

**CITY OF SELMA
COUNCIL REGULAR MEETING
September 3, 2019**

The regular meeting of the Selma City Council was called to order at 6:00 p.m. in the Council Chambers. Council members answering roll call were: Avalos, Guerra, Trujillo, Mayor Pro Tem Franco, and Mayor Robertson.

Also present were City Attorney Sparks, Assistant City Manager Moreno, City Manager Gallavan, Community Services Director Kirchner, Fire Chief Petersen, Police Lieutenant Dyck, Acting Public Works Director Ferrell, the press, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

INVOCATION: Pastor Maria Tafoya, First Christian Church led the invocation.

FIRE DEPARTMENT PRESENTATION: Fire Chief Petersen discussed the process for the two new units and the department involvement in moving forward. He stated that both units were available if Council would like to view them.

RECESS: Mayor Robertson recessed the meeting at 6:06 p.m. The meeting reconvened at 6:15 p.m.

MOUNTAIN VIEW FEASIBILITY STUDY PRESENTATION BY CALTRANS: Mr. Eric Olson and Mr. Curt Hatton, California Department of Transportation, stepped forward and presented a power point presentation on the overview of the feasibility study. After much Council discussion regarding cost, funding, joint partnerships, and steps needed to move forward. Council thanked them for their presentation.

CITY'S CODE ENFORCEMENT SERVICES PRESENTATION: Code Enforcement Officer Vidrio stepped forward and provided a power point presentation regarding current code enforcement services. After much discussion Council thanked him for his presentation.

RECESS: Mayor Robertson recessed the meeting at 7:39 p.m. The meeting reconvened at 7:46 p.m.

CONSENT CALENDAR: Mayor Robertson requested that agenda item 1.a and 1.d. be pulled from the Consent calendar for a separate discussion. Council member Trujillo motioned to approve the remainder of the Consent calendar as read. Motion was seconded by Council member Guerra and carried unanimously.

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|---------------------|--|
| 1. a. <u>Pulled</u> | Consideration of the Notice of Completion for ACTIVE TRANSPORTATION PROGRAM Project No. 5096(033), Safety Improvement Project at Various Schools, Selma, CA. |
| b. <u>Approved</u> | Consideration of Resolutions Approving and Adopting the Local Transportation Purposes Certification and Claims for Measure "C" Extensions |

- c. Approved Consideration of a Resolution submitting a claim for Transportation Development funds continuing from the 2019-20 fiscal year, thereby coinciding with the Fresno Council of Governments Policy Board's approval of TDA funds apportionment and TDA claims process
- d. Pulled Consideration of the check register dated August 27, 2019

AGENDA ITEM 1.a CONSIDERATION OF THE NOTICE OF COMPLETION FOR ACTIVE TRANSPORTATION PROGRAM PROJECT NO. 5096 (033), SAFETY IMPROVEMENT PROJECT AT VARIOUS SCHOOLS, SELMA, CA: After discussion, motion to approve the NOTICE OF COMPLETION FOR ACTIVE TRANSPORTATION PROGRAM PROJECT NO. 5096 (033), SAFETY IMPROVEMENT PROJECT AT VARIOUS SCHOOLS, SELMA, CA. was made by Mayor Robertson and seconded by Council member Trujillo. Motion carried unanimously.

AGENDA ITEM 1.d. CONSIDERATION OF THE CHECK REGISTER DATED AUGUST 27, 2019: Motion was made by Mayor Robertson to approve the CHECK REGISTER DATED AUGUST 27, 2019. Motion was seconded by Council member Trujillo and carried unanimously.

2. Information Only Public Hearing to Receive Community Input regarding District Boundaries for District-Based Elections Pursuant to Elections Code Section 10010

Ms. Shalice Tilton, National Demographics Corporation Senior Consultant stepped forward to discuss a power point presentation regarding all the submitted draft district maps. She reported that the received draft maps and the accompanying population and demographic data are available on the City's website, and that the deadline for members of the public to submit their own draft district maps prior to this meeting was August 19, 2019. Consistent with the requirements of State law, all maps were posted on the City's website, and made available to the public on August 27, 2019. She further reported that pursuant to Elections Code section 10010, the City Council must hold at least two public hearings on the draft district maps before introducing an ordinance to formally adopt a district map and sequence of elections and transitioning to district-based elections. Tonight's public hearing completes the first of the two public hearings, and the next public hearing is scheduled for September 16, 2019.

Mayor Robertson opened the public hearing at 8:10 p.m. Public comment was received from Ms. Theresa Salas, Mayor Robertson then closed the public hearing at 8:16 p.m.

After Council discussion regarding the need for public outreach and the local factors that should be considered as building blocks to begin drafting maps, Council thanked Ms. Tilton for the information. Mayor Robertson stated that there was no Council action needed, only public hearing to receive input.

3. Approved Consideration of a Resolution approving a request for fee waivers for various community events sponsored by the Selma Chamber of Commerce

After Council discussion, motion was made by Council member Trujillo and seconded by Mayor Pro Tem Franco to adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA, CALIFORNIA, APPROVING THE FEE WAIVER FOR THE SELMA CHAMBER OF COMMERCE'S ANNUAL RAISIN FESTIVAL, CAR SHOW AND CHRISTMAS PARADE. Motion carried with the following vote:

AYES: Trujillo, Franco, Avalos, Guerra, Robertson
NOES: None
ABSTAIN: None
ABSENT: None

DEPARTMENT REPORTS: City Manager Gallavan announced the promotion of Shane Ferrell to Public Works Director. She also reported on upcoming agenda items and future discussions: fiscal policy, purchasing policy, SKF infrastructure, Cal Water and Consolidated Irrigation District, as well as the recruitment for the Community Development Director.

City Attorney Sparks reported, in accordance with the Brown Act, the City of Selma entered into a settlement agreement on August 29, 2019, to include twelve months of salary, \$124,654.26 in two equal payments.

Assistant City Manager Moreno reported on an upcoming Measure P meeting as well as stated the Measure S meeting occurred last week.

Public Works Director Ferrell updated Council on the Band Festival and Car Show and thanked everyone for attending the recent ribbon cutting.

Fire Chief Petersen reported that the Fire Department Honor Guard will be participating in the upcoming September 11th ceremony to be held at the Pelco Building.

Police Lieutenant Dyck discussed a recent vehicle versus train incident.

COUNCIL REPORTS: Council member Trujillo reported on attending the following: Adventist Health mixer, Selma Business Alliance meeting, Bringing Broken Neighborhoods Back to Life meeting, and Ringo Park ribbon cutting.

Council member Guerra reported on attending the National Association of Community Health Centers conference, the Ringo Park ribbon cutting and Adventist Health mixer.

Council member Avalos reported on attending the Ringo Park ribbon cutting, TJ Cox event in Fowler, the Jim Costa event, and Labor Day event at Fresno Fairgrounds.

Mayor Pro Tem Franco reported on attending a TJ Cox event and stated that the Five Cities meeting was postponed.

Mayor Robertson reported on attending the following: Ringo Park ribbon cutting, TJ Cox event, Team Selma meeting, Measure S meeting, and conference call with Assembly Member Arambula. He also congratulated the Fontana School District for partnering with the city and police department.

ORAL COMMUNICATIONS: Mr. Richard Smith, 1921 Bauder, discussed the need for amateur radio with funding.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Reyna Rivera
City Clerk

**CITY OF SELMA
COUNCIL SPECIAL MEETING
September 13, 2019**

The special meeting of the Selma City Council was called to order at 9:00 a.m. in the Council Chambers. Council members answering roll call were: Avalos, Guerra, and Mayor Robertson. Council member Trujillo and Mayor Pro Tem Franco were absent.

Also present were City Manager Gallavan, the press, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public twenty-four hours prior to this meeting.

CLOSED SESSION: At 9:02 a.m., Mayor Robertson recessed the meeting into Closed Session to discuss the following:

PUBLIC EMPLOYMENT PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1): Mayor Robertson reconvened the meeting from closed session at 9:36 a.m.

Mayor Robertson reported that the notice of resignation was received from City Attorney Sparks, effective September 13, 2019. By unanimous vote, the City Council directed the City Manager to offer the position of Special Counsel and negotiate the terms and report back to the Council with the results.

REGULAR BUSINESS: Mayor Robertson removed the Regular Business as it is part of the direction provided to the City Manager.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:37 a.m.

Respectfully submitted,

Reyna Rivera
City Clerk

**CITY OF SELMA
COUNCIL REGULAR MEETING
September 16, 2019**

The regular meeting of the Selma City Council was called to order at 6:00 p.m. in the Council Chambers. Council members answering roll call were: Avalos, Guerra, Trujillo, Mayor Pro Tem Franco, and Mayor Robertson.

Also present were Special Counsel Costanzo, Assistant City Manager Moreno, City Manager Gallavan, Community Services Director Kirchner, Fire Captain Rowe, Acting Police Chief Dyck, the press, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

INVOCATION: Pastor Deadra Clayton, Empowering Lives Christian Center led the invocation.

ORAL COMMUNICATIONS: Mr. Mark Armenta, Selma Boys and Girls Club discussed recent events.

Raquel White, Construction Industry Force Account Council, P.O. Box 8127, Fresno, CA 93727, discussed consideration of a resolution to become a participant of the California Uniform Construction Cost Accounting Act.

CHANGE IN AGENDA: Mayor Robertson requested that agenda item three (3) be advanced and proceed to discussion. Unanimous consensus was provided by Council.

AGENDA ITEM 3. CONSIDERATION OF A LEGAL SERVICES AGREEMENT WITH COSTANZO AND ASSOCIATES FOR SPECIAL COUNSEL SERVICES: City Manager Gallavan discussed the agreement terms and changes to sections three (3), four (4), and five (5). Mr. Costanzo stepped forward to answer questions from Council.

After discussion, motion to approve the agreement with changes was made by Council member Avalos and seconded by Council member Guerra. Motion carried with the following vote:

AYES:	Avalos, Guerra, Robertson
NOES:	Trujillo, Franco
ABSTAIN:	None
ABSENT:	None

Special Counsel Costanzo was then seated on the dais.

CONSENT CALENDAR: Council member Guerra requested that agenda item 1.b. be pulled from the Consent calendar for a separate discussion. Motion to approve the remaining Consent calendar item as read was made by Council member Avalos and seconded by Council member Guerra. The motion carried unanimously.

1. a. Approved Consideration of a Resolution Declaring Surplus and Sale, Donation or Disposal of City Property

b. Pulled Consideration of the check register dated September 9, 2019

AGENDA ITEM 1.b. CONSIDERATION OF THE CHECK REGISTER DATED SEPTEMBER 9, 2019: After discussion, motion to approve the CHECK REGISTER DATED SEPTEMBER 9, 2019 was made by Council member Trujillo. Motion was seconded by Council member Guerra and carried unanimously.

2.a. Information Only Public Hearing to Receive Input Concerning District Maps for City Council Elections District Boundaries, and the Sequencing of Elections

b. Continued Consideration of Ordinance No. 2019-4 an Ordinance of the City Council Amending Chapter 11 (Elections) of Title 1 (Administrative) of the City of Selma Municipal Code, to Establish the Election of Members of the City Council by Five Districts, the Boundaries and Identification Number of Each District, and the Election Order of Each District

Ms. Shalice Tilton, National Demographics Corporation Senior Consultant stepped forward to discuss a power point presentation regarding all the submitted draft district maps. She discussed that the City Council public hearings were held on August 5, 2019, and August 12, 2019, to receive input regarding the composition of the City's voting districts before any draft maps were drawn. At the public hearing held September 3, 2019, the public was invited to provide input regarding the content of the draft maps that had been released at least seven (7) days before each meeting, and the proposed sequence of elections. The eight proposed election district maps from members of the community reflected on what the members of the public view as neighborhoods, they were not population-balanced and therefore the maps were not legal as drawn. After receiving public testimony at its September 3, 2019, hearing, the Council reported that September 6, 2019, would be the deadline to receive proposed election district maps from members of the community. The City received five maps that were contiguous and population-balanced from members of the public within the deadline. The five maps titled: P110, P111, P114, P115, P116 were placed on the City's website on September 9, 2019. She further stated that at this time, staff is recommending the City Council hold the public hearings and receive input to select its preferred map, designate their preferred election years for each district, and introduce the proposed ordinance establishing five districts for election of five City Council Members.

Mayor Robertson opened the public hearing at 6:35 p.m. Public comment was received from Theresa Salas, Humberto Gomez, and Joe Gonzales. Mayor Robertson then closed the public hearing at 6:47 p.m.

After Council discussion, motion was made by Council member Franco and seconded by Council member Trujillo to adopt map P114. Motion failed with the following vote:

AYES: Franco, Trujillo
NOES: Guerra, Robertson
ABSTAIN: Avalos
ABSENT: None

After Council discussion, motion was made by Council member Guerra and seconded by Council member Robertson to approve the Purple map. Motion failed with the following vote:

AYES: Guerra, Robertson
NOES: Trujillo, Franco
ABSTAIN: Avalos
ABSENT: None

After much discussion, it was Council consensus to continue Agenda items 2.a. and 2.b. for a Council Special Meeting for September 27, 2020 at 6:00 p.m.

4. Approved Consideration of moving the October 2019 Community Clean-up Week Drop-off Location from within the City of Selma to the Waste Management Transfer Station at 5608 South Villa Avenue, Fresno

City Manager Gallavan provided a report citing benefits of moving the venue.

Mr. Michael Rivera, Waste Management Public Sector Representative, commented on the benefits to the community with the location change.

Public comment was received by Mr. Joe Gonzales.

After Council discussion, motion to approve of MOVING THE OCTOBER 2019 COMMUNITY CLEAN-UP WEEK DROP-OFF LOCATION FROM WITHIN CITY OF SELMA TO THE WASTE MANAGEMENT TRANSFER STATION AT 5608 SOUTH VILLA AVENUE, FRESNO was made by Council member Trujillo. Motion was seconded by Council member Guerra and carried unanimously.

5. Continued Discussion and Direction Regarding the City's Billboard Display Sign Policy and Procedures

Community Services Director Kirchner reported on current Billboard Display Sign policy.

Public Comments were shared by Bob Allen, Chamber of Commerce and Rose Gallardo Robertson, 1057 Mill Street.

After discussion, motion to keep the existing City's Billboard Display Sign Policy and Procedures as-is was made by Mayor Pro Tem Franco. Motion was seconded by Council member Trujillo and failed by the following vote:

AYES: Franco, Trujillo
NOES: Avalos, Guerra, Robertson
ABSTAIN: None
ABSENT: None

Motion was made by Council member Avalos to continue agenda item five (5) to a future meeting for which City Manager Gallavan and Staff will provide Council with additional information and recommendations. Motion was carried with the following vote:

AYES: Avalos, Guerra, Trujillo, Robertson
NOES: Franco
ABSTAIN: None
ABSENT: None

6. Approved Consideration of transferring \$370,000 to the City's unfunded pension obligations, and discussion and direction regarding the establishment of an IRS Section 115 Pension Trust

Assistant City Manager Moreno discussed a power point presentation. After Council discussion, motion was made by Council member Trujillo and seconded by Mayor Pro Tem Franco to approve THE TRANSFER OF \$370,000 TO THE CITY'S UNFUNDED PENSION OBLIGATIONS. Motion carried unanimously.

DEPARTMENT REPORTS: City Manager Gallavan reported on progress to move fire training facility to accommodate Fresno County Rural Transit Agency, progress on subcontractor proposals for High Speed Rail Training Center project, and proposals for executive recruitment firms for a new Chief of Police.

Assistant City Manager Moreno reported on progress of the budget appropriation funding allocation.

Acting Police Chief Myron Dyck reported on the benefits of the new camera system in identifying and acting on community crimes.

Community Services Director Kirchner reported on a free Senior Scam Stopper program sponsored by Senator Melissa Hurtado and free annual flu shots at the Senior Center.

COUNCIL REPORTS: Council member Guerra reported on attending the following: ribbon cutting event, Senior Resource Fair, conference, and meeting with Kaiser Permanente regarding partnering with City of Selma and local non-profit organizations.

Council member Avalos reported on attending a free community barbeque at the Central Valley Life Church, ribbon cutting, and neighborhood patrols for Boys and Girls Club.

Mayor Pro Tem Franco reminded the community regarding an upcoming Selma Cancer Support fundraiser.

Mayor Robertson reported on a recent Selma Healthcare District meeting regarding districting, new gate at Fresno County Rural Transit Agency maintenance facility, ribbon cutting, Cal Vans board meeting, and a \$1,500 grant given to Second Chance Animal Shelter by the City of Selma for free spay and neuter services.

ORAL COMMUNICATIONS: Lori Perez, 2335 Park St. thanked the City Council and Selma Police Department for increased police patrols during the day and night in the community.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Reyna Rivera
City Clerk

**CITY OF SELMA
COUNCIL SPECIAL MEETING
September 27, 2019**

The special meeting of the Selma City Council was called to order at 6:00 p.m. in the Council Chambers. Council members answering roll call were: Avalos, Guerra, Trujillo, Mayor Pro Tem Franco and Mayor Robertson.

Also present were City Manager Gallavan, Special Counsel Costanzo, the press, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public twenty-four hours prior to this meeting.

CHANGE IN AGENDA: At 6:01 p.m., Mayor Robertson requested that agenda item two (2) be advanced and proceed to discussion to allow for presentation of additional information by Special Counsel Costanzo that will influence the discussion of the public hearing.

AGENDA ITEM 2. DISCUSSION AND DIRECTION REGARDING AMENDING RESOLUTION NO. 2019-39R, A RESOLUTION DECLARING THE CITY OF SELMA'S INTENT TO TRANSITION FROM AT-LARGE TO BY-DISTRICT COUNCIL MEMBER ELECTIONS PURSUANT TO ELECTIONS CODE SECTION 10010, TO FOUR DISTRICTS AND A MAYOR AT-LARGE PURSUANT TO GOVERNMENT CODE SECTION 34886

Special Counsel Costanzo advised that Government Code Sections 34886 and 34871 allow for the adoption of an ordinance for intent to form into four Districts and have an elected Mayor at-large without posing a violation to the California Voting Rights Act, when done in furtherance of that Act, and provided options for Council consideration on how to proceed regarding district divisions and elections.

After Council discussion, motion was made by Mayor Pro Tem Franco to maintain the status quo and was seconded by Council member Trujillo. Motion failed with the following vote:

AYES:	Franco, Trujillo
NOES:	Avalos, Guerra, Robertson
ABSTAIN:	None
ABSENT:	None

Motion was then made by Council member Avalos to continue agenda item two (2) to October 7, 2019 Council Regular Meeting and request Special Counsel Costanzo to provide an AMENDED RESOLUTION NO. 2019-39R, DECLARING THE CITY OF SELMA'S INTENT TO TRANSITION FROM AT-LARGE TO BY-DISTRICT COUNCIL MEMBER ELECTIONS PURSUANT TO GOVERNMENT CODE SECTION 34886, and seconded by Mayor Robertson.

Mayor Robertson opened the public hearing at 6:41 p.m. Public comment was received from Theresa Salas, 3221 Lee Street and Colleen Nelson, 1712 Oak Street. Ms. Shalice

Tilton, National Demographics Corporation Senior Consultant provided clarification on the matter. Additional public comments were received by Joan Nelson, 1058 Mill Street; Joe Mendoza, 3321 Mulberry Street; Joe Gonzales, 2305 Nebraska Avenue; Maria Bonilla, 3517 Gaynor Street; Humberto Gomez, Jr.; Rose Robertson, 1057 Mill Street; and Joe Fedor, 2021 Hillcrest Street. Mayor Robertson then closed the public hearing at 7:04 p.m.

