (34,722)
016	FCTA - Street Maintenance	\$ 807,209
017	FCTA - Pedestrian and Trails	\$ 66,454
018	FCTA - Bike Facilities	\$ 52,948
023	Road Repair Accountability Act	\$ (43,343)
024	Community Development Block Grant (CDBG)	\$ (15,752)
027	Senior Nutrition Federal Grant	\$ (7,797)
029	Public Education and Governmental Access (PEG)	\$ (1,282)
030	Landscape Lighting and Maintenance District	\$ 158,614
031	Sustainable Ag Land Conservation Program	\$ (5,000)
032	Community Facilities District	\$ 19,519
034	Streetscape	\$ 44,921
041	Airport	\$ (42,185)
047	Groundwater Treatment	\$ 7,218,698
048	Water Rate Stabilization	\$ 155,942
049	Water Capital	\$ 39,108
050	Water	\$ 460,734
051	Sewer Capital	\$ 2,804,866
052	Sewer	\$ 1,134,118
053	Solid Waste	\$ 381,759
054	Solid Waste Capital	\$ 613,087
055	Vehicle Impact Fee	\$ 407,463
060	Equipment Shop ISF	\$ 127,482
065	Dental Benefit ISF	\$ 83,388
073	Deposits in Trust	\$ 176,147
075	COPS Program	\$ (6,451)
078	CASp Certification	\$ 16,533
080	City Bond Funds	\$ 1,281,051
083	Transitional Housing Grant	\$ 282,095
100	DIF - Transportation	\$ 241,837
102	DIF - Law	\$ (2,387)
103	DIF - Fire	\$ 216,669
104	DIF - Storm Drain	\$ 18,671
105	DIF - Wastewater Facilities	\$ 307,229
109	DIF - Parks & Recreation Facilities	\$ 21,496
110	DIF - General Government Facilities	\$ 115,743
111	DIF - Water Facilities	\$ 41,378
895	RDA Successor Bond Fund	\$ 3,021,157
896	RDA Successor Low and Moderate Income Housing	\$ -
897	RDA Successor Retirement	\$ 385,539
	CERBT Trustee - Cash With Fiscal Agent	\$ 229,547
	US Bank Trustee - Cash With Fiscal Agent	\$ 1,103,912
	BNY Trustee - Cash With Fiscal Agent	\$ 738,600
<b>All Funds - Cash Total</b>		<b>\$ 24,723,179</b>