After much discussion, the motion made by Council member Avalos and seconded by Mayor Robertson was then amended to CONTINUE BOTH AGENDA ITEM TWO (2) FOR AN AMENDED RESOLUTION NO. 2019-39R, DECLARING THE CITY OF SELMA'S INTENT TO TRANSITION FROM AT-LARGE TO BY-DISTRICT COUNCIL MEMBER ELECTIONS PURSUANT TO GOVERNMENT CODE SECTION 34886 and agenda item one (1) for PUBLIC HEARINGS TO RECEIVE INPUT CONCERNING DISTRICT MAPS FOR CITY COUNCIL ELECTIONS, DISTRICT BOUNDARIES AND THE SEQUENCING OF ELECTIONS, AND CONSIDERATION OF ORDINANCE NO. 2019-4, AN ORDINANCE OF THE CITY COUNCIL AMENDING CHAPTER 11 (ELECTIONS) OF TITLE 1 (ADMINISTRATIVE) OF THE CITY OF SELMA MUNICIPAL CODE, TO ESTABLISH THE ELECTION OF MEMBERS OF THE CITY COUNCIL BY FIVE DISTRICTS, THE BOUNDARIES AND IDENTIFICATION NUMBER OF EACH DISTRICT, AND THE ELECTION ORDER OF EACH DISTRICT, CONTINUED FROM SEPTEMBER 16, 2019, to the October 7, 2019 Council Regular Meeting. The amended motion was carried with the following vote:

AYES:	Avalos, Robertson, Guerra
NOES:	Trujillo, Franco
ABSTAIN:	None
ABSENT:	None

1. Continued Continued Public Hearings to Receive Input Concerning District Maps for City Council Elections, District Boundaries and the Sequencing of Elections, and Consideration of Ordinance No. 2019-4, an Ordinance of the City Council Amending Chapter 11 (Elections) of Title 1 (Administrative) of the city of Selma Municipal Code, to Establish the Election of Members of the City Council by Five Districts, the Boundaries and Identification Number of Each District, and the Election Order of Each District-Continued from September 16, 2019.

Motion that carried to continue agenda item (2) included continuing agenda item one (1) to the October 7, 2019 Council Regular Meeting.

3. Information Only Discussion regarding Council requests regarding the former City Attorney's performance evaluation and termination.

City Manager Gallavan reported that this item was added to the agenda per the request of Mayor Pro Tem Franco at Council Regular Meeting on September 16, 2019. Council member Avalos explained that the voluntary resignation of the previous City Attorney

makes any performance evaluation or termination irrelevant and eliminates consideration of this agenda item. There was no further discussion on the matter.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Reyna Rivera
City Clerk

CITY MANAGER'S/STAFF'S REPORT
REGULAR CITY COUNCIL MEETING DATE:

08/17/2020

ITEM NO: 1.e.

SUBJECT: Consideration of an Annual Agreement between the City and Liebert Cassidy Whitmore to Provide Special Services through the Central San Joaquin Valley Risk Management Authority (CSJVRMA)

RECOMMENDATION: Approve Agreement between the City and Liebert Cassidy Whitmore to provide Special Services and authorize the City Manager to execute the agreement.

DISCUSSION: The attached is a standard agreement that CSJVRMA cities enter into for special services related to employment relations and management that are offered by the labor law firm of Liebert Cassidy Whitmore. This agreement is renewed annually. The special services offered by Liebert Cassidy Whitmore consist of:

1. Five (5) full days of group training workshops covering a variety of employment relations subjects such as management rights and obligations, negotiation strategies, employment discrimination and affirmative action, employment relations from the perspective of elected officials, performance evaluations, grievance and discipline administration for supervisors and managers, planning for and responding to concerted job actions, current court, administrative and legislative developments in personnel administration and employment relations, etc., with the specific subjects covered and lengths of individual workshop presentations to be determined by City and the other said local agencies.
2. Consortium calls - availability of attorney for City management staff to consult by telephone. Consortium calls cover questions that the attorney can answer quickly with little research.
3. Providing a monthly newsletter covering employment relations development.

The term of this agreement is for 12 months commencing July 1, 2020.

<u>COST:</u> (Enter cost of item to be purchased in box below)		<u>BUDGET IMPACT:</u> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
\$2,415.00		None
<u>FUNDING:</u> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<u>ON-GOING COST:</u> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: 700 - Insurance		\$2,415.00
Fund Balance:		

RECOMMENDATION: Approve Agreement between the City and Liebert Cassidy Whitmore to provide Special Services and authorize the City Manager to execute the agreement.

Christina Arias
Christina Arias, Human Resources Manager

8/10/20
Date

T. Gallavan
Teresa Gallavan, City Manager

8-10-20
Date

AGREEMENT FOR SPECIAL SERVICES

This Agreement is entered into between the City of Selma, A Municipal Corporation, hereinafter referred to as "Agency," and the law firm of LIEBERT CASSIDY WHITMORE, A Professional Corporation, hereinafter referred to as "Attorney."

WHEREAS Agency has the need to secure expert training and consulting services to assist Agency in its workforce management and employee relations; and

WHEREAS Agency has determined that no less than forty-three (43) public agencies in the Central Valley area have the same need and have agreed to enter into identical agreements with Attorney; and

WHEREAS Attorney is specially experienced and qualified to perform the special services desired by the Agency and is willing to perform such services;

NOW, THEREFORE, Agency and Attorney agree as follows:

Attorney's Services:

During the year beginning July 1, 2020, Attorney will provide the following services to Agency (and the other aforesaid public agencies):

1. Five (5) days of group training workshops covering such employment relations subjects as management rights and obligations, negotiation strategies, employment discrimination and affirmative action, employment relations from the perspective of elected officials, performance evaluation (administering evaluations), grievance and discipline administration for supervisors and managers, planning for and responding to concerted job actions, current court, administrative and legislative developments in personnel administration and employment relations, etc., with the specific subjects covered and lengths of individual workshop presentations to be determined by Agency and the other said local agencies.

It is expressly understood that the material used during these presentations, including written handouts and projected power points are provided solely for the contracted workshops. This agreement warrants there will be no future use of Liebert Cassidy Whitmore material in other trainings or formats without the expressed written permission of Liebert Cassidy Whitmore. Any such use will constitute a violation of this agreement and copyright provisions.

2. Availability of Attorney for Agency to consult by telephone. Consortium calls cover questions that the attorney can answer quickly with little research. They do not include the review of documents, in depth research, written responses (like an opinion letter) or advice on on-going legal matters. The caller will be informed if the question exceeds the scope of consortium calls. Should the caller request, the attorney can assist on items that fall outside the service, but these matters will be billed at the attorney's hourly rate. (See additional services section.)
3. Providing of a monthly newsletter covering employment relations developments.

Fee:

Attorney will provide these special services to Agency for a fee of Two Thousand Four Hundred Fifteen Dollars (\$2,415.00) payable in one payment prior to August 1, 2020. The fee, if paid after August 1, 2020 will be \$2,515.00.

Said fee will cover Attorney's time in providing said training and consultative services and the development and printing of written materials provided to attendees at the training programs.

Additional Services:

Attorney shall, as and when requested by Agency, make itself available to Agency to provide representational, litigation, and other employment relations services. The Agency will be billed for the actual time such representation services are rendered, including reasonable travel time, plus any necessary costs and expenses authorized by the Agency.

The range of hourly rates for Attorney time is from Two Hundred Ten to Three Hundred Ninety Dollars (\$210.00 - \$390.00) per hour for attorney staff, Two Hundred Forty Dollars (\$240.00) per hour for Labor Relations/HR Consultant and from One Hundred Thirty-Five to One Hundred Seventy-Five Dollars (\$135.00 - \$175.00) per hour for services provided by paraprofessional and litigation support staff. Attorneys, paraprofessional and litigation support staff bill their time in minimum units of one-tenth of an hour. Attorney reviews its hourly rates on an annual basis and if appropriate, adjusts them effective July 1.

Independent Contractor:

It is understood and agreed that Attorney is and shall remain an independent contractor under this Agreement.

Term:

The term of this Agreement is twelve (12) months commencing July 1, 2020. The term may be extended for additional periods of time by the written consent of the parties.


Condition Precedent:

It is understood and agreed that the parties' aforesaid rights and obligations are contingent on no less than forty-three (43) local agency employers entering into a substantially identical Agreement with Attorney on or about July 1, 2020.

LIEBERT CASSIDY WHITMORE
A Professional Corporation

CITY OF SELMA
A Municipal Corporation

By: _____


J. Scott Tiedemann / Managing Partner

By: _____

Name: _____

Date: _____

6-3-2020

Title: _____

Date: _____

**CITY MANAGER'S/STAFF'S REPORT
REGULAR CITY COUNCIL MEETING DATE:**

August 17, 2020

ITEM NO:

1.f.

SUBJECT: Consideration of a Resolution Approving and Adopting the 2021 Health Insurance Maximum Allowances (Caps) for Eligible City Employees

DISCUSSION: Since joining the CalPERS Health Insurance Plan in 2001, the City Council has established the maximum allowances (caps) for medical insurance by utilizing the two lowest premiums of the medical plans that are offered by CalPERS. For 2021 the two lowest premiums are PERS Select PPO and Kaiser Permanente HMO.

It has also been a long standing practice to establish the maximum allowances (caps) for the dental and the vision insurance plans based on the premiums for these plans. The 2021 premiums for the dental and the vision plans remain the same as 2020.


Therefore, City Staff is proposing that the Council approve the Kaiser Permanente HMO premiums as the 2021 maximum allowances (caps) for the medical insurance. This would result in a slight increase of 3.80% from the 2020 maximum allowances (caps) for the medical insurance. Further, City Staff is recommending that the 2021 maximum allowances (caps) for the dental and the vision plans remain the same as the 2020 maximum allowances (caps). Please refer to attached document.

The following resolution will approve the proposed 2020 maximum allowances (caps) paid by the City for each employee's health insurances from January 1 through December 31, 2021.

RECOMMENDATION: Adopt the Resolution Approving and Adopting the 2021 Health Insurance Maximum Allowances (Caps) for Eligible City Employees.


Christina Arias, Human Resources Manager

8/10/20
Date


Teresa Gallavan, City Manager

8-10-20
Date

RESOLUTION NO. 2020- R

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SELMA APPROVING AND ADOPTING THE 2020 HEALTH
INSURANCE MAXIMUM ALLOWANCES (CAPS) FOR ELIGIBLE CITY EMPLOYEES**

WHEREAS, since joining the CalPERS Health Insurance Plan in 2001, the City Council has established the maximum allowances (caps) for medical insurance by utilizing the two lowest premiums of the medical plans that are offered by CalPERS. For 2020, the two lowest premiums are PERS Select PPO and Kaiser Permanente HMO. Therefore, City Staff is proposing the Council approve the Kaiser Permanente HMO premiums as the 2021 maximum allowances for the medical insurance, which would result in a slight increase of 3.80% from the 2020 maximum allowances; and

WHEREAS, it has also been a long standing practice to establish the maximum allowances (caps) for the dental and the vision insurance plans based on the premiums for these plans; and

WHEREAS, City Staff recommends that the City Council approve the proposed 2021 maximum allowances (caps) as shown in Exhibit A, attached hereto and incorporated herein by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELMA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1. The City Council finds that the above recitals are true and correct and are incorporated herein by reference.

Section 2. The proposed 2021 maximum allowances (caps) as set forth in Exhibit A are hereby approved.

Section 3. Severability. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 4. Effective Date. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Selma on this 17th day of August 2020, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Scott Robertson
Mayor

ATTEST:

Reyna Rivera
City Clerk

CalPERS OPEN ENROLLMENT PERIOD for Health Insurance – September 21st - October 16th, 2020
Dates for Citywide Open Enrollment Not Yet Scheduled

Medical Insurance: Since joining CalPERS Health Insurance Plan in 2001, the City Council has established the maximum allowance (or cap) by utilizing the two lowest premiums. For 2021 the two lowest premiums are PERS Select PPO and Kaiser Permanente HMO. Therefore, for the 2020 maximum allowance (or cap) we are proposing the council approve the Kaiser Permanente HMO premiums as the maximum allowance, which would result in a **slight increase of 3.80%** from the 2020 maximum allowance.

Proposed Health Insurance Caps

Beginning 2021 the maximum allowances (or caps) would be:

	Proposed 2021 Caps	2020 Caps
Employee only	669.77	645.24
Employee + 1	1,339.54	1,290.48
Employee + 2 +	1,741.40	1,677.62

The employees will continue to pay -0- to 10% plus the difference between the cap and the premium if they choose a plan with a higher premium, based on the established arrangement.

Dental Insurance

The allotted premium amount will remain \$80.00/month.

Vision Insurance

The allotted premium amount will remain \$16.36/month.

Employees will continue to pay -0- to 10% out of pocket for these policies under the established arrangement.

1.g.

CHECK REGISTER REPORT

CHECK NUMBER	CHECK DATE	STATUS	VENDOR NAME	CHECK DESCRIPTION	CATEGORY	AMOUNT
75602	07/30/2020	Printed	ALISA ANN RUCH BURN FOUNDATION	BURN PREVENTION BROCHURES		4,311.22
75603	07/30/2020	Printed	MARK ALVES / ALVES ELECTRIC	REPAIR STREET LIGHT CONDUIT ARRANTS ST -CHECK RE-ISSUE		190.00
75604	07/30/2020	Printed	AMERICAN AMBULANCE	AUGUST 2020 PAYMENT		125,000.00
75605	07/30/2020	Printed	AT&T	TELEPHONE -JULY 2020		21.71
75606	07/30/2020	Printed	AT&T	INTERNET SERVICE 7/11-8/10/20		81.29
75607	07/30/2020	Printed	AT&T	TELEPHONE 6/12-7/11/20		41.50
75608	07/30/2020	Printed	AT&T MOBILITY	TELEPHONE -MDT'S 6/12-7/11/20		1,571.35
75609	07/30/2020	Printed	BANNER PEST CONTROL INC	PEST CONTROL -JULY 2020		441.00
75610	07/30/2020	Printed	DONNA & JOHN BUSHARD	SENIOR TRIP REIMBURSEMENT		140.00
75611	07/30/2020	Printed	CALIFORNIA PARK & RECREATION	MEMBERSHIP RENEWAL		555.00
75612	07/30/2020	Printed	CDCE INCORPORATED	MDT MONTHLY LEASES -PD		1,555.00
75613	07/30/2020	Printed	CISCO SYSTEMS CAPITAL CRP	LEASE -PHONE SYSTEM/BACKUP 7/15- 8/14/20		3,280.05
75614	07/30/2020	Printed	CONSOLIDATED IRRIGATION DIST.	ROCKWELL POND FEE FOR 2016		50,000.00
75615	07/30/2020	Printed	COSTANZO & ASSOCIATES	LEGAL FEES -APRIL & MAY 2020		24,863.87
75616	07/30/2020	Printed	COUNTY OF FRESNO AUDITOR-	LAFCO BUDGET 2020/2021		3,866.22
75617	07/30/2020	Printed	CSJVRMA	2020/2021 1ST QTR DEPOSIT		349,125.00
75618	07/30/2020	Printed	DATAPATH LLC	APC BATTERY REPLACEMENT FOR CITY HALL		298.12
75619	07/30/2020	Printed	DEPARTMENT OF TRANSPORTATION	SIGNALS & LIGHTING APR-JUN 20		2,847.02
75620	07/30/2020	Printed	JUAN CRUZ DIAZ	BUILDING INSPECTOR SERV-JUN 20		220.00
75621	07/30/2020	Printed	DYSON JANZEN ARCHITECTS, INC.	NEW PD STATION AGREEMENT	PDSA	6,587.59
75622	07/30/2020	Printed	ESO SOLUTIONS, INC.	INSPECTION PROGRAM SOFTWARE		3,120.00
75623	07/30/2020	Printed	PAUL DEREK ESQUIBEL	FTO COURSE PER DIEM 8/3-8/7/20	R	55.00
75624	07/30/2020	Printed	FINANCIAL PACIFIC LEASING	COMPUTER UPGRADE LEASE		11,020.93
75625	07/30/2020	Printed	FIRE RECOVERY EMS LLC	AMBULANCE BILLING -JUNE 2020		5,643.95
75626	07/30/2020	Printed	FRESNO COUNCIL OF GOVERNMENTS	2020/2021 MEMBER DUES		955.00
75627	07/30/2020	Printed	FRESNO POLICE DEPARTMENT	CRIME ANALYST (QRT 3 & 4)		12,500.00
75628	07/30/2020	Printed	SANDRA GADBERRY	PERSONNEL COMMISSION HEARING 6/23 & 6/26/20		1,581.00
75629	07/30/2020	Printed	GAR BENNETT LLC	IRRIGATION SUPPLIES -WHITSON		11.24
75630	07/30/2020	Printed	GATEWAY ENGINEERING, INC.	CITY ENGINEERING SERVICES APR & MAY, RSTP PROJ, VARIOUS ALLEYS	PARTIAL G	57,831.75
75631	07/30/2020	Printed	HEALTHEDGE ADMINISTRATORS INC.	DENTAL 7/15/20		1,144.30
75632	07/30/2020	Printed	HEALTHEDGE ADMINISTRATORS INC.	DENTAL 7/22/20		1,181.11
75633	07/30/2020	Printed	HEALTHEDGE ADMINISTRATORS INC.	ADMINISTRATIVE FEES -AUG 2020		820.61
75634	07/30/2020	Printed	JAM SERVICES, INC.	12" GREEN & RED LED LIGHTS		303.73
75635	07/30/2020	Printed	MICHAEL KAIN	MEDICAL PREMIUM REIMB -AUG 20		1,211.15
75636	07/30/2020	Printed	KENT M KAWOGOE, PHD	PRE-EMPLOYMENT PSYCHOLOGICAL		325.00
75637	07/30/2020	Printed	JEFF KESTLY	MEDICAL PREMIUM REIMB -AUG 20		201.97
75638	07/30/2020	Printed	KINGS BASIN WATER AUTHORITY	ANNUAL MEMBERSHIP		7,000.00
75639	07/30/2020	Printed	TIM J LAW / LAW & ASSOCIATES	LAW ENFORCEMENT BACKGROUND		1,400.00
75640	07/30/2020	Printed	LINECO	AMBULANCE OVERPAYMENT REIMB		1,249.00
75641	07/30/2020	Printed	STEVEN LEE MCINTIRE	MEDICAL PREMIUM REIMB -AUG 20		1,687.69
75642	07/30/2020	Printed	OFFICE DEPOT, INC.	OFFICE DEPOT		65.49
75643	07/30/2020	Printed	PG&E	UTILITIES -JULY 2020		15,793.68
75644	07/30/2020	Printed	PG&E	UTILITIES -JULY 2020		11.40
75645	07/30/2020	Printed	PG&E	UTILITIES -JULY 2020		39.63
75646	07/30/2020	Printed	PG&E	UTILITIES -JULY 2020		28,719.30
75647	07/30/2020	Printed	PG&E	UTILITIES -JULY 2020		130.40
75648	07/30/2020	Printed	PURCHASE POWER	POSTAGE REFILL		1,019.15
75649	07/30/2020	Printed	QUAD KNOPF, INC.	ON-CALL PLANNING SERVICES 6/14- 7/11/20		15,691.00
75650	07/30/2020	Printed	DANIEL RAGATZ	CLASS B DMV MEDICAL REIMB		145.00
75651	07/30/2020	Printed	RESPONSE ANALYTICS, LP	SIMON SOFTWARE IMPLEMENTATION AND SUPPORT		6,000.00
75652	07/30/2020	Printed	DEBORAH K ROWE	BOOTS REIMBURSEMENT		200.00
75653	07/30/2020	Printed	SCOTT SANDERS	MEDICAL PREMIUM REIMB -AUG 20		3,123.79

CHECK REGISTER REPORT

CHECK NUMBER	CHECK DATE	STATUS	VENDOR NAME	CHECK DESCRIPTION	CATEGORY	AMOUNT
75654	07/30/2020	Printed	SANTA MARIA CALIFORNIA NEWS MEDIA INC-HANFORD SENTINEL	NOTICES -NAGRA REZONE/PLAN AMEN, CUP 2020-0014, CARD ROOM ORD, TRASH ASSESS, LLMD11 RATE INCREASE		593.35
75655	07/30/2020	Printed	SAVING ALL CHILDREN FAMILY HEALING CENTER	FAMILY HEALING CENTER SERVICE		1,000.00
75656	07/30/2020	Printed	SECOND CHANCE ANIMAL SHELTER	MONTHLY SUPPORT -AUGUST 2020		7,925.80
75657	07/30/2020	Printed	SELMA UNIFIED SCHOOL DISTRICT	FUEL -JUNE 2020		15,226.10
75658	07/30/2020	Printed	STATEWIDE TRAFFIC SAFETY AND	BARRICADES W/ CITY OF SELMA STENCIL, REFLECTIVE PANELS & CAUTION TAPE		4,747.23
75659	07/30/2020	Printed	SUN LIFE	EMPLOYEE INSURANCE -AUG 20		1,487.31
75660	07/30/2020	Printed	SUPERIOR VISION INSURANCE INC	VISION INSURANCE -AUG 20		2,077.72
75661	07/30/2020	Printed	SURVEILLANCE INTEGRATION INC.	VIDEO SURVEILLANCE PROTECTION PLAN		5,678.01
75662	07/30/2020	Printed	RYAN SWAIN	FTO COURSE PER DIEM 8/3-8/7/20	R	55.00
75663	07/30/2020	Printed	TAG-AMS, INC.	EMPLOYEE DRUG TESTING		200.00
75664	07/30/2020	Printed	THE CRISCOM COMPANY	SEWER INFRASTRUCTURE -AUG 20		4,500.00
75665	07/30/2020	Printed	TUTTLE & MCCLOSKEY	GENERAL LEGAL FESS -JUNE 2020		8,150.00
75666	07/30/2020	Printed	TYLER TECHNOLOGIES, INC.	EXECUTIME/ADVANCED SCHEDULING		156.25
TOTAL						806,974.98

Grant: G PD State Appropriation: PDSA (457) Reimbursement: R

PAYROLL TRANSACTIONS

CHECK REGISTER

Date	Check No.	Amount
8/7/2020	116192-116199	\$3,758.69

Remittance Checks

Date	Check No.	Amount
8/7/2020	116200-116207	\$26,896.35

ACH Payment

Date	Description	Amount
8/7/2020	PR AUG 07 20	\$210,993.14

**CITY MANAGER'S/STAFF'S REPORT
CITY COUNCIL MEETING:**

August 17, 2020

ITEM NO:

2.

SUBJECT: Consideration of General Plan Amendment and Zone Change No. 2020-0009 to rezone approximately 9.1 acres from the R-1-7 zone to the R-4 zone and amend the subject area's General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR).

DISCUSSION: The purpose of this agenda item is to hold a public hearing to consider the rezoning of approximately 9.1 of the 9.9 acres of Assessor's Parcel Number (APN) 385-220-13 from the R-1-7 zone to the R-4 zone. The item also includes amending the subject area's General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) to maintain consistency between the zoning and General Plan designation, a requirement of State law. General Plan Amendment and Zone Change No. 2020-0009 was recommended for approval by the Planning Commission on July 27, 2020.

Application Information

Applicant: City of Selma

Owner: Hardeep Nagra

Project Location: The project site is located within the City of Selma west of South Highland Avenue (State Route [SR] 43) between East Rose and Nebraska Avenues; it is adjacent to and west of the Sikh Center of the Pacific Coast.

Applicant's Proposal: Amend the City's General Plan Land Use Element to HDR from MDR to allow a density of 20.0-24.0 dwelling units per acre. Rezone the parcel from R-1-7 to R-4 to allow a density of 20.0-24.0 dwelling units per acre.

Land Use; General Plan; Zoning: Vacant; High Density Residential (HDR); R-4

Summary and Purpose

The purpose of this agenda item is to hold a public hearing for the City Council to consider the rezoning of approximately 9.1 of the 9.9 acres of Assessor's Parcel Number (APN) 385-220-13 from the R-1-7 zone to the R-4 zone. The item also includes amending the subject area's General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) to maintain consistency between the zoning and General Plan designation, a requirement of State law.

The proposal would apply to the portion of the parcel currently designated by the General Plan as MDR (Medium Density Residential). The southeastern corner of the parcel (0.8 acres) is designated Parks/Open Space and is not part of the project. This proposal is part of the City's ongoing process to comply with the City's requirement to implement Housing Element Program 4 from its 2007 Housing Element to rezone at least 8.5 acres to R-4 at a minimum of 20 dwelling units per acre. The project would also satisfy the Regional Housing Needs Allocation (RHNA) shortfall of 169 units identified in the 2007 Housing Element. The City of Selma is implementing this project as the final part of several actions to bring their 2007 Housing Element into compliance with current State of California Housing Element laws.

This project is also part of the City's continuous efforts to reconcile inconsistencies between Selma's zoning and General Plan. The current General Plan designation of MDR is inconsistent with the current R-1-7 zoning.

Project Analysis

The City of Selma is implementing this project to bring their 2007 Housing Element into compliance with current State of California Housing Element laws. The 2007 Housing Element stated the City would identify a minimum of 8.5 acres within the City to rezone to the R-4 Zone District at a density of 20 dwelling units per acre to allow for the building of 169 residential units to meet the City's Regional Housing Needs Allocation (RHNA) assigned to the City by the California Department of Housing and Community Development (HCD). This proposed project is necessary for the City to bring their Housing Element into compliance. At this time, HCD is withholding State planning grant funding until the City brings their Housing Element into compliance.

This project follows the creation of an R-4 Zone District for the City of Selma that the Planning Commission heard on October 28, 2019, recommending approval to the City Council. The City Council approved the creation of the R-4 Zone District at their November 18, 2019 hearing. This rezone is the final step to bring the 2007 Selma Housing Element into compliance.

Environmental (CEQA)

Pursuant to CEQA Section 21064, an Initial Study and Subsequent Negative Declaration (IS/SND) was prepared for this project. The potential environmental impacts of the project have been considered in comparison with the Final Environmental Impact Report (EIR) for the City of Selma General Plan Update 2035 EIR (SCH #2008081082). This is to determine whether impacts with the project are consistent with the impact analysis provided in the General Plan EIR, whether General Plan policies or mitigation measures identified in the General Plan EIR address or resolve any new, potentially more severe environmental impacts associated with the project, and whether additional mitigation measures are required to minimize or avoid potentially significant impacts.

The IS/SND has concluded that substantial changes are not proposed to the 2035 General Plan nor would the project have any substantial adverse effects that would require major revisions to the adopted 2035 General Plan EIR prepared for the 2035 General Plan. Impacts beyond those identified and analyzed in the 2035 General Plan EIR are not expected to occur as a result of the project. Overall, the proposed amendments to the 2035 General Plan that consists of this project, will result in a negative declaration. This means the project will not have a significant effect on the environment and does not require the preparation of an environmental impact report.

Public Process

The Project was considered by the Planning Commission of the City of Selma on July 27, 2020 and recommended to the City Council for approval.

Notice of Public Hearing

The Public Notice was published one time in the Selma Enterprise on August 5, 2020. Notices were mailed to property owners within 300 feet of the project site on August 8, 2020.

RECOMMENDATION: 1) Receive a report from Planning Consultant regarding General Plan Amendment and Zone Change No. 2020-0009, along with the IS/SND to the City of Selma General Plan Update 2035 EIR.

2) Open a public hearing and invite members of the public to provide feedback on the proposed amendment; and

3) Close the public hearing when there is no further input from the public and consider General Plan Amendment and Zone Change No. 2020-0009 along with approval of the IS/SND to the City of Selma General Plan Update 2035 EIR.

/s/

08/12/2

Kira Noguera, Contract Planner

Date



Teresa Gallavan, City Manager

8-12-20

Date

RESOLUTION NO. 2020-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA
AMENDING THE GENERAL PLAN 2035 LAND USE DESIGNATION,
AND ZONING OF A PORTION OF PARCEL LOCATED ON SOUTH HIGHLAND
AVENUE BETWEEN EAST ROSE AND NEBRASKA AVENUES (APN NO. 385-220-13)**

WHEREAS, the City of Selma adopted its General Plan 2035 which designates land use within the planning area of the City of Selma; and

WHEREAS, Title XI of the City Code of the City of Selma titled "Zoning" serves as a guide for the orderly growth and development of the City of Selma to promote and protect the public health, safety, comfort and general welfare, and to implement the General Plan; and

WHEREAS, Chapter 2 of Title XI of the City Code requires that the City maintain a map of the zoning boundaries; and

WHEREAS, on October 4, 2010, the City Council of the City of Selma approved a resolution adopting the City of Selma General Plan Update 2035; and

WHEREAS, on April 27, 2020, the City of Selma, ("Applicant"), filed a complete application (No. 2020-0009) requesting the approval of a Rezone and General Plan Amendment to the City of Selma, described herein ("Application" or "Project"); and

WHEREAS, the Applicant applied to rezone approximately 9.1 of a 9.9 acre parcel from the R-1-7 zone to the R-4 zone amending the land use designation from Medium Density Residential to High Density residential and amending the zoning map, on a vacant lot located west of South Highland Avenue (State Route [SR] 43) between East Rose and Nebraska Avenues Selma, California, Assessor's Parcel Number 385-220-13 ("Property"); and

WHEREAS, on July 27, 2020, the Planning Commission of the City of Selma conducted a public hearing on Project; and

WHEREAS, on July 27, 2020, the Planning Commission of the City of Selma, after a Public Hearing voted to approve Resolution No. 2020-05 finding and determining that: the proposed Project, No. 2020-0009, will not have significant impacts with appropriate mitigation measures applied; a Draft Initial Study and Subsequent Negative Declaration is appropriate under the California Environmental Quality Act ("CEQA") to address impacts of the Project; and based on these findings, the Planning Commission recommended that the City Council adopt the Draft Initial Study and a Negative Declaration and approve the Application for the General Plan Amendment and Rezone of the Property from the R-1-7 to the R-4 zone be approved; and

WHEREAS, the City Council has reviewed the Initial Study, subsequent Negative Declaration, recommendation of the Planning Commission, and all evidence and comments presented at the public hearing and exercising its independent judgment finds that the potential environmental impacts of the Project have been considered in comparison with the final EIR of the City of Selma General Plan Update 2035 (SCH No. 2008081082) and that this Project is consistent with the 2035 General Plan and therefore will not have any significant effect on the environment and does not require the preparation of an Environmental Impact Report; and

WHEREAS, the City Council finds that the Proposed amendment is a non-substantial amendment to the General Plan 2035.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELMA AS FOLLOWS:

1. That the forgoing recitals are true and correct and incorporated herein by this reference as though fully set forth at this point.
2. The City Council, upon independent review and consideration of all comments and evidence presented to it at the public hearing and based upon the entire record before it finds that the Project is consistent with the City of Selma General Plan Update 2035 EIR, will not have any significant impacts on the environment and hereby adopts the Draft Initial Study and subsequent Negative Declaration.
3. The City Council hereby approves the application to rezone approximately 9.1 of a 9.9 acre parcel from the R-1-7 Zone to the R-4 Zone amending the land use designation from medium density residential to high density residential as described herein and depicted on the map attached to the staff report and amendment of the City's zoning map to reflect the change in land use designation on the zoning map.

The forgoing Resolution was duly adopted by the City Council of the City of Selma at a regular meeting on the 17th of August 2020 by the following vote:

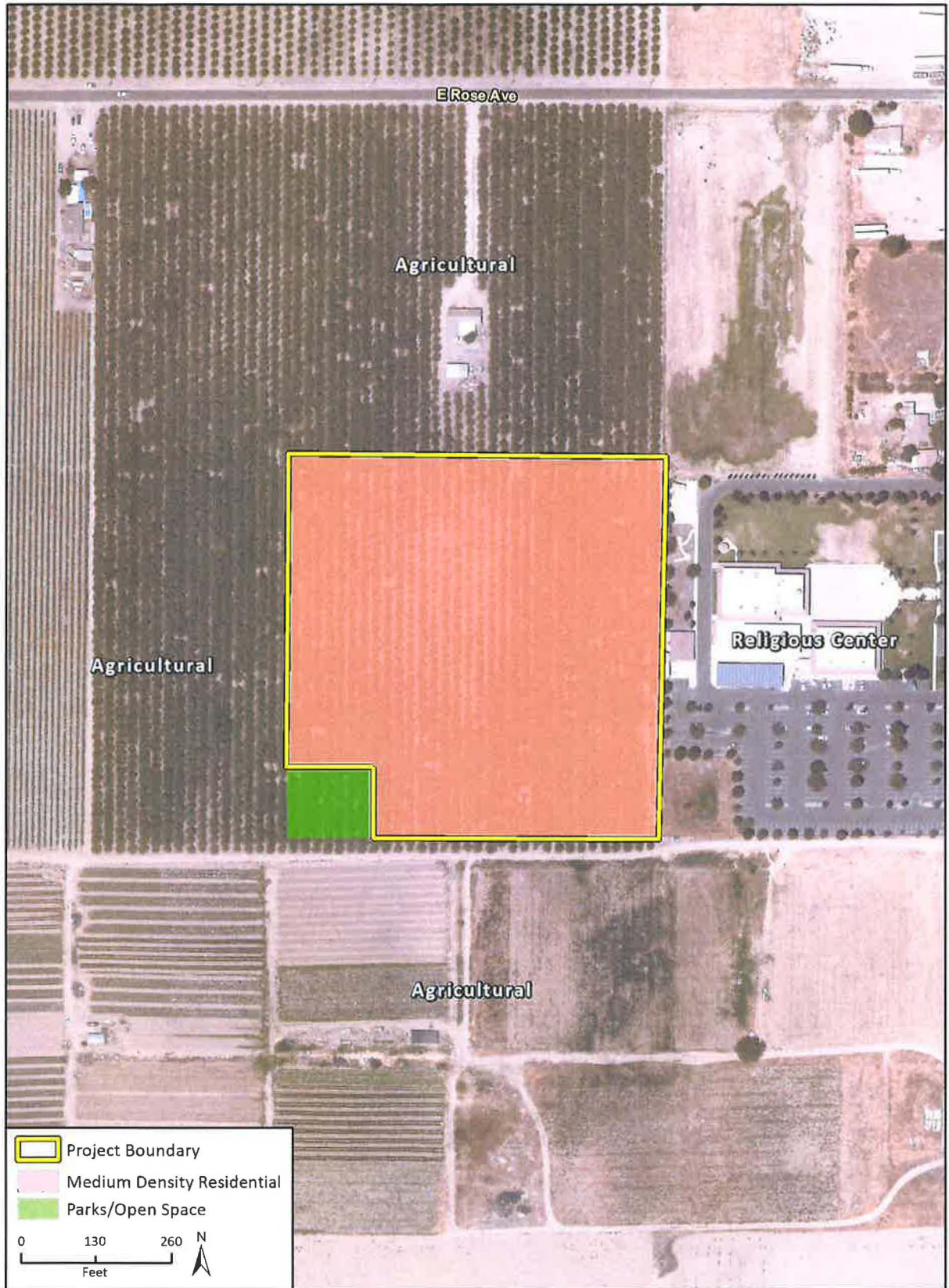
AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Louis Franco, Mayor

ATTEST:

Reyna Rivera, City Clerk

Project Location Map



RESOLUTION NO. 2020-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SELMA, CALIFORNIA RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT AND ZONE CHANGE NO. 2020-0009 FOR A 9.1 ACRE PORTION OF APN 385-220-13 TO THE SELMA CITY COUNCIL AND DRAFT INITIAL STUDY, SUBSEQUENT MITIGATED NEGATIVE DECLARATION TO THE CITY OF SELMA GENERAL PLAN UPDATE 2035 EIR (SCH # 2008081082), AND MAKING FINDINGS IN SUPPORT THEREOF

RECITALS

WHEREAS, on April 27, 2020, the City of Selma, (“Applicant”), filed a complete application requesting the approval of a Rezone and General Plan Amendment to the City of Selma, No. 2020-0009 described herein (“Application” or “Project”); and

WHEREAS, the Application applied to rezone approximately 9.1 of a 9.9 acre parcel from the R-1-7 zone to the R-4 zone, subsequently amending the land use designation from Medium Density Residential to High Density residential, on a vacant lot located west of South Highland Avenue (State Route [SR] 43) between East Rose and Nebraska Avenues Selma, California, Assessor’s Parcel Number 385-220-13 (“Property”); and

WHEREAS, the proposal is part of the City’s ongoing process to comply with the City’s requirement to implement Housing Element Program 4 from its 2007 Housing Element to rezone at least 8.5 acres to R-4 at a minimum of 20 dwelling units per acre while also satisfying the Regional Housing Needs Allocation (RHNA) shortfall of 169 units identified in the 2007 Housing Element; and

WHEREAS, the Property is currently a vacant lot with dirt roads and was previously used for agricultural uses; and

WHEREAS, a Draft Initial Study and Subsequent Negative Declaration (IS/SND) was prepared for this project. The potential environmental impacts of the project have been considered in comparison with the Final EIR for the City of Selma General Plan Update 2035 EIR (#2008081082). The IS/SND has concluded that substantial changes are not proposed to the 2035 General Plan nor would the project have any substantial adverse effects that would require major revisions to the adopted 2035 General Plan EIR prepared for the 2035 General Plan. A Public Notice on the availability of the Subsequent Negative Declaration was published one time in The Selma Enterprise on June 24, 2020. Reflecting independent judgement and analysis, the Planning Commission determines that the project will not have a significant effect on the environment and recommends adoption of the Draft Initial Study and Subsequent Negative Declaration; and

WHEREAS, notice of the Planning Commission’s July 27, 2020 public hearing for the Project was published in *The Selma Enterprise* on July 15, 2020, in compliance with the City’s Code and Government Code Section 65091.

WHEREAS, on July 27, 2020, the Planning Commission of the City of Selma conducted a duly noticed public hearing on the Application, and considered all testimony written and oral; and

WHEREAS, based on substantial evidence provided in the whole record before the Planning Commission for CEQA compliance and public comments related to the project, it has been determined that there is no possibility that this project will have significant effects on the environment and recommends adoption of the Draft Initial Study and Subsequent Negative Declaration to the Selma City Council; and

WHEREAS, the Planning Commission deliberated and hereby makes the following Findings for the Project and recommends approval of the Project to the Selma City Council.

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Selma as follows:

SECTION 1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.

SECTION 2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Selma.

SECTION 3. Upon independent review and consideration of all pertinent written information contained in the Staff Report and reflecting independent judgment and analysis, the Planning Commission hereby finds and determines that the proposed project, No. 2020-0009, will not have significant impacts with appropriate mitigation measures applied. A Draft Initial Study and Subsequent Negative Declaration is appropriate under the California Environmental Quality Act ("CEQA") to address impacts of the Projects. Based on these findings, the Planning Commission recommends adoption of the Draft Initial Study and Subsequent Negative Declaration to the Selma City Council. The Planning Commission further recommends to the Selma City Council that the Application for the aforesaid General Plan Amendment and Rezone of the Property from the R-1-7 to the R-4 zone be approved.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Selma at a regular meeting held on July 27, 2020, by the following vote:

AYES: COMMISSIONER: CORY, FEDOR, GARCIA, GONZALEZ, SEKHON & NISWANDER

NOES: COMMISSIONER:

ABSTAIN: COMMISSIONER:


ABSENT: COMMISSIONER: SINGH

ABSENT: COMMISSIONER:

A handwritten signature in blue ink, appearing to read "Glenn Niswander", written over a horizontal line.

GLENN NISWANDER CHAIRMAN OF
THE SELMA PLANNING COMMISSION

ATTEST:

A handwritten signature in blue ink, appearing to read "Kira Noguera", written over a horizontal line.

Kira Noguera, Secretary, Selma Planning Commission

**CITY MANAGER'S/STAFF'S REPORT
CITY COUNCIL MEETING:**

August 17, 2020

ITEM NO: 3

SUBJECT: Consideration of a Resolution Amending the Schedule of Fees and Charges for City Services (User Fees)

RECOMMENDATION: Adopt Resolution Amending Schedule of Fees and Charges for City Services.

DISCUSSION: The City currently has a schedule of fees prescribing the charges for a variety of City services. In April 2005, the City contracted with Revenue and Cost Specialists (RCS) to conduct a user fee study to analyze the City's services and the fees charged for those services. By law, user fees may be charged for services provided by an agency, but only for an amount equal to the recovery of the costs necessary to provide the services. Based on this study, user fees were last updated in July 2019. These costs need to be updated annually to reflect salary adjustments, changes in procedures, increases in overhead and other costs of doing business.

Staff has reviewed our existing fees, based on the above criteria, and is recommending various changes. Attached for your review is a schedule of proposed fees. Fees to be changed are noted on this schedule, including the amount they are being changed from. It is important to note that reviewing the fee schedule does not automatically mean that fees are being increased, some fees are being removed or added due to recently adopted Ordinances by Council, and others are removed because the service is no longer provided. The new fees pertaining to development will take effect after 60 days, whereas all other fees will take effect the following day after adopting.


RECOMMENDATION: Adopt Resolution Amending Schedule of Fees and Charges for City Services.

/s/

Isaac Moreno, Assistant City Manager

08/12/2020

Date


Teresa Gallavan, City Manager

8-12-20
Date

RESOLUTION NO. 2020 - R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA
AMENDING THE SCHEDULE OF FEES AND CHARGES
FOR CITY SERVICES (USER FEES)**

WHEREAS, the City is permitted to adopt fees for municipal services, provided, however, that such fees do not exceed the estimated reasonable cost of providing such services; and

WHEREAS, the City has conducted an analysis of its services, the costs reasonably borne for providing those services, the beneficiaries of those services, and the revenues by those paying fees and charges for special services; and

WHEREAS, the City has established a policy of recovering the full costs reasonably borne for providing special services of a voluntary and limited nature, such that general taxes are not diverted for general services of a broad nature, and thereby utilized to subsidize unfairly and inequitably such special services; and

WHEREAS, a schedule of fees and charges to be paid by those requesting such special services need to be adopted so that the City might carry into effect its policies; and

WHEREAS, City Staff has revised the City's existing fee schedule to reflect the estimated cost of provide certain services; and

WHEREAS, notice of the public hearing on the proposed user fees was published in the Selma Enterprise on August 5, 2020, in accordance with the provisions of Government Code Section 6062a and the City's Code; and

WHEREAS, on August 17, 2020, the City Council conducted a duly noticed public hearing to consider the proposed fees, and considered all testimony written and oral; and

WHEREAS, the City Council desires to amend the City's existing fee schedule as set forth in Exhibit A, attached hereto and incorporated herein by reference, said fees do not exceed the estimated reasonable cost of providing such services.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELMA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1: The above recitals are true and correct, and are incorporated herein by reference.

Section 2: Prior Resolutions. The City hereby rescinds any prior resolutions establishing a fee schedule.

Section 3: Fee Schedule Adoption. The fees set forth in Exhibit A are hereby adopted by the City Council as the fees for the services set forth therein. Said fees pertaining to development shall take effect 60 days following the date of adoption. All others shall take effect following date of adoption.

Section 4: Separate Fee for each Process. All fees set by this resolution are for each individual process, additional fees shall be required for each additional process or service that is requested or required. Where fees are indicated on a per unit or measurement basis the fee is for each individual unit or portion thereof within the indicated ranges of such units.

Section 5. Severability. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 6. Effective Date. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED and ADOPTED at a Regular Meeting of the city Council of the City of Selma on this 17th day of August, 2020, by the following roll call vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Louis Franco, Mayor

Attest:

Reyna Rivera, City Clerk

Proposed User Fees Listing changes for fiscal year 2020-2021

- Changes are based on increases in labor costs from negotiated MOU raises of 3%-5%

Firefighters Association Unit received 3%

Fire Mid Management Unit received 3%

Police Mid Management Unit received 4%

Police Officers Association Unit received 4%

Public Works Unit received 3.5%

Miscellaneous Mid Management Unit received 3.5%

Secretarial, Technical & Clerical Association Unit received 3.5%

Department Heads received 5%

User Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
CD-005	User	Building Relocation Permit And Inspection Fee	Fully burdened rate plus actual costs	No Change
CD-006	User	Building Demolition Permit And Inspection Fee	\$220 split \$92-Building/\$128-Fire	\$225 split \$95-Building/\$130-Fire
CD-010	User	Lost Inspection Card	\$25 per card	No Change
CD-011	User	Restamping Approved Plans	\$75 per plan	\$80 per plan
CD-019	User	Site Plan Review	\$3,059 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$3,210 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-020	User	Architectural Plan Review	\$2,600 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$2,670 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-021	User	Planned Unit Development	\$3,023 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$3,023 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-022	User	Specific Plan Amendment	\$7,693 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$7,910 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-023	User	Home Occupation Permit Review	\$420 per application plus \$129 for PD approval	\$420 per application plus \$130 for PD approval
CD-024	User	Sign Review	\$530 per application	\$540 per application
CD-025	User	Temp Subdivision Sign Review	\$530 per application	\$540 per application
CD-026	User	Zone Change Review Fee	\$5,960 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$6,100 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-029	User	Temporary Sign/Banner Permit	\$350 per permit	No Change
CD-031	User	Lot line Adjustment	\$2,615 deposit required to cover labor at fully burdened rate plus actual costs incurred	No Change
CD-032	User	Minor Modification	\$2,360 per application	No Change
CD-039	User	Processing of Appeal of Staff/Commission Decision Fee	\$1,658 per appeal plus actual costs	\$1,695 per appeal plus actual costs
CD-041	User	Public Convenience/Necessity (ABC)	\$2,187 per permit	\$2,240 per permit
CD-042	User	Street Re-Name Process	\$245 per application	No Change
CD-043	User	Building Re-Address Processing	\$314 per request	\$325 per request
CD-046	User	Abandoned Carts Removal/Disposal	Eliminated. Replaced with CD-057 & PW-018	No Change
CD-047	User	Public Notice	\$376 per notice plus actual costs	\$385 per notice plus actual costs
CD-048	User	GIS Printouts/CAD Assistance-Other Agencies	Fully burdened rate 4 hours minimum	Fully burdened rate 4 hours minimum
CD-051	User	Fortune Teller Land Use Permit Application	\$1,420 per application	\$1,420 per application
CD-052	User	Fortune Teller Land Use Permit Renewal	\$424 per application	\$435 per application
CD-053	User	Medical Marijuana Cultivation Permit Fee	\$1,420 per application	\$1,420 per application
CD-054	User	Medical Marijuana Cultivation Permit Renewal Fee	\$424 per application	\$435 per application
CD-055	User	Fortune Teller License	\$424 per application	\$435 per application
CD-056	User	Fortune Teller License Renewal	\$424 per application	\$435 per application

User Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
CD-057	User	Shopping Cart Abandonment Prevention Plan	\$195 per	No Change
CD-058	User	Fence Placement Permit	\$10 per permit	No Change
CD-059	User	Environmental Initial Study	\$1,800	No Change
CD-062	User	Storage Container Permit	\$10 per permit	No Change
FI-001	User	Fire False Alarm Charges	\$100 for 3rd false alarm in a 12 month period \$200 for 4th false alarm in a 12 month period \$400 for 5th false alarm in a 12 month period \$800 each subsequent false alarm	No Change
FI-002	User	Annual Fire Code Inspection	\$128 per year	\$130 per year
FI-003	User	Fire Code Enforcement Inspection	See Exhibit F1	No Change
FI-004	User	Annual Fire Code Permit	Eliminated	No Change
FI-005	User	Fire/Ambulance Report Copy	\$15 per report	No Change
FI-006	User	Hazardous Material Insp. and Permit	Fully burdened rate with 1 hour minimum plus actual costs	No Change
FI-007	User	State Mandate Fire Inspection@hospitals	See Exhibit F4	No Change
FI-008	User	State Mandate Fire Inspection@nondescent Homes	Eliminated Combined with FI-007	No Change
FI-009	User	State Mandate Fire Inspection	Eliminated Combined with FI-007	No Change
FI-010	User	State Mandate Fire Inspection	Eliminated Combined with FI-007	No Change
FI-011	User	Fire Hood /Duct Plan Check & Inspec.	\$268 per plan check and inspection \$125 for each plan recheck and reinspection	\$280 per plan check and inspection \$125 for each plan recheck and reinspection
FI-012	User	Ambulance Service Charges	See Exhibit F2	No Change
FI-018	User	Public Fireworks Review & Inspections	\$357 per review includes plan review,permit and primary inspection Charge actual cost using fully burdened rate for each additional inspection.	\$375 per review includes plan review,permit and primary inspection Charge actual cost using fully burdened rate for each additional inspection.
FI-019	User	Fair/Carnival Fire Inspection	\$383 per event	\$390 per event
FI-020	User	Christmas Tree Lot Fire Inspection	\$90 per lot 2nd Inspection - No Charge \$25 per reinspection after 2nd reinspection	\$95 per lot 2nd Inspection - No Charge \$25 per reinspection after 2nd reinspection
FI-021	User	CPR Class Fee	\$65 per professional \$45 for all others	No Change
FI-022	User	EMT Class Fee	\$550 per participant	No Change
FI-023	User	Illegal Burn Suppression Charge	See Administration Citation	No Change
FI-024	User	Overhead System-Hanger Inspection	\$160 per inspection	No Change
FI-025	User	Overhead System-Pressure Test	\$160 per inspection	No Change
FI-026	User	Underground Systems-Trust Block Inspection	\$160 per inspection	No Change
FI-027	User	Underground Systems-Flush & Pressure Check	\$160 per inspection	No Change

User Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
FI-031	User	Dangerous & Substandard Building Inspection	Fully burdened rate with 1 hour minimum plus actual costs	No Change
FI-032	User	After Hours Plan Review	Fully burdened over time rate with 1 hour minimum plus actual costs	No Change
FI-033	User	After Hours Inspection	Fully burdened over time rate with 1 hour minimum plus actual costs	No Change
FI-034	User	Temporary or Certificate of Occupancy	Eliminated	No Change
FI-035	User	Fire Hydrant Systems Inspection	Eliminated	No Change
FI-036	User	Amusement Use Review (Haunted Houses)	Eliminated	No Change
FI-037	User	Rack or High Pile Storage	Eliminated	No Change
FI-038	User	Flammable/Combustible Liquid Tank Inspection	Eliminated	No Change
FI-039	User	Site Plan Review & Revision Review	Eliminated	No Change
FI-040	User	Special Event Inspection	Fully burdened rate with 1 hour minimum plus actual costs	No Change
FI-041	User	Spray Booth Plan Review & Inspection	\$255 per review	\$260 per review
FI-042	User	Emergency Ambulance Stand-By	Eliminated	No Change
FI-043	User	First Responder Paramedic Service	Eliminated	No Change
MC-001	User	Business Licenses Administration Fee	\$35 per licenses administration fee \$5 reprint charge for lost or destroyed Business License Certificate	No Change
MC-002	User	New Business License Application	\$155 per application	\$160 per application
MC-003	User	Return Check Processing Fee	\$25 per check	No Change
MC-004	User	Business License Listing	\$15 research charge plus \$0.15 per page printed. No charge per page for pdf.	No Change
MC-005	User	Yard Sale Permit	\$11 per Permit \$20 if the permit is not purchased before the sale is held (\$11 permit & \$9 penalty) Limit 3 permits per calendar year per residence.	No Change
MC-006	User	Animal License	\$20.00 per year - Unaltered \$10.00 per year - Altered (spayed or neutered) Senior Citizens - 62 and over - 50% discount \$10.00 per year - Unaltered \$5.00 per year - Altered (spayed or neutered) If paid after 3/31 50% penalty	No Change
MC-007	User	Records Research Service	First 15 minutes no charge \$15.00 for each 15 minutes thereafter	No Change
MC-008	User	Document Printing & Copying	\$15.00 look-up charge plus \$0.15 per page	No Change
MC-009	User	Notary Certification Charge	\$10 per certification	No Change
MC-010	User	Bingo License Permit	\$50 per application	No Change
MC-011	User	Christmas Tree Lot Permit	\$50 per Christmas tree lot	No Change

User Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
MC-012	User	Fair/Carnival Permit	\$100 per day event \$100 cleaning deposit	No Change
MC-013	User	Fireworks Stand Permit	\$50 per stand permit \$50 cleaning deposit See Fire FI-017 for inspection fees.	No Change
MC-014	User	Garbage Disposal Rates	See resolution	No Change
MC-015	User	Rental Property Maintenance Charge	Fully burdened rate plus actual costs	No Change
MC-016	User	Public Fireworks Permit	No charge at this time for permit, however see Fire FI-018	No Change
MC-017	User	Revolving Loan Application	\$75	No Change
MC-018	User	Revolving Loan Annual Administration Fee	\$100	No Change
PO-001	User	Special Business Fee	\$422 per application	\$425 per application
PO-002	User	Bicycle License Fee	\$5 per year	No Change
PO-003	User	Noise Disturbance Response	See Administration Citation	No Change
PO-004	User	Police False Alarm Response	No charge for first 2 responses \$65 for 3rd false alarm in a 12 month period \$100 for 4th false alarm in a 12 month period \$150 for 5th false alarm in a 12 month period \$500 for each subsequent false alarm	No charge for first 2 responses \$70 for 3rd false alarm in a 12 month period \$100 for 4th false alarm in a 12 month period \$150 for 5th false alarm in a 12 month period \$500 for each subsequent false alarm
PO-005	User	Records Check/Clearance Letters	\$32 per letter	\$35 per letter
PO-006	User	Police Photograph Reproduction	\$10 plus actual duplication costs	No Change
PO-007	User	Video/Audio Tape Reproduction	\$65 plus actual duplication costs	No Change
PO-008	User	Police Report Copy	\$15 per report plus \$.10 per page	No Change
PO-009	User	Citation Copy Charge	\$15 per citation	No Change
PO-010	User	Civil Subpoena Of Pd Personnel (Witness Fee)	Fees are set and established by Government code section 68097.2 \$275	No Change
PO-011	User	Vehicle Equipment Correction Inspection	\$16 per sign-off	No Change
PO-012	User	DUI Arrest/Accident Response	\$450 per accident and arrest plus other actual costs See DUI recovery cost form for additional costs	No Change
PO-013	User	Special Police Services	Actual cost using fully burdened rate.	No Change
PO-014	User	Impound Vehicle Release	\$190 per vehicle	\$200 per vehicle
PO-015	User	Repossessed Vehicle Processing	State mandated \$15 per vehicle and pass through other actual costs	No Change

User Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
PO-016	User	Special Events Permit	Minor event (One day ABC license, sound permit, dance permit, etc.) - \$80 per permit (e.g. sound permit) Major event (Events requiring multi department planning committee, such as band festival, chili cook-off, car shows, etc.)- \$880 per permit	Minor event (One day ABC license, sound permit, dance permit, etc.) - \$80 per permit (e.g. sound permit) Major event (Events requiring multi department planning committee, such as band festival, chili cook-off, car shows, etc.)- \$900 per permit
PO-017	User	Animal Redemption	1st offense - \$45 plus \$5 per day 2nd offense - \$90 plus \$5 per day All additional - \$135 plus \$5 per day	No Change
PO-018	User	Vin Verification	\$60 per request	\$65 per request
PO-019	User	Weapon Release	\$26 per weapon	\$30 per weapon
PO-020	User	Animal Noise Disturbance	See Administration Citation	No Change
PO-021	User	Voluntary Animal Release to Shelter	\$37 per request	\$40 per request
PO-022	User	Stored Vehicle Release Processing	\$120 per vehicle	\$125 per vehicle
PO-023	User	Court Order Service	\$31 per filing	\$35 per filing
PO-024	User	Private Property Accident Investigation Fee	No charge if only exchange of information and traffic clearance \$65 if written report is filed at police station.	No Change
PO-025	User	Filing False Report Charge	Actual cost using fully burdened rate.	No Change
PO-026	User	Police Classes (Post)	Amount set by POST	No Change
PO-027	User	Live Scan	\$32 plus applicable DOJ Fee	No Change
PW-001	User	Street Blocking Permit	No charge for neighborhood watch programs \$5 per barricade \$75 per permit for all others	No Change
PW-002	User	Transportation Permit	\$16 per single trip \$90 for annual permit	No Change
PW-003	User	Storm Drain Maintenance (Flood Control Maintenance)	Actual cost using fully burdened rate.	No Change
PW-004	User	Street Sweeping	Based on Garbage contract	No Change
PW-005	User	Special Traffic Marking	\$250 per request plus actual costs	\$260 per request plus actual costs
PW-006	User	Weed Abatement	\$335 administrative fee plus actual cost of contractor to abate lots.	\$345 administrative fee plus actual cost of contractor to abate lots.
PW-007	User	Median & Island Maintenance	Actual cost using fully burdened rate.	No Change
PW-008	User	Right-Of Way Clean-Up Charge	Actual cost using fully burdened rate.	No Change
PW-009	User	Utility Street Usage	See franchise agreement	No Change
PW-010	User	Sewer Utility Street Usage	See SKF franchise agreement	No Change
PW-011	User	Garbage Utility Street Usage	10% franchise fee charged on gross garbage billing.	No Change
PW-012	User	Alley Maintenance	Actual cost using fully burdened rate.	No Change
PW-013	User	Street Tree Maintenance	Actual cost using fully burdened rate.	No Change
PW-014	User	Street Light Maintenance	Actual cost using fully burdened rate.	No Change
PW-015	User	Traffic Signal Maintenance	Actual cost using fully burdened rate.	No Change
PW-016	User	Parking Lot Maintenance	Actual cost using fully burdened rate.	No Change

User Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
PW-017	User	Swimming Pool Drainage Permit	\$60 per permit	No Change
PW-018	User	Shopping Cart Retrieval	\$155	No Change
RE-001	User	Adult Sports Programs	Co-ed Softball \$400 per team Men's Softball \$460 per team Men's Basketball \$400 per team Co-ed Volleyball \$145 per team	No Change
RE-002	User	Youth Sports Programs	T-ball \$50 per participant Girls Softball \$40 per participant Youth Basketball \$40 per participant Basketball Clinic \$30 per participant	No Change
RE-003	User	Youth Center Services	No charge	No Change
RE-004	User	Adult Private Ball Field Usage	Charge per field \$70 per day Administration charge \$30 Field preparation charge \$35	No Change
RE-005	User	Youth Private Ball Field Usage	\$400 per youth organization	No Change
RE-006	User	Ball Field Lighting Rental	\$30 per hour with a 2 hour minimum \$5 administration fee per rental	\$35 per hour with a 2 hour minimum \$5 administration fee per rental
RE-007	User	Park Facility Rental	Residents - \$100 per reservation Non-residents - \$145 per reservation	Residents - \$100 per reservation Non-residents - \$150 per reservation
RE-008	User	Picnic Shelter Rental	Residents - \$40 per reservation Non Residents - \$75 per reservation \$5.00 fee for electricity use with a bounce house.	Residents - \$45 per reservation Non Residents - \$75 per reservation \$5.00 fee for electricity use with a bounce house.
RE-009	User	Children's Performing Arts Classes	Cool Kids \$50 per participant Cool Kid Prelude \$40 per participant Theater Workshop \$25 per participant Children under 12 \$2.50 per ticket	No Change
RE-010	User	Swimming - Recreational	\$1.25 Children (12 and under) \$1.50 Adult (13 and over)	No Change
RE-011	User	Swimming Lessons	No fee structure at this time	No Change
RE-012	User	Swimming Pool Rental	No fee structure at this time	No Change
RE-013	User	Special Event Booth Rental	\$75 per booth	No Change
RE-014	User	Pioneer Village Rental	See Pioneer Village Fee Schedule	No Change
RE-015	User	Salazar Center Rental	No fee structure at this time	No Change
RE-016	User	Arts Center Rental	See Arts Center rental schedule	No Change
RE-017	User	City Recreation Class Fee	Actual cost using fully burdened hourly rate plus cost of class materials.	No Change

Development Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
CD-001	Development	Building Plan Check	65% of Building Permit	No Change
CD-002	Development	Master Plan Plan Check Fee	100% of building, mechanical, plumbing, electrical fees \$100 per dwelling	No Change
CD-003	Development	Building Permit and Inspection	See Exhibit A1 - A5	Change other inspections rates to \$100
CD-004	Development	Miscellaneous Building Permit & Inspection	See Exhibit A1 -A5	Change other inspections rates to \$100
CD-007	Development	Plan Revision Check/Inspection	Minor Plan - \$ 283per plan split \$155-Building / \$128-Fire Major Plan - \$748 Split \$620-Building / \$128-Fire	Minor Plan - \$ 290 per plan split \$160-Building / \$130-Fire Major Plan - \$770 Split \$640-Building / \$130-Fire
CD-008	Development	2nd Plan Re-check	\$100 per 3rd plan check \$200 for additional check	\$210 for additional check
CD-009	Development	Re-inspection Service	\$100 per 3rd plan check \$200 for additional check	\$210 for additional check
CD-012	Development	Conditional Use Permit	\$5,000 deposit required to cover labor at fully burdened rate plus actual costs incurred	No Change
CD-013	Development	Administrative Conditional Use Permit Review	\$2,100 per application	\$2,500 per application
CD-014	Development	Conditional Use Permit Renewal	\$1,300 per application	\$1,335 per application
CD-015	Development	Development Agreement Review	\$3,135 deposit required to cover labor at fully burdened rate plus actual costs incurred	No Change
CD-016	Development	Annual Development Agreement Review	\$3,894 per agreement	No Change
CD-017	Development	Variance Review	\$3,432 deposit required to cover labor at fully burdened rate plus actual costs incurred	No Change
CD-018	Development	Administrative Variance	\$2,388 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$2,455 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-027	Development	Zone Ordinance Text Amendment	\$5,960 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$6,100 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-028	Development	General Plan Amendment	\$5,960 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$6,100 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-030	Development	Preliminary Map Review	\$2,820 per map	No Change
CD-033	Development	Tentative Parcel Map Review	\$3,669 deposit required to cover labor at fully burdened rate plus actual costs incurred	No Change
CD-034	Development	Tentative Tract Map Review	\$5,803 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$5,890 deposit required to cover labor at fully burdened rate plus actual costs incurred

Development Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
CD-035	Development	Tentative Map Extension	\$2,508 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$2,575 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-036	Development	Environmental Categorical Exemption	\$1,800 per study and \$665 per application (Cat Exempt) Plus actual costs and fully burdened rate	No Change
CD-037	Development	Environmental Impact Report Review	Actual cost of study by consultant plus 10%	No Change
CD-038	Development	Annexation Request	\$7,319 deposit required to cover labor at fully burdened rate plus actual costs incurred	\$7,500 deposit required to cover labor at fully burdened rate plus actual costs incurred
CD-040	Development	On-Site Landscape Plan Check/Inspection	\$756 per plan	\$775 per plan
CD-044	Development	Zoning Conformance Letter	\$477 per letter	\$500 per letter
CD-045	Development	Radius Map Listings	\$581 per listing	\$600 per listing
CD-049	Development	School Fee Deferment Tracking	\$100 per dwelling	\$100 per dwelling
CD-050	Development	Long Range Planning Fee	10% of building permit in addition to planning entitlements.	10% of building permit in addition to planning entitlements.
CD-060	Development	Environmental Mitigated Declaration	\$2,000 deposit required to cover labor at fully burdened rate plus actual costs incurred	No Change
CD-061	Development	Environmental Negative Declaration	\$2,000 deposit required to cover labor at fully burdened rate plus actual costs incurred	No Change
EN-001	Development	Grading Plan Check	Minor (individual lots)- \$560 per plan Major (subdivisions or multiple lots)- \$840 plus \$15 per unit/lot. \$140 per review after 3rd	Minor (individual lots)- \$570 per plan Major (subdivisions or multiple lots)- \$840 plus \$15 per unit/lot. \$140 per review after 3rd
EN-002	Development	Grading Inspection	Minor (individual lots)- \$ 141 per inspection Major (multiple lots) - \$ 420 per inspection + \$10 per unit/lot	Minor (individual lots)- \$ 165 per inspection Major (multiple lots) - \$ 435 per inspection + \$10 per unit/lot
EN-003	Development	Final Parcel Map Review	\$1,469 per map + \$40 per parcel	No Change
EN-004	Development	Final Tract Map Review	\$2,704 per map + \$20 per unit/lot	No Change
EN-005	Development	Final Map Amendment Review	Fully burdened rate with 3 hour minimum plus actual costs incurred	No Change
EN-006	Development	Public Improvement Plan Check	\$1,400 per plan + \$40 per unit/lot	No Change
EN-007	Development	Public Improvement Inspection	Eliminated see Fee EN-016	No Change
EN-008	Development	Lot Line Adjustment	\$1,016 per application	No Change
EN-009	Development	Encroachment Permit	\$285 minimum See schedule	No Change
EN-011	Development	Final Condo Conversion Map	\$1,080 per map	No Change
EN-012	Development	Special Engineering Services	Labor at fully buredened rate plus actual costs incurred	No Change

Development Fees 2020-21

Reference #	Fee Type	Fee Name	Current Fee	Proposed Change
EN-013	Development	Landscape Maintenance Assessment	Labor at fully burdened rate plus actual costs incurred	No Change
EN-014	Development	Off-Site Landscape Plan Check	\$519 per plan	\$535 per plan
EN-015	Development	Off-Site Landscape Inspection	\$126 per inspection \$59 per reinspection	\$130 per inspection \$60 per reinspection
EN-016	Development	Public/Site Improvement Inspection	2% of first \$20,000 of Engineer's estimated cost of improvements. 1.5% over \$20,000 of Engineer's estimated cost of improvements.	No Change
EN-017	Development	Tentative Parcel Map Review	\$630	No Change
EN-018	Development	Tentative Tract Map Review	\$630 + \$20 per lot	No Change
EN-019	Development	Annual Encroachment Fee	\$525	No Change
EN-020	Development	Deed or Title Review	\$470 per deed plus additional filing fees (see deed review form)	No Change
FI-013	Development	Fire Alarm Plan Check and Inspection	\$405 per plan check & Inspection 2nd Inspection & review - No Charge \$100 per reinspection after the 2nd reinspection \$100 for each review of plans after 2nd review	\$410 per plan check & Inspection 2nd Inspection & review - No Charge \$100 per reinspection after the 2nd reinspection \$100 for each review of plans after 2nd review
FI-014	Development	Fire Sprinkler Plan Check and Inspection	\$383 per plan check & Inspection see Exhibit F3 for additional fees	\$390 per plan check & Inspection see Exhibit F3 for additional fees
FI-015	Development	Fire Flow Test	\$200 per test	No Change
FI-016	Development	Fire Suppression Stand-By	Actual cost using fully burdened rate.	No Change
FI-017	Development	Fireworks Stand Review and Inspections	\$160 per stand	\$165 per stand
FI-028	Development	Commercial Life/Safety Plan Check	25% of building permit fees	No Change
FI-029	Development	Plan Review and/or Inspection Services	Actual cost of consultant plus 25%	No Change
FI-030	Development	Special Review/Additional Inspection	Eliminated	No Change

**CITY MANAGER'S/STAFF'S REPORT
CITY COUNCIL MEETING:**

August 17, 2020

ITEM NO: 4.


SUBJECT: Council request to discuss City of Selma Uniformed Shirts and Masks

RECOMMENDATION: As a Council request, Staff has placed the item on the agenda for discussion.


DISCUSSION:

The City Manager received a request from Council member Robertson to discuss polo shirts and facemasks with the City logo on it for Council and City Hall Staff.

RECOMMENDATION: As a Council request, Staff has placed the item on the agenda for discussion.



Teresa Gallavan, City Manager



Date

**CITY MANAGER'S/STAFF'S REPORT
CITY COUNCIL MEETING:**

August 17, 2020

ITEM NO: 5.

SUBJECT: Presentation and discussion on the proposed website with Revize LLC

RECOMMENDATION: Provide feedback on proposed website design with Revize LLC.

DISCUSSION: On June 15, 2020, Council approved the Revize LLC Web Services Sales Agreement to update the City of Selma's website. During the Council discussion, there was a request to have a presentation.

Staff has been working with the website consultant and is prepared to provide Council with a mock-up version and receive Council comments.

RECOMMENDATION: Provide feedback on proposed website design with Revize LLC.

/s/

08/12/2020

Tracy Tosta, Economic Development Analyst

Date

/s/

08/12/2020

Teresa Gallavan, City Manager

Date

**CITY MANAGER'S/STAFF'S REPORT
CITY COUNCIL MEETING:**

August 17, 2020

ITEM NO: 6.

SUBJECT: Consideration of a Resolution approving a request for fee waivers for various community events sponsored by the the Selma Chamber of Commerce

DISCUSSION: The Selma Chamber of Commerce has submitted a request to waive fees associated with the annual Raisin Festival, Car Show and Christmas Parade events. Staff again this year is requesting consideration to approve each of them during this fiscal year within one request.

Raisin Festival: Fees associated with the event include Special Events Permit, Park Rental, Facility Use Rental, Street Closure Permit, Sound Permit, and Barricade Fees, which total Two Thousand Four Hundred and Seventy-Two Dollars (\$2,472.00). The cost of staff time is Nine Thousand and Thirty-Four Dollars \$9,034.00. The total waiver request is Eleven Thousand Five Hundred and Six Dollars (\$11,506.00).

Car Show: Fees associated with this event include Special Events Permit, Sound Permit, Street Closure Permit, Park Rental and barricades, which total Four Hundred and Eighty-Five Dollars (\$485.00).

Christmas Parade: Fees associated with this event include Special Events Permit, Sound Permit, Street Closure Permit, Park Rental and barricades, which total Four Hundred and Sixty Dollars (\$460.00).


Total Waiver Request: \$12,451.00

The fee waivers serve a public purpose by bringing many residents and individuals from neighboring communities to the City's Lincoln Park and downtown Selma, thereby serving as a vehicle to bring additional revenue to the City. Each of these events also is a means by which the City can highlight Lincoln Park and downtown.

RECOMMENDATION: Consider request from the Selma District Chamber of Commerce to waive fees for the Annual Raisin Festival, Car Show and Christmas Parade.


Mikal Kirchner, Director of Recreation

8-10-2020
Date


Teresa Gallavan, City Manager

8-10-20
Date

RESOLUTION NO. 2020 –

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SELMA, CALIFORNIA, APPROVING A
REQUEST FOR FEE WAIVERS FOR VARIOUS
COMMUNITY EVENTS SPONSORED BY THE SELMA
CHAMBER OF COMMERCE**

WHEREAS, the Selma District Chamber of Commerce (“Chamber”) requested that the City Council waive fees associated with its Raisin Festival, Car Show and Christmas Parade; and

WHEREAS, the total fees associated with the Raisin Festival event are Eleven Thousand Five Hundred and Six Dollars (\$11,506.00), which includes the fees for the special events permit, park rental, facility use rental, sound permit, street closure permit, barricades, and staff time; and

WHEREAS, the total fees associated with the Car Show are Four Hundred Eighty-Five Dollars (\$485.00), which includes fees for the special events permit, park rental, sound permit, street closure permit and barricades; and

WHEREAS, the total fees associated with the Christmas Parade are Four Hundred and Sixty Dollars (\$460.00), which includes fees for the special events permit, sound permit, street closure permit, park rental, and barricades; and

WHEREAS, the total amount the Chamber is requesting that the City Council waive, is Twelve Thousand Four Hundred and Fifty-One dollars (\$12,451.00); and

WHEREAS, while the City is proposing to waive Twelve Thousand Four Hundred and Fifty-One dollars (\$12,451.00) in fees associated with the various community events, the Chamber is still required to comply with all other provisions of the City’s Municipal Code; and

WHEREAS, the Chamber is a valuable community partner, and consistently works with the City to promote community events, provide resources for a stronger economy, promote local business growth, and create and maintain a sense of community pride. The fee waivers serve a public purpose in that the events aim to attract many residents and individuals from neighboring communities to the City’s Lincoln Park, and downtown area, thereby serving as vehicles to bring additional revenue to the City. These community events are a means by which the City can showcase both Lincoln Park and downtown.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELMA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The Chamber is a valuable community partner, and consistently works with the City to promote community events, provide resources for a stronger economy, promote local business growth, and create and maintain a sense of community pride. The fee waivers serve a public purpose in that the events aim to attract many residents and individuals from neighboring communities to the City's Lincoln Park, and downtown area, thereby serving as vehicles to bring additional revenue to the City. These community events are a means by which the City can showcase both Lincoln Park and downtown.

SECTION 3. The City Council hereby approves the fee waivers for fees associated with the aforementioned community events, in the amount of Twelve Thousand Four Hundred and Fifty-One dollars (\$12,451.00).

SECTION 4. The Chamber shall comply with the City's Municipal Code during each of the aforementioned events, and shall provide the City with all information required by City staff, including, but not limited to, the following:

1. Proof of insurance with the City named as additional insured.
2. Indemnification of the City.

SECTION 5. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 6. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 17th day of August, 2020, by the following vote:

AYES: 0 COUNCIL MEMBERS:
NOES: 0 COUNCIL MEMBERS:
ABSTAIN: 0 COUNCIL MEMBERS:
ABSENT: 0 COUNCIL MEMBERS:

Louis Franco, Mayor

ATTEST:

Reyna Rivera, City Clerk

August 17, 2020 Council Packet

**CITY MANAGER'S/STAFF'S REPORT
CITY COUNCIL MEETING:**

August 17, 2020

ITEM NO: 7.

SUBJECT: Consideration of appointments to various City Commissions

DISCUSSION: There are six City Commissions to which the Council has the discretion to appoint some or all of the members. Each Commission has an issue, policy and/or program focus. The Council relies on these groups to advise them on a wide range of issues affecting the City and to assure they are responsive to community needs.

The Council is committed to providing all citizens with access to specific and current information about the City Commissions so they might pursue the opportunity to serve on, and participate in, the operations and processes of local government. Anyone living in Selma is encouraged to apply for positions on Commissions which are of interest.

Attachment "A" is a list of commissioner positions with terms that are set to expire this month along with vacancies. The list contains all appointive terms for Commissions with the names of the appointee and terms of office.

Attachment "B" is the incumbent interest forms as well as current applications on file for Council consideration on all the positions with expiring terms.

Planning Commission: Two terms are expiring, both incumbents have reapplied, and there are four additional applications on file with the City.

Recreation & Community Services Commission: Three terms are expiring, two incumbents have reapplied, and there are no applications on file.

Personnel Commission: No terms are expiring. Three applications on file.

Pioneer Village: Five terms are expiring, one incumbent has reapplied. There is one application on file.


Measure "S" Oversight Committee: Two terms are expiring, and two of the incumbents have reapplied. There are no other applications on file.

Persons wishing to apply for membership to a City Commission must complete an application form and deliver it to the Clerk. The application and further information, on each specific Commission is available on the City's website as previously requested by Council, and as required by the Maddy Act. Applications are received on an ongoing basis in the City Clerk's office.

RECOMMENDATION: Staff recommends that the City Council review the applications for the various City Commissions and related attachments, and consider the appointments.


Reyna Rivera, City Clerk

08/12/2020
Date


Teresa Gallavan, City Manager

8-12-20
Date

August 17, 2020 Council Packet

City of Selma Appointments List

COMMISSION NAME		TERM EXPIRES	
Planning Commission (4 year Terms)			<u>Applications on file</u>
1	Johnny Gonzalez	6/30/2023	
2	Ramza Coury	6/30/2023	1 Theresa Salas
3	Glenn Niswander	6/30/2020	2 Josh Shepherd
4	Joel Fedor	6/30/2020	3 Jagjit Kaur
5	Greg Garcia	6/30/2021	4 Parveen Sandhu
6	Balwinder Sekhon	6/30/2021	5 Nidya Juarez
7	Mandeep Singh	6/30/2022	
Recreation & Community Services (2 year Terms)			
1	Santiago Ocegura	6/30/2021	
2	Diego Haro	6/30/2021	
3	Theresa Herrera	6/30/2021	
4	Vacancy	6/30/2020	
5	Ken Robison	6/30/2020	
6	Matthew J. Rodriguez	6/30/2020	
7	Larry Teixeira	no expiration	
Personnel Commission (4 year Terms)			
1	Rosemary Alanis	6/30/2023	1 Yolanda Torrez
2	Hugh Adams	6/30/2023	2 Theresa Salas
3	Danny Serimian	6/30/2021	3 Marvin Forbes
4	Paula Rogers	6/30/2021	
5	Glenn Niswander	6/30/2021	
Pioneer Village Commission (2 year Terms)			
1	Char Tucker	6/30/2021	1 Matthew Rodriguez
2	Susan Wells	6/30/2021	
3	Robert Allen - Chair	6/30/2020	
4	Vacancy	6/30/2020	
5	Vacancy	6/30/2020	
6	Vacancy	6/30/2020	
7	Vacancy	6/30/2020	
Measure "S" Oversight Committee (3 year Terms)			
1	Josh Sheperd	6/30/2021	
2	Charlotte Tucker	6/30/2021	
3	Brandon Shoemaker	6/30/2021	
4	Michael Ridgway	6/30/2020	
5	Jennifer Earle	6/30/2020	
Measure "P" Oversight Committee (4 year Terms)			
1	Marvin Forbes	6/30/2021	
2	Colleen Nelson	6/30/2021	
3	Rod Nelson	6/30/2021	
	Green Highlight - Vacancy		
	Yellow Highlight - Incumbant requires ratification		

July 2018 to July 2020

Recreation Commission:

Ken Robison	No Absents
Matthew Rodriguez	One (Work Related)

Pioneer Village Commission:

Robert Allen	One (Sick)
--------------	------------

COMMISSION MEETING ATTENDANCE RECAP

COMMISSION NAME: Planning Commission

PERIOD COVERED: 2019

													TOTAL MEETINGS ABSENT
COMMISSIONER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
1. COURY	✓	NMS	NMS	NMS	NMS	O	✓	✓	✓	✓	✓	O	2
2. GARCIA 5/29/2018	✓	NMS	NMS	NMS	NMS	✓	✓	✓	O	✓	✓	✓	1
3. GONZALES	✓	NMS	NMS	NMS	NMS	✓	✓	✓	✓	✓	✓	✓	0
4. SEKHON	✓	NMS	NMS	NMS	NMS	✓	✓	O	O	✓	✓	✓	2
5. SINGH	✓	NMS	NMS	NMS	NMS	✓	✓	O	✓	✓	O	✓	2
6. FEDOR	✓	NMS	NMS	NMS	NMS	✓	✓	✓	✓	✓	✓	✓	0
7. NISWANDER	✓	NMS	NMS	NMS	NMS	✓	✓	✓	✓	✓	✓	✓	0
8.													
9.													
10.													

KEY:

NMS (No Meeting Scheduled); **NQ** (No Quorum); ☒ (Attended); **O** (Absent)

COMMISSION MEETING ATTENDANCE RECAP

COMMISSION NAME: Planning Commission

PERIOD COVERED: 2020

COMMISSIONER		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL MEETINGS ABSENT
1.	COURY	NMS	NMS	√	NMS	√	√							0
2.	GARCIA 5/29/2018	NMS	NMS	O	NMS	√	√							1
3.	GONZALES	NMS	NMS	√	NMS	√	√							0
4.	SEKHON	NMS	NMS	√	NMS	√	√							0
5.	SINGH	NMS	NMS	√	NMS	O	√							1
6.	FEDOR	NMS	NMS	√	NMS	√	√							0
7.	NISWANDER	NMS	NMS	√	NMS	√	√							0
8.														
9.														
10.														

KEY:

NMS (No Meeting Scheduled); **NQ** (No Quorum); ☒ (Attended); **O** (Absent)

**City of Selma
Incumbent Commissioner
Interest Form**

RECEIVED

16 2020

City of Selma

I hereby express interest in being reappointed to the following Commission:

- ☒ Planning ☐ Pioneer Village ☐ Measure "S" Oversight
☐ Recreation & Community Services ☐ Personnel ☐ Measure "P" Oversight

NAME Glenn Niswander

ADDRESS _____

CITY Selma EMAIL ADDRESS _____

Home Telephone No. _____ Cell Phone No. _____ Business No. _____

Employed by: _____ Position: _____

If need be may we call you at work? ☒ Yes ☐ No

What has been the best part of your service on this commission? I have enjoyed
working with staff and the commission to try to make
new developments not only user friendly but make
them an asset to the community

"I, the undersigned, acknowledge that this form, once it is submitted, is a public record and as such, the City of Selma will disclose the fact that it was filed and its contents upon receiving the appropriate request. By signing this form and submitting it to the City of Selma I hereby forever waive any claim of confidentiality and any claim of privacy which I may otherwise have in the content of this document and in the fact that it was filed with the City of Selma. I understand that this information is **NOT CONFIDENTIAL** in any way."

Signed _____ Date _____

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

**City of Selma
Incumbent Commissioner
Interest Form**

I hereby express interest in being reappointed to the following Commission:

- ☒ Planning ☐ Pioneer Village ☐ Measure "S" Oversight
☐ Recreation & Community Services ☐ Personnel ☐ Measure "P" Oversight

NAME Joel Fedor

ADDRESS _____

CITY Selma EMAIL _____

Home Telephone No. _____ Cell Phone _____

Employed by: S Position: _____

If need be may we call you at work? ☒ Yes ☐ No

What has been the best part of your service on this commission? Learning more
of how our local government works, theres a lot to it!
And the people, meeting so many great people who care
about our town.

"I, the undersigned, acknowledge that this form, once it is submitted, is a public record and as such, the City of Selma will disclose the fact that it was filed and its contents upon receiving the appropriate request. By signing this form and submitting it to the City of Selma I hereby forever waive any claim of confidentiality and any claim of privacy which I may otherwise have in the content of this document and in the fact that it was filed with the City of Selma. I understand that this information is **NOT CONFIDENTIAL** in any way."

Signed [Signature] Date 7 _____

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

**City of Selma
Incumbent Commissioner
Interest Form**

I hereby express interest in being reappointed to the following Commission:

- ☒ Planning ☐ Pioneer Village ☐ Measure "S" Oversight
☐ Recreation & Community Services ☐ Personnel ☐ Measure "P" Oversight

NAME Joel Fedor

ADDRESS _____

CITY Selma EMAIL ADDRESS _____

Home Telephone No. : _____ Cell Phone Nr _____ iness No. : _____

Employed by: _____ Position: _____

If need be may we call you at work? ☒ Yes ☐ No

What has been the best part of your service on this commission? Learning more
of how our local government works, theres a lot to it!
And the people, meeting so many great people who care
about our town.

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Signed [Signature] Date 7.1.20

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

RECEIVED

JAN 24 2019

CITY OF SELMA
COMMISSION APPLICATION

City of Selma

I hereby request to be considered as a nominee for the following City Commission or Committee:

- ☒ Planning ☒ Personnel ☐ Recreation & Community Services
☐ Pioneer Village ☐ Traffic/Streets ☐ Measure "S" Oversight

NAME Theresa Salas

ADDRESS _____

CITY Selma STATE CA ZIP 93662

Home Telephone No. _____ Business Telephone No. _____

Cell Phone No. _____ Email Address: _____

Employed by: _____ Position: _____

I have been a registered voter in the City of Selma for 40 years.

I have been a resident of Selma for 49 years.

Are you a citizen of the United States? Yes ☒ No _____

Have you ever been convicted of a felony? Yes _____ No ☒
(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

Graduate of San Joaquin Memorial High School

Attended Reedley College

Attended CSU-Fresno

Please list any organizations of which you are a member and any offices you have held in those organizations:

Kiwanis Club of Greater Selma

Past President

Current Treasurer

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

Yes. Having worked for the City of Selma for 20 years, I feel I have a strong background in City government. I am familiar with planning, zoning, general plan and city codes.

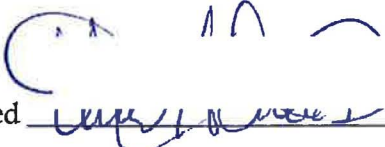
Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

I am at a time and place in my life where
I have the time to give of myself
to my community. It is my goal to become
more involved in the City I reside in.

References (optional):

Pete Esraelean
Mandeep Singh

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Signed  Date 11/11

PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662

CITY OF SELMA

SUPPLEMENTAL QUESTIONS
FOR PLANNING COMMISSION CANDIDATES

NOTE: If the space provided for answers is not sufficient, please attach additional sheets, continue your answer on that sheet, and identify the question being answered.

1. What special abilities, talents, and qualifications would you bring to the Planning Commission?

I am familiar with city government and
I am well educated so I think I
would make a good addition to the Commission.

2. What are the most important qualifications for being a Planning Commissioner?

Familiarity with city ordinances, general plan,
types of zoning.

3. What do you believe is the Planning Commission's most important function?

To approve plans for the city that
encourage economic development while
following the general plan for the city.

4. What do you believe are the most significant General Plan goals and policies, and why?

To update Land Use designations to encourage growth and economic development

5. What part of the General Plan do you think will be the most difficult to implement and why?

Expanding the sphere of Influence.
Both Kingsburg and Fowler are expanding and we are limited in the land available for expansion.

6. What do you think will be the most significant planning issues facing the City of Selma over the next five years?

Having enough land zoned for business and enough for housing.

7. Is there any part of the local planning process that you would like to see changed? What? How? Why?

Hire a Planning Community Development Director and Planner and Plans Checker so the approval process can be shortened to encourage developers to locate in Selma

8. What do you feel should be the relationship between the Planning Commission and the City Council?

They should work together to make changes that would benefit the long term goals of the City.

Submitted by: _____

_____ Date: _____

1-12

RECEIVED
JAN 30 2019
City of Selma

CITY OF SELMA
COMMISSION APPLICATION

I hereby request to be considered as a nominee for the following City Commission or Committee:

- ☒ Planning /Traffic-Streets ☐ Personnel
☐ Recreation & Community Services
☐ Pioneer Village ☐ Measure "P" Oversight ☒ Measure "S" Oversight

06-17-17
over phone
KH

NAME Josh Shepherd

ADDRESS _____

CITY Selma STATE CA ZIP 93662

Home Telephone No. _____ Business Telephone No. N/A

Cell Phone No. _____ Email Address: _____

Employed by: _____ Position: _____

I have been a registered voter in the City of Selma for 15 years.

I have been a resident of Selma for 33 years.

Are you a citizen of the United States? Yes X No _____

Have you ever been convicted of a felony? Yes _____ No X
(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

Selma High School graduate 2004

Fresno City College 2005, Emergency Medical Tech.

Please list any organizations of which you are a member and any offices you have held in those organizations:

Selma Youth Football, no positions held on board

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

N/A

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

Absolutely. The majority of my Career has
been based on public Safety. I Strongly
believe that with that experience I would
bring added Value to the Committee and
be able to provide insight on topics that
may not have been presented.

Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

By establishing myself within the Community
and obtaining this role, I hope that one day
I can run for City Council and become
more of a leader within my City.

References:

Ramza Caurry 559-213-7514

Rick Luna 559-682-8824

Tammy Dunford 559-318-4431

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Date

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

CITY OF SELMA

SUPPLEMENTAL QUESTIONS
FOR PLANNING COMMISSION CANDIDATES

NOTE: If the space provided for answers is not sufficient, please attach additional sheets, continue your answer on that sheet, and identify the question being answered.

1. What special abilities, talents, and qualifications would you bring to the Planning Commission?

I'm very open minded and Critical thinker
that's always focused on the big picture. My
long background in EMS brings Value by
providing Valuable Safety Insight when
discussing Planning issues.

2. What are the most important qualifications for being a Planning Commissioner?

1. Listening - listening to the Citizens of Selma
2. Knowledge and understanding of issues and ordinances
3. Being Fair and open minded
4. Always being prepared
5. Effective Communication
6. Analytic ability

3. What do you believe is the Planning Commission's most important function?

Listening to the public's questions and concerns
and addressing them in a manner which
reflects positively throughout all departments.

4. What do you believe are the most significant General Plan goals and policies, and why?

I believe the overall growth of our City is very Important. However, as Citizens ourselves, we must keep our City safe and develop in areas of the City which continue to promote growth, safety, and security.

5. What part of the General Plan do you think will be the most difficult to implement and why?

As our City continues to develop, other City departments also need the resources to respond efficiently. The Committee must take this into consideration and determine if specific plans would decrease response and add to safety and security concerns.

6. What do you think will be the most significant planning issues facing the City of Selma over the next five years?

I believe the most significant issue our City will be faced with will be what the majority of the Valley Cities are dealing with, an increased population of homeless.

7. Is there any part of the local planning process that you would like to see changed? What? How? Why?

I'm not familiar with all aspects of the Planning Commission and therefore cannot determine if changes need to be made.

8. What do you feel should be the relationship between the Planning Commission and the City Council?

I would like to see both work cohesively with the understanding and common goal of providing the citizens of Selma the best environment possible.

Submitted by:

Date: 8-12

**CITY OF SELMA
COMMISSION APPLICATION**

RECEIVED

JAN 31 2019

City of Selma

I hereby request to be considered as a nominee for the following City Commission or Committee:

☒ Planning /Traffic-Streets

☐ Personnel

☐ Recreation &
Community Services

☐ Pioneer Village

☐ Measure "P" Oversight

☐ Measure "S" Oversight

NAME Jagjit Kaur

ADDRESS _____

CITY Selma STATE CA ZIP 93662

Home Telephone No. _____

Business Telephone _____

Cell Phone No. _____ Email Address: _____

Employed by: _____ Position: _____

I have been a registered voter in the City of Selma for 6 years.

I have been a resident of Selma for 6 years.

Are you a citizen of the United States? Yes ☒ No ☐

Have you ever been convicted of a felony? Yes ☐ No ☒

(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

2015 high school diploma ,sanger high

2016 marrinello beauty college

Please list any organizations of which you are a member and any offices you have held in those organizations:

none

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

none

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

yes,very passionate dealing with people,held supervisor position at National Raisin company.

Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

very passionate to serving people of selma community .

References:

Karnail Sindher

Gurnek Nagra

"I, the undersigned, acknowledge that this form, once it is submitted, is a public record and as such, the City of Selma will disclose the fact that it was filed and its contents upon receiving the appropriate request. By signing this form and submitting it to the City of Selma I hereby forever waive any claim of confidentiality and any claim of privacy which I may otherwise have in the content of this document and in the fact that it was filed with the City of Selma. I understand that this information is **NOT CONFIDENTIAL** in any way."

Signed Date

PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662

CITY OF SELMA

SUPPLEMENTAL QUESTIONS
FOR PLANNING COMMISSION CANDIDATES

NOTE: If the space provided for answers is not sufficient, please attach additional sheets, continue your answer on that sheet, and identify the question being answered.

1. What special abilities, talents, and qualifications would you bring to the Planning Commission?

Supervisory experience

2. What are the most important qualifications for being a Planning Commissioner?

Best service for community

3. What do you believe is the Planning Commission's most important function?

balanced city growth

4. What do you believe are the most significant General Plan goals and policies, and why?

I believe that general plan goal can be define as a long rang plan intended to direct the growth and physical development of community for a longer period.

5. What part of the General Plan do you think will be the most difficult to implement and why?

more Housing, more because of financial situation.

6. What do you think will be the most significant planning issues facing the City of Selma over the next five years?

Population.

7. Is there any part of the local planning process that you would like to see changed?
What? How? Why?

No, I donot

8. What do you feel should be the relationship between the Planning Commission and the City Council?

Planning Commission consists of seven
resident volunteers appointed by the
city council to make decision or
advise the council on land use and
property development issues.

Submitted by:

_____ Date

**CITY OF SELMA
COMMISSION APPLICATION**

I hereby request to be considered as a nominee for the following City Commission or Committee:

☒ Planning /Traffic-Streets

☐ Personnel

☐ Recreation &
Community Services

☐ Pioneer Village

☐ Measure "P" Oversight

☐ Measure "S" Oversight

NAME Parveen Sandhu

ADDRESS _____

CITY Selma

STATE CA

ZIP 93662

Home Telephone No. _____ Business Telephone No. _____

Cell Phone No. _____ Email Address: _____

Employed by: _____ Position: _____

I have been a registered voter in the City of Selma for ⁵_____ years.

I have been a resident of Selma for ⁷_____ years.

Are you a citizen of the United States? Yes ☒ No ☐

Have you ever been convicted of a felony? Yes ☐ No ☒

(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

I have a Bachelors of Science in Criminal Justice from

California State University, Sacramento in 2005

Please list any organizations of which you are a member and any offices you have held in those organizations:

American Cancer Society, Relay for Life- Selma, Reedley

Fowler, Kingsburg Chapter

Solid Waste Association of North America

Solid Waste Management Technical Advisory Committee

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

none

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

Yes. I have been a resident and community member in the City of Selma for over

7 years. I believe my experience being employed in several different government

agencies will help contribute to serving on this committee. I am familiar with various

city/county laws/regulations along with very familiar with the processes of local

governments. While employed with the Tulare County Solid Waste Department

I have updated various outdated ordinances to help comply with newer state regula-

tions and laws.

Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

I want to be able to become a involved and informed member of our community, and
serving on this comission will allow me to achieve that goal. I want to be able to
make informed decisions and help others in my community make those informed
decisions.

References:

Elena Elizondo

Jane Ono

Melicia Lopez

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Signed _____ Date ⁰ _____

PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662

CITY OF SELMA

SUPPLEMENTAL QUESTIONS
FOR PLANNING COMMISSION CANDIDATES

NOTE: If the space provided for answers is not sufficient, please attach additional sheets, continue your answer on that sheet, and identify the question being answered.

1. What special abilities, talents, and qualifications would you bring to the Planning Commission?

I have worked with several different governmental agencies, ranging from the federal to local levels (USDA 2002-2008; Tulare County 2014-2019; Kings Waste & Recycling Authority 2019-Present.) I am very familiar with implementing new laws and regulations passed down by various governing bodies. Over the last 7 years I have been an active member of the American Cancer Society Relay for Life - Selma chapter. We have organized numerous fund raisers and charity events for a great cause.

2. What are the most important qualifications for being a Planning Commissioner?

The most important qualifications are the willingness to learn and adapt. A great Planning Commissioner has great decision making skills and continues to develop them while maintaining knowledge of City Policies. Individuals must have the ability to communicate well with the public, put aside own personal biases, ask questions, have patience, and truly have a passion to serve their community. One must be organized and prepared to make an informed and ethical decision.

3. What do you believe is the Planning Commission's most important function?

I believe the Commission's most important function is to make informed decisions. It is the expectation from the community that Commissioners research, listen, and follow rules/regulations when making their decisions as their decisions are impacting all aspects of the community they are serving. The Planning commission is an advisory board to our City Council, it assures the General plan is implemented.

4. What do you believe are the most significant General Plan goals and policies, and why?
Commercial development is key in Selma. The City needs this, however, we still need to maintain that small town feel. For downtown Selma, a revitalization is much needed, along with housing there as well. The Rockwell Pond is huge potential for Selma. Many commercial business can and will go into that area, along with more housing. Selma residents are going to other cities for their purchases. It is key that revenue is kept within Selma by providing more options for spending within it.
5. What part of the General Plan do you think will be the most difficult to implement and why?
Currently, the City lacks a full time planner, which makes it almost impossible to complete goals or implement anything while adhering to timelines. Single family housing areas are growing in Selma, however, logistical issues such as utilities (sewer) installation is becoming burdensome. There needs to be clear and concise contracts/policies developed to help alleviate this issue.
6. What do you think will be the most significant planning issues facing the City of Selma over the next five years?
One of the main issues the City is facing is the fact that we do not have a full time planner. This is essential for our goals to be completed timely and efficiently. City of Selma is installing newer single family homes, however, installing sewer lines has become difficult. There needs to be more enhanced public-private relationships where the developers can take on this task with assistance from the City planning division for better streamline processes.

7. Is there any part of the local planning process that you would like to see changed? What? How? Why?

I would like to see more streamline processes throughout the City, where public and private entities can complete projects efficiently without being bogged down in outdated processes. The City planning and building offices must be more inticed to assist and offer solutions in the completion of projects.

8. What do you feel should be the relationship between the Planning Commission and the City Council?

The Planning Commission needs to act as an advisor to the City Council. The Council needs to see the Planning Commission as a technical advsior that can help guide them to make the best and most efficient decisions that will help meet the goals of the General Plan and serve the public.

Submitted by: _____ Date: _____

RECEIVED

JUL 31 2020

**CITY OF SELMA
COMMISSION APPLICATION**

City of Selma

I hereby request to be considered as a nominee for the following City Commission or Committee:

☒ Planning /Traffic-Streets

☐ Personnel

☐ Recreation &
Community Services

☐ Pioneer Village

☐ Measure "P" Oversight

☐ Measure "S" Oversight

NAME Nidya Juarez

ADDRESS _____

CITY Selma STATE CA ZIP 93662

Home Telephone No. _____ Business Telephone No. _____

Cell Phone No. _____ Email Address: _____

Employed by: _____ Position: _____

I have been a registered voter in the City of Selma for _____ years.

I have been a resident of Selma for 25 years.

Are you a citizen of the United States? Yes ☐ No ☒

Have you ever been convicted of a felony? Yes ☐ No ☒

(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

Business Administration Degree- Reedley Community College

Member of The National Notary Association

NMLS License- CA Department of Business Oversight

Member of the Mortgage Bankers Association

Please list any organizations of which you are a member and any offices you have held in those organizations:

Member of The Mortgage Bankers Association

Member of Fresno NAHREP

Member of the National Notary Association

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

I would love the opportunity to contribute to the growth of the City of Selma. I have lived here most of my adult life and would like to see what we can do as a community to help bring more business opportunities and housing to our city. I have a background in the mortgage industry and I have also worked with the Fresno County Housing Authority so I am aware of the need for more affordable housing in our city. During my time at the Housing Authority I was exposed to grant writing for different governmental grants and I contributed in putting together proposals for various housing programs. I am constantly exposed to meeting new people from all walks of life so I know that experience will be helpful when working with a team of people from different backgrounds and opinions. I am a business owner so I have learned to adapt to changes over the years and become a resourceful entrepreneur.

Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

I would like to see out downtown revitalized and bring new business opportunities to our city. We are in very much need of housing for the residents of Selma. I have witnessed first hand how many buyers have to turn to different cities for lack of housing available in their home town. I would like to see more housing developments come into our city to create jobs for our youth, revitalize our city and stimulate our economy.

References:

Ramza Coury- Realtor RPS Real Estate

John Trujillo- RTS Tax Service

Sarah Guerra- Robertson Guerra Insurance

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Signed _____ Date _____

PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662

POLICY RE APPOINTMENT OF INDIVIDUALS TO SERVE ON ADVISORY BODIES SUCH AS COMMISSIONS AND COMMITTEES FOR THE CITY OF SELMA.

1. Incumbent Commissioners/Committee members are encouraged and invited to indicate in writing their interest in reappointment directly to the City Council via the City Manager.
2. Citizens in the community are invited to apply for nomination to an advisory body. Commissioners and committee members are invited to contact and encourage citizens in the community to apply for nomination. Individual commissioners and committee members are also encouraged to submit their suggestions for nominees directly to City Council members. The City Manager will receive, on behalf of the City Council, nominations and place them on file for consideration at the proper time.
3. All nominees will be asked to complete a brief application.
4. The City Council will interview nominees as a body of the whole or reserve the option to establish an interviewing committee from its membership.

See attached for supplemental Planning Commission supplemental questions.

CITY OF SELMA
SUPPLEMENTAL QUESTIONS
FOR PLANNING COMMISSION CANDIDATES

NOTE: If the space provided for answers is not sufficient, please attach additional sheets, continue your answer on that sheet, and identify the question being answered.

1. What special abilities, talents, and qualifications would you bring to the Planning Commission?

Motivation and enthusiasm

Initiative

Planning and organizational skills

Team Player

Problem solving and multi-tasking skills

2. What are the most important qualifications for being a Planning Commissioner?

Good listening and communication skills

Being transparent and honest

3. What do you believe is the Planning Commission's most important function?

Serving as advisors to the City Council Members on implementing policies related to our city's development.

4. What do you believe are the most significant General Plan goals and policies, and why?

Balancing commercial and residential growth with services that must be provided to accommodate that growth.

This is a challenge that must be planned for and implemented wisely. I have a background in land use and

I would use that knowledge to help Selma navigate its growth which is coming in a big way in the coming years.

5. What part of the General Plan do you think will be the most difficult to implement and why?

Allocating resources to the growth of both commercial and residential projects alike. Working on such

big projects with community members that come from different backgrounds and have different

interest may pose a challenge. I believe we can overcome that if the planning commission members

remain committed to the task at hand and in making Selma better for our future generations.

6. What do you think will be the most significant planning issues facing the City of Selma over the next five years?

Implementing planning due to an ever changing economy and current health crisis. We

are facing unprecedented times and experiencing many changes not only in the way we

live our day to day lives but also how we do business. I know it will take commitment

not only from the planning commission members but also council members to take the

steps necessary to promote growth and encourage the community's input for upcoming projects.

7. Is there any part of the local planning process that you would like to see changed?
What? How? Why?

I'm not very familiar with the current process so it would not be fair to say I would want to see any process changed or improved.

8. What do you feel should be the relationship between the Planning Commission and the City Council?

Teamwork is the first word that comes to mind. I would like to see the planning commission and city council members work as a team to achieve more faster. Working with a big team can pose a challenge but I know we all want the best for our city so we will have a common goal to work towards to. The priority should be implementing the general plan as efficiently as possible so Selma can grow to its full potential in the coming years.

Submitted by: _____ Date: ____ - ____ - ____

RECEIVED

MAR 4 2020

City of Selma

CITY OF SELMA
COMMISSION APPLICATION

I hereby request to be considered as a nominee for the following City Commission or Committee:

☐ Planning /Traffic-Streets

☐ Recreation &
Community Services

☒ Personnel

☐ Pioneer Village

☐ Measure "P" Oversight

☒ Measure "S" Oversight

*Current vendor
not eligible*

NAME Marvin Forbes

ADDRESS _____

CITY Selma STATE CA ZIP 93662

Home Telephone No. _____ Business Telephone No. _____

Cell Phone No. _____ Email Address: _____

Employed by: _____ Position: _____ ☒

I have been a registered voter in the City of Selma for 29 years.

I have been a resident of Selma for 47 years.

Are you a citizen of the United States? Yes ☒ No _____

Have you ever been convicted of a felony? Yes _____ No ☒

(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

High school graduate with 5 years of vocational
training with the NJATC electrical union.

Please list any organizations of which you are a member and any offices you have held in those organizations:

Member of the International Brotherhood of Electrical
Workers from 1991-

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

Currently serving on the Measure P oversight
Committee and served on the most recent citizens
advisory panel for the new chief of police.

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

Owning and operating a retail business that provides
goods & services to local law enforcement agencies
would provide insight into purchases and expenditures
pertaining to the oversight of the parameters
set by Measure S.

Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

To serve my community and provide oversight to the funds generated by Measure S and ensure the tax payers of Selma that their funds are being used according to the proposition passed by voters.

References:

Ben Gonzalez
Jeff Dodd
Dennis Lujan jr.

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Signed _____ Date 03, _____

PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662

RECEIVED

JAN 24 2019

City of Selma

CITY OF SELMA
COMMISSION APPLICATION

I hereby request to be considered as a nominee for the following City Commission or Committee:

☐ Planning /Traffic-Streets

☐ Recreation &
Community Services

☒ Personnel

☐ Pioneer Village

☐ Measure "P" Oversight

☐ Measure "S" Oversight

NAME

Yolanda TORRES

ADDRESS

1

CITY

Selma

STATE

CA

ZIP

93662

Home Telephone No

Business Telephone

Email

Employed

5

Position: 2

I have been a registered voter in the City of Selma for 30 years.

I have been a resident of Selma for 52 years.

Are you a citizen of the United States?

Yes

☒

No

Have you ever been convicted of a felony?

Yes

No

☒

(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

Stanford High School Graduate

2 yrs of Cosmetology School - UNLV

Please list any organizations of which you are a member and any offices you have held in those organizations:

Domestic Violence Advocate For
Marjorie Mason Center.

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

Selma Unified School District -
Safety Committee - 2013-2014

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

I strongly feel my experience with
the above organization/Committee has
given me the opportunity to work
closely with individuals to resolve
conflict and find resolutions to be
open minded to other ideas.

Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

My goal is to professionally represent the city of Selma. Work hard for final solutions in an effective and creative manner.

References:

Bob Allen - Chamber of Commerce -
Mikal Kirchner - Director Selma Recreation -
Janice Baker - Business Owner -

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Signed _____

Date _____

PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662

**City of Selma
Incumbent Commissioner
Interest Form**

I hereby express interest in being reappointed to the following Commission:

- ☐ Planning ☒ Pioneer Village ☐ Measure "S" Oversight
☐ Recreation & Community Services ☐ Personnel ☐ Measure "P" Oversight

NAME

Robert Allen

ADDRESS

CITY

Selma

EMAIL ADDRESS

Home Telephone No. *5*

Phone No. *same*

Business No.

Employed by: *SE*

Position:

If need be may we call you at work?



Yes



No

What has been the best part of your service on this commission?

*Helping ~~SE~~ to create an atmosphere that allows
for growth of Pioneer Village and that opens
the Village to citizens and families of Selma*

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Signed

/

Date

1/1

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

**CITY OF SELMA
COMMISSION APPLICATION**

I hereby request to be considered as a nominee for the following City Commission or Committee:

☐ Planning /Traffic-Streets

☐ Personnel

☐ Recreation &
Community Services

☒ Pioneer Village

☐ Measure "P" Oversight

☐ Measure "S" Oversight

NAME Matthew J. Rodriguez

ADDRESS _____

CITY Selma STATE CA ZIP 93662

Home Telephone No. _____

Business Telephone No. _____

Cell Phone No. _____

Email Address: _____

Employed by: _____

Position: _____

I have been a registered voter in the City of Selma for 8 years.

I have been a resident of Selma for 13 years.

Are you a citizen of the United States?

Yes ☒

No ☐

Have you ever been convicted of a felony?

Yes ☐

No ☒

(If your answer is "yes", please explain the nature of the felony conviction on a separate sheet of paper and attach it to this form).

Please state your educational background:

I graduated from Selma High school with
merit honors in 2012. I graduated from
Reedley college in 2018 with a degree in
Animal Science.

Please list any organizations of which you are a member and any offices you have held in those organizations:

Y's men/services USA: US Area Youth Rep.
Fresno/Clovis Y's Service Club: Club President
Student Senate for California Community Colleges: Vice President of Regional Affairs
Stan Center Community College District: Student Trustee.

Please list any appointed public boards, commissions, or committees on which you have served, dates of service, and any chairmanship or office held:

Recreation & Community Service Commission (9-18 - Current): Vice Chair

Do you believe your experience (personal, educational, professional) applies to your effectively serving on this Commission/Committee? If so, please explain:

I believe my experience in student government primed me to get excited about legislation and the impact we as citizens can have on the community. With that realization, ~~it was~~ ~~my~~ my enthusiasm led me to apply for the Recreation Commission in Selma. I believe by also joining the Pioneer Village Commission I could help ~~in~~ more in the specific area of our Pioneer Village venue, and utilize it to its full potential!

Do you have any personal goals or objectives that might be achieved by serving on this Commission/Committee? If so, please explain:

I would like to work on utilizing the Pioneer Village to its full potential. We have a huge blessing by having Pioneer Village in Selma. I believe we should research and develop the area and look into new endeavors within Pioneer Village.

References:

Scott Robertson - Business

Don Shantz - Email

Jim Avalos - Phone

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Signed 

Date _____

PLEASE RETURN YOUR COMPLETED APPLICATION TO THE CITY CLERK OF THE CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662

**City of Selma
Incumbent Commissioner
Interest Form**

RECEIVED

JUN 30 2020

City of Selma

I hereby express interest in being reappointed to the following Commission:

- ☐ Planning ☐ Pioneer Village ☒ Measure "S" Oversight
☐ Recreation & Community Services ☐ Personnel ☐ Measure "P" Oversight

NAME Jennifer Earle

ADDRESS 1

CITY Selma EMAIL ADDRESS _____

Home Telephone No. _____ Cell Phone No. _____ Business No. NA

Employed by: _____ Position: NA

If need be may we call you at work? ☐ Yes ☐ No ☒ NA

What has been the best part of your service on this commission? Serving The City
of Selma in some small way.

"I, the undersigned, acknowledge that this form, once it is submitted, is a public record and as such, the City of Selma will disclose the fact that it was filed and its contents upon receiving the appropriate request. By signing this form and submitting it to the City of Selma I hereby forever waive any claim of confidentiality and any claim of privacy which I may otherwise have in the content of this document and in the fact that it was filed with the City of Selma. I understand that this information is **NOT CONFIDENTIAL** in any way."

Signed _____ Date 7-1-20

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

**City of Selma
Incumbent Commissioner
Interest Form**

I hereby express interest in being reappointed to the following Commission:

- ☐ Planning ☐ Pioneer Village ☒ Measure "S" Oversight
☐ Recreation & Community Services ☐ Personnel ☐ Measure "P" Oversight

NAME

Michael Ridgway

ADDRESS

CITY

Selma

EMAIL ADDRESS

Home Telephone No

541 2 1

If need be may we call you at work?



Yes



No

What has been the best part of your service on this commission?

Being able to participate in local govt for our community

"I, the undersigned, acknowledge that this form, once it is submitted, is a public record and as such, the City of Selma will disclose the fact that it was filed and its contents upon receiving the appropriate request. By signing this form and submitting it to the City of Selma I hereby forever waive any claim of confidentiality and any claim of privacy which I may otherwise have in the content of this document and in the fact that it was filed with the City of Selma. I understand that this information is **NOT CONFIDENTIAL** in any way."

Signed

[Signature]

Date

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

**City of Selma
Incumbent Commissioner
Interest Form**

I hereby express interest in being reappointed to the following Commission:

☐ Planning

☐ Pioneer Village

☐ Measure "S" Oversight

☐ Measure "P" Oversight

☒ Recreation & Community Services

☐ Personnel

NAME

Ken Robison

ADDRESS

CITY

Selma

EMAIL ADDRESS

Home Telephone No.

Cell Phone No.

Business No.

Employed by:

Position:

0

If need be may we call you at work?

☐ Yes

☐ No

What has been the best part of your service on this commission?

Overseeing Selma's parks and recreation opportunities. Being
Stewards of the properties and the budget. Making sure
recreational activities remain strong for all areas
of Selma and all age groups. Helping plan the future
of Selma's parks and recreation.

"I, the undersigned, acknowledge that this form, once it is submitted, is a public record and as such, the City of Selma will disclose the fact that it was filed and its contents upon receiving the appropriate request. By signing this form and submitting it to the City of Selma I hereby forever waive any claim of confidentiality and any claim of privacy which I may otherwise have in the content of this document and in the fact that it was filed with the City of Selma. I understand that this information is **NOT CONFIDENTIAL** in any way."

Signed

Date

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

**City of Selma
Incumbent Commissioner
Interest Form**

I hereby express interest in being reappointed to the following Commission:

- ☐ Planning ☐ Pioneer Village ☐ Measure "S" Oversight
☒ Recreation & Community Services ☐ Personnel ☐ Measure "P" Oversight

NAME Matthew J. Rodriguez

ADDRESS _____

CITY Selma EMAIL ADDRESS _____

Home Telephone No. _____ Cell Phone No. _____ Business No. _____

Employed by: _____ Position: _____

If need be may we call you at work? ☒ Yes ☐ No

What has been the best part of your service on this commission? I am most
thankful that my opinion on projects that will shape
the community of Selma for years to come, has been
heard and effective. I believe all people should
recognize that there is a Duty that Accompanies every Right.
This is my duty, this is why I am here.

"I, the undersigned, acknowledge that this form, once it is submitted, is a public record and as such, the City of Selma will disclose the fact that it was filed and its contents upon receiving the appropriate request. By signing this form and submitting it to the City of Selma I hereby forever waive any claim of confidentiality and any claim of privacy which I may otherwise have in the content of this document and in the fact that it was filed with the City of Selma. I understand that this information is **NOT CONFIDENTIAL** in any way."

Signed _____ Date 11/1/20

**PLEASE RETURN YOUR COMPLETED APPLICATION TO THE
CITY OF SELMA, 1710 TUCKER STREET, SELMA, CA, 93662**

**CITY MANAGER'S/STAFF'S REPORT
CITY COUNCIL MEETING:**

August 17, 2020

ITEM NO:

8.

SUBJECT: Consideration of a Resolution approving a request to enter into a License Agreement with Selma Business Park, LLC and approve City Manager to execute agreement.

DISCUSSION: Through the Arts Center and Selma District Chamber of Commerce, a series of Drive-In Movies and an Outdoor Theatre performance is being requested for consideration at the Selma Business Park, LLC, located on 1775 Park Street between Whitson Avenue and McCall Avenue.

The events will be fundraisers to assist the Arts Center and the Chamber of Commerce and all guidelines based on the State and County Covid-19 will be followed. Selma Business Park, LLC has granted permission for the City to use the parking lot on a Saturday and Sunday night at no cost, however, requiring a License Agreement be approved and signed. Staff has forwarded the agreement to both our City Attorney and Risk Management Authority (RMA) and did receive approval to move forward. (Selma Business Park, LLC License agreement serves as a two day agreement and will require an individual agreement per weekend).

As stated, the events will serve as a fundraiser, but also serve as an event for the Community to enjoy an evening out. Fees will be based on each individual car. Movies will be shown on a large portable screen and those attending will be required to watch within their vehicles, sound will be provided through their vehicles car radio. The movies being considered will include a Disney movie and those that would "draw" in a crowd. The outdoor performance from a few actors will be the classic Rocky Horror Picture Show, which is very popular.

Staff is requesting approval to permit the City Manager to execute the agreement for each individual movie and/or performance as stated. In addition, based on an evaluation of these events, staff is requesting an approval for the City Manager to enter into additional agreements if these events are successful and further movies/performances are scheduled.

RECOMMENDATION: Approve City Manager to sign and execute a License Agreement with Selma Business Park, LLC.

<u>/s/</u>	<u>08/12/2020</u>
Mikal Kirchner, Director of Recreation	Date
<u>/s/</u>	<u>08/12/2020</u>
Teresa Gallavan, City Manager	Date

RESOLUTION NO. 2020 –

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SELMA, CALIFORNIA, APPROVING A
REQUEST TO ENTER INTO A LICENSE AGREEMENT
WITH SELMA BUSINESS PARK, LLC**

WHEREAS, the Selma Business Park, LLC is the owner of 1775 Park Street; and

WHEREAS, the City of Selma desires to use a portion of the Property for fundraising functions, as set forth more particularly in License Agreement; and

WHEREAS, the City of Selma is requesting approval to provide entertainment events on property, including Drive-In Movies and Theatre Performances; and

WHEREAS, the City and the Selma Business Park, LLC desire to partner to promote and offer entertainment; and

WHEREAS, the Arts Center and Chamber of Commerce will benefit financially through these fundraiser events; and

WHEREAS, the City and the Selma Business Park, LLC desire to enter into this License Agreement for the purpose of providing these services.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELMA
DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The Arts Center and Selma District Chamber of Commerce are a valuable community partner, and consistently works with the City to promote community events, provide resources for a stronger economy and create and maintain a sense of community pride. The License Agreement serves as a public purpose in that providing a service to the community.

SECTION 3. The City Council hereby approves the City Manager to enter into the License Agreement on behalf of the City of Selma with Selma Business Park, LLC.

SECTION 4. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 5. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 17th day of August, 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Louis Franco, Mayor

ATTEST:

Reyna Rivera, City Clerk

LICENSE AGREEMENT

This License Agreement ("**Agreement**"), dated as of August 4, 2020, is entered into by and between SELMA BUSINESS PARK, LLC, a Delaware limited liability company ("**Owner**"), and CITY OF SELMA, CA, a municipal government of the State of California ("**Licensee**").

RECITALS:

A. Owner owns that certain real property having the address of 1775 Park St. Selma, CA 93662 ("**Property**").

B. Licensee desires to use a portion of the Property for a single day fund raising function, as set forth more particularly in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Licensee agree as follows:

1. Recitals. The foregoing recitals are hereby incorporated into and made a part of this Agreement by this reference.

2. Premises. Owner, for and in consideration of the amounts, covenants, agreements, and stipulations contained herein, to be paid, kept and performed by Licensee, hereby licenses to Licensee, and Licensee hereby licenses from Owner, upon the terms and conditions contained herein, the parking lots located at 1775 Park St. Selma, CA as more specifically depicted in the site plan set forth in Exhibit A attached hereto ("**Premises**").

3. Term. The initial term of this Agreement ("**Term**") shall be for two (2) days commencing on [REDACTED] ("**Commencement Date**") and ending on [REDACTED]. The two-day Term shall be comprised of an "event", taking place on the first day; and an "event cleanup", taking place on the second day.

4. License Fee. A license fee for the Term shall be due and payable in lawful money of the United States in advance, without any notice, demand, abatement, deduction, offset or setoff, upon execution of this Agreement in the amount of Zero Dollars (\$0.00) ("**License Fee**").

5. Expenses. Licensee shall reimburse Owner for (a) any excessive or extraordinary operating or insurance costs as Owner may reasonably determine to be incurred due to Licensee's excessive or extraordinary use of the Premises or other facilities of the Property, as compared to other similar Licensees of the Property (including, but not limited to, use beyond the normal business work week), (b) any maintenance, repair, or restoration of the common areas or Premises that become necessary as a result of the negligence or willful misconduct of Licensee or Licensee Representatives (as defined in Paragraph 14) or any violation by Licensee of the terms of this Agreement. Owner may reasonably estimate the amount of such use and costs, and bill Licensee periodically for the same.

6. Intentionally Deleted.

7. Intentionally Deleted.

8. Permitted Use. Licensee shall use the Premises for a single day fundraising function described as a drive in movie night, including the parking of passenger vehicles only and for no other purpose. Owner makes no representation or warranty, implied or otherwise, as to the quality or condition of the Premises, as to whether Licensee's intended use complies with applicable laws, or as to the suitability of the Premises for Licensee's intended use. Licensee may not use any portion of the Property other than the Premises. NOTWITHSTANDING ANYTHING CONTAINED IN THIS AGREEMENT TO THE CONTRARY, LICENSEE ACKNOWLEDGES AND AGREES THAT IT SHALL USE THE PREMISES AT ITS SOLE RISK AND THAT OWNER SHALL HAVE NO RESPONSIBILITY TO PREVENT, AND SHALL NOT BE LIABLE TO LICENSEE OR ANY LICENSEE'S REPRESENTATIVES (AS DEFINED HEREIN) FOR, DAMAGES OR INJURIES TO PERSONS OR PROPERTY PARKED OR OTHERWISE LOCATED ON OR ABOUT THE PREMISES OR PROPERTY.

9. Intentionally Deleted.

10. Maintenance and Repairs. Owner shall deliver the Premises to Licensee "as-is, where-is," condition. Licensee agrees to return the Premises to Owner in similar condition (except normal wear and tear) upon expiration or earlier termination of this Agreement. Owner shall have no obligation to maintain, clean, paint or repair the Premises. Licensee shall, at its own cost and expense, keep and maintain the Premises in good order and repair, in a tidy and orderly fashion, free of trash and other debris, and Licensee shall promptly make any necessary repairs. Licensee shall exercise and perform good maintenance practices for the Premises and Licensee's personal property and vehicles. Licensee shall not alter or change the Premises without the prior written consent of Owner which shall not be unreasonably withheld. All alterations or changes shall remain a part of and be surrendered with the Premises, unless Owner directs their removal as a condition to its consent.

11. Compliance with Laws. Licensee shall comply with all laws, ordinances, rules, regulations and codes of all town, municipal, city, county, state and federal authorities pertaining to Licensee's use and occupancy of the Premises. Licensee shall not commit, or suffer to be committed, any waste upon the Premises or any public or private nuisance, or other act or thing that disturbs the quiet enjoyment of any other Licensees, users or occupants of the Property.

12. Signage. Licensee hereby agrees that no signage shall be displayed by Licensee in any manner without the prior written approval of Owner.

13. Security. Licensee shall be solely responsible for providing adequate security for the Premises. Owner shall have no responsibility to prevent, and shall not be liable to Licensee or Licensee's officers, directors, employees, representatives, agents, contractors, subcontractors, successors, assigns, sub Licensees, concessionaires, invitees and any other occupants of the Premises (collectively, "**Licensee's Representatives**"), for losses due to theft, burglary or other criminal activity, or for damages or injuries to persons or property resulting from Licensee's use of the Premises or from persons gaining access to the Premises, and Licensee hereby releases Owner and its agents and employees from all liabilities for such losses, damages or injury, regardless of the cause thereof.

14. Insurance.

a. Licensee agrees to take out and keep in force during the Term hereof, without expense to Owner, with an insurance company with general policy holder's rating of not less than A-VII, as rated in the most current Best's Insurance Reports, or other company acceptable to Owner, the policies of insurance as set forth below. Licensee shall be permitted to obtain the insurance required under this Paragraph 16 by providing a blanket policy of insurance only if such blanket policies expressly provide coverage to the Premises and the Owner as required by this Agreement without regard to claims made under such policies with respect to other persons or properties and in such form and content reasonably acceptable to Owner. Commercial general liability insurance, employer's liability insurance and business automobile liability insurance required limits hereunder can be satisfied by an umbrella/excess liability insurance policy if the applicable insurance coverages are included under the umbrella/excess liability insurance policy. All such insurance policies shall be on an occurrence basis and not a claims-made basis, contain a standard separation of insureds provision, and shall name Owner, its property manager, IRG Realty Advisors, LLC (or such other property manager selected by Owner), and their respective agents and employees as additional insureds on a primary and non-contributory basis. Licensee agrees to provide Owner a certificate evidencing such insurance prior to taking occupancy of the Premises.

(i) Commercial general liability insurance, in the name of Licensee, insuring against any liability from the use and occupancy of the Premises and the business operated by Licensee. All such policies shall be written to apply to all bodily injury or death, property damage and personal injury losses, and shall include blanket contractual liability (including Licensee's indemnity obligations under this Agreement), broad form property damage liability, premise-operations and products-completed operations and shall contain an exception to any pollution exclusion which insures damage or injury arising out of heat, smoke or fumes from hostile fire, a contractual liability endorsement, and provide primary coverage to Owner (any insurance policy issued to Owner providing duplicate or similar coverage shall be deemed to be excess over Licensee's policies), in such amounts as may from time to time be customary with respect to similar properties in the same area, but in any event not less than \$3,000,000.00 per occurrence (or such other amounts as may be required by Owner). In addition, such policy of insurance shall include coverage for any potential liability arising out of or because of any construction, work of repair, maintenance, restoration, replacement, alteration, or other work done on or about the Premises by or under the control or direction of Licensee;

(iii) Workers Compensation insurance as required by the state law applicable in the state in which the Premises is located with Employers Liability insurance with limits of not less than \$1,000,000.00; and

(iv) Business automobile liability insurance covering owned, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit (bodily injury and property damage) per occurrence.

b. To the extent of any and all insurance maintained, or required to be maintained, by either Owner or Licensee in any way connected with the Premises, Owner and Licensee hereby waive on behalf of their respective insurance carriers any right of subrogation that may exist or arise as against the other party to this Agreement. Owner and Licensee shall cause the insurance companies issuing their insurance policies with respect to the Premises to waive any subrogation rights that the companies may have against Licensee and Owner, respectively, which waivers shall be specifically stated in the respective policies.

c. Licensee, on behalf of itself and Licensee's Representatives, and as a material part of the consideration to be rendered to Owner under this Agreement, hereby waives, to the fullest extent permitted by law, all claims against Owner for loss, theft or damages to goods, wares, merchandise or other property (whether tangible or intangible) in and about the Premises, for loss or damage to Licensee's business or other economic loss (whether direct or consequential), and for the injury or death to any persons in, on or about the Premises, except for damage or loss directly caused by Owner's willful misconduct.

15. Environmental. Licensee represents, warrants and covenants to Owner that Licensee shall at no time use, or permit the Premises or the Property to be used, in violation of any federal, state or local law, ordinance or regulation relating to the environmental conditions on, under or about the Property, including, but not limited to, air or water quality, soil, and surface and subsurface water conditions. Licensee shall assume responsibility and cost to remedy any such violations that may affect the Property, to the satisfaction of Owner, to the extent caused or permitted by Licensee or Licensee's officers, directors, employees, representatives, agents, contractors, subcontractors, successors, assigns, sub Licensees, concessionaires, invitees and any other occupants of the Premises or Property ("**Licensee's Representatives**").

16. Indemnification. Licensee shall indemnify, defend, reimburse, protect and hold harmless Owner from and against all third party claims, liability and/or damages arising from or related to the acts or omissions of Licensee or Licensee's Representatives relating to Licensee's or Licensee's Representatives' use, possession, or occupancy of the Premises or Licensee's obligations under this Agreement. If Owner shall be made a party to any litigation commenced by or against Licensee or Licensee's Representatives, Licensee shall pay all costs and reasonable attorneys' fees incurred by Owner in connection with such litigation. Licensee's obligations under this Paragraph 16 shall survive the expiration or earlier termination of this Agreement.

17. Intentionally Deleted.

18. Rights and Remedies. Upon Licensee's default of this Agreement, Owner shall have the right, in addition to any and all other legal and equitable rights and remedies available under applicable law, to terminate this Agreement and require Licensee to immediately vacate the Premises and repair and restore the Premises to its original condition (reasonable wear and tear excepted) at Licensee's sole cost and expense. Licensee agrees to hold Owner harmless from any liability whatsoever for the removal and/or storage of any property on the Property, whether of Licensee or any third party whomsoever. Licensee shall reimburse Owner for all costs and expenses associated with any such performance by Owner, together with interest thereon from

the date expended until the date payment is received at the maximum rate permitted by law, and any such performance shall not waive or cure any default.

19. Court Costs, Attorneys' Fees. In the event any suit, action or proceeding is brought by a party hereto against another party in connection with the enforcement or interpretation of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party in such action or dispute shall be entitled to recover from the other party all costs and expenses of suit, including reasonable attorneys' fees, in addition to whatever other relief the prevailing party may be entitled.

20. Notices. Any notice, demand, consent, approval or documents which any party is required or may desire to give or deliver to the other shall be given in writing by: (a) personal delivery; (b) certified mail, return receipt requested, postage prepaid; (c) a national overnight courier service that provides written evidence of delivery; or (d) facsimile or email transmission and addressed as follows:

To Owner: c/o IRG Realty Advisors, LLC
4020 Kinross Lakes Parkway
Richfield, Ohio 44286
Attention: Stuart Lichter
FAX: (914) 834-2002
Phone: (914) 834-2600

with a copy to: Fainsbert Mase Brown & Sussman, LLP
11111 Santa Monica Boulevard, Suite 800
Los Angeles, California 90025
Attention: Jerry A. Brown, Jr.
Email: jbrown@fms-law.com
FAX: (310) 473-8702
Phone: (310) 473-6400

To Licensee: CITY OF SELMA, CA
1710 Tucker Street
Selma, CA 93662
Attention: Isaac Moreno, Assistant City Manager
Email: isaacm@cityofselma.com
Telephone: (559) 891-2200 ext 3131
FAX: (559) 896-5223

with a copy to: CITY OF SELMA, CA
1710 Tucker Street
Selma, CA 93662
Attention: Teresa Gallavan, City Manager
Email: isaacm@cityofselma.com
Telephone: (559) 891-2200 ext 3131
FAX: (559) 896-5223

Any party may change its notice or email address and/or facsimile number by giving written notice thereof in accordance with this Paragraph 20. All notices hereunder shall be deemed given: (i) if delivered personally, when delivered; (ii) if sent by certified mail, return receipt requested, postage prepaid, on the third day after deposit in the U.S. mail; (iii) if sent by overnight courier, on the first business day after delivery to the courier; and (iv) if sent by facsimile or email, on the date of transmission if sent on a business day before 5:00 p.m. Pacific time, or on the next business day, if sent on a day other than a business day or if sent after 5:00 p.m. Pacific time, provided that a hard copy of such notice is also sent by either a nationally recognized overnight courier or by U.S. mail, first class, postage prepaid.

21. Authority. Each person executing this Agreement warrants that he or she has the authority to execute this Agreement and has obtained or has the requisite corporate, limited liability company, or other authority to do the same.

22. Entire Agreement. This Agreement, the exhibits herein referred to, and any addendum executed concurrently herewith, are the final, complete and exclusive agreement between the parties and cover in full each and every agreement of every kind or nature, whatsoever, concerning the Premises and all preliminary negotiations and agreements of whatsoever kind or nature, are merged herein. Owner has made no representations or promises whatsoever with respect to the Premises, except those contained herein, and no other person, firm or corporation has at any time had any authority from Owner to make any representations or promises on behalf of Owner, and Licensee expressly agrees that if any such representations or promises have been made by others, Licensee hereby waives all right to rely thereon. No verbal agreement or implied covenant shall be held to vary the provisions hereof, any statute, law or custom to the contrary notwithstanding. Unless otherwise provided herein, no supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by the parties.

23. Governing Law. This Agreement shall be governed by the laws of the state where the Property is located. All parties expressly waive the right to a trial by jury.

24. Counterparts and Electronic Signatures. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

OWNER:

SELMA BUSINESS PARK, LLC,
a Delaware limited liability company

By: Holdings SPE Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
John A. Mase
Chief Executive Officer

Dated: _____

LICENSEE:

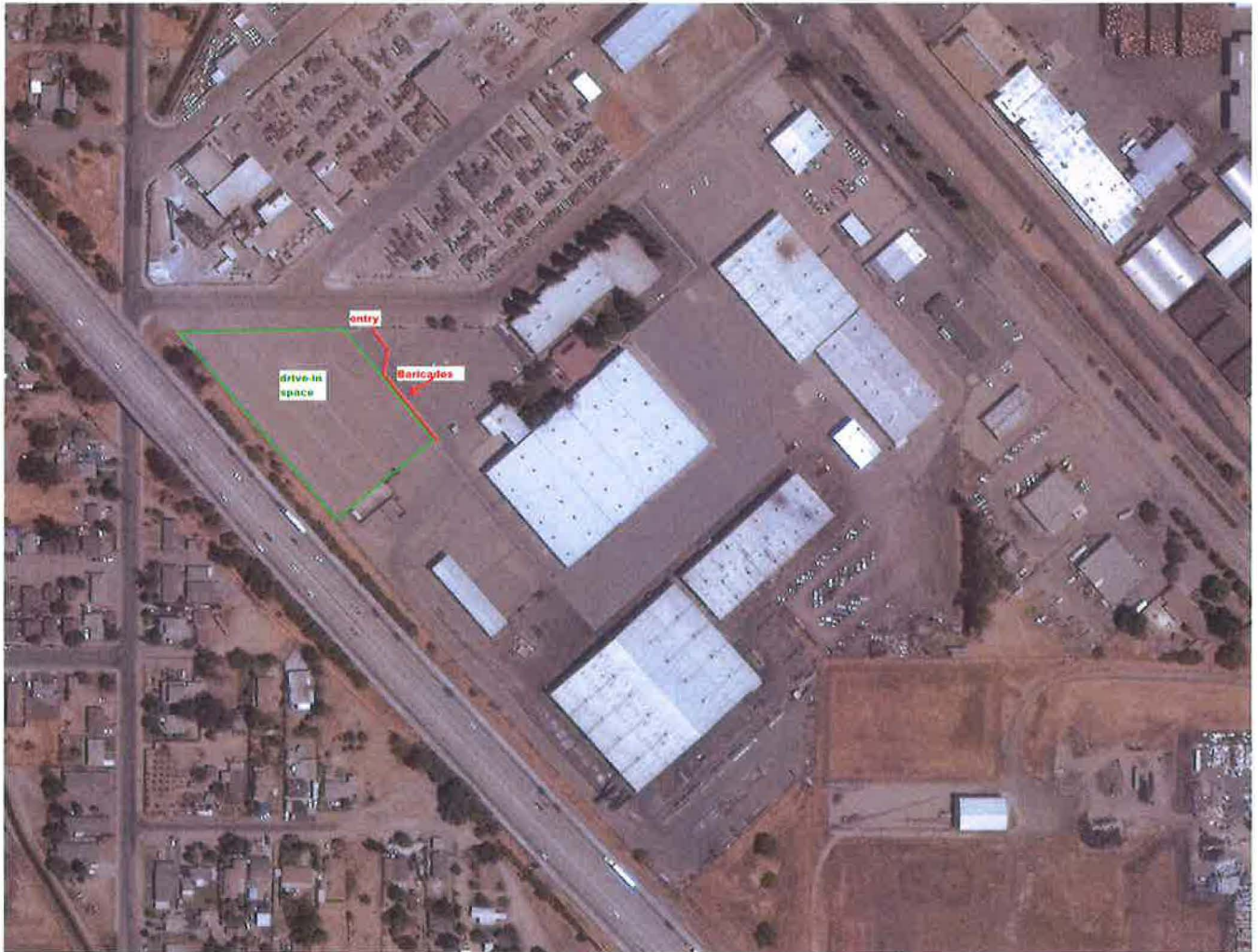
CITY OF SELMA, CA,
a municipal government of the State of California

By: _____
Teresa Gallavan
City Manager

Dated: _____

EXHIBIT A

Site Plan Depicting Premises



Entitlement	Project Number	Project Name	Applicant Name	Project Location	Description	Hearing Date	Date Completed	Status
CUP	19-0014	Diversified Wellness			Moving location of existing CUP	6/24/2019	6/24/2019	Application turned in and fees paid. Staff report ready for review by KN. Approved by PC on 6/24/2019.
TSM, PUD, density bonus	18-0038	Nagra Subdivision Map (10 Lots)	Nick Sahota	2595 Pine Street	a subdivision of 1.49 Acres into 10 single-family residential lots	7/29/2019	8/26/2019	Planning Commission continued the item to the August 26th hearing at the request of the public. Public hearing on July 29 for Planning Commission approval.
CUP, SPR	18-0039	Selma Apartments (20-units)	Dwight Nelson	3420 S. McCall Avenue	a 20-unit multi-family development consisting of 16 2 br/2ba units and 4 3br/2ba units with enclosed 1-car garages on 1.05 acres	7/29/2019	8/26/2019	Planning Commission continued item to the August 26th hearing at the request of the applicant. New plans delivered to QK 6/17/2019. Public hearing on July 29 for Planning Commission approval.
LLA	18-0040	Nebraska Apartments	Nick Sahota	2407 W. Nebraska Avenue	a three-unit apartment complex (triplex) with each apartment being 1,300 sq ft with 3 bedrooms	NA	8/11/2020	New submittal provided 06/04/2020. Engineering approved LLA on 08/11/2020
CUP, SPR	18-0041	13025 S Van Horn Truck Wash	Bryan Cobb and Bhandal	13025 S Van Horn Avenue	expansion of an existing site including diesel island expansion, truck scale, truck wash bays, re/office building, truck parking, and a 3,000sf shell building	NA	3/13/2020	Conditions of approval issued.
CUP	18-0042	Dockery Ave Billboard	LAV/Pinnacle Engineering (Ann Schnitzer)	1645 S. Dockery Avenue	an off-premise LED billboard	8/26/2019	8/26/2019	Approved by Planning Commission on 8/26/2019
SPR	18-0045	Highland & Rose Body Shop	Dwight Nelson	2441 S. Highland Avenue	Used auto sales and body shop	NA		Formal application submitted 8/3/2020. To be processed. Invoiced on 08/11/2020 for fees to be paid.
SPR	18-0046	Cinema Way Mobile Home Park	R.K. Limited (Michael Kazarian)	southeast corner of Cinema Way & Stillman Street	Unknown....changing			ON HOLD Applicant seeing if feasible with underground of power pole costs. Met with City re: options including higher density/apartments.
CUP	19-0003	Beto's Restaurant ABC	Andres Sanchez	3706 S. McCall Avenue	a Type 41, 58 ABC license for beer & wine for restaurant, catering			No communication received. Phone number is not is service.
CUP	19-0005	1775 Park Billboards (LED)	Magellan Central Valley, LLC (Daniel Jacobs)	1775 Park Street	two 75-foot tall LED billboards			Formal application and fees not received. Called and left voicemail regarding proximity to existing billboards and height.
CUP	19-0006	Sierra Market ABC	Brenda Solis	2446 S. McCall Avenue, Suite 100	a Type 20 ABC License (sale beer & wine)	NA	NA	CANCELLED Not allowed. Applicant will not pursue project.

Entitlement	Project Number	Project Name	Applicant Name	Project Location	Description	Hearing Date	Date Completed	Status
SPR	18-0044 (P#)	Cellular Sales/Verizon Signage	Hawkins Companies (Bob Caravona)	3170 S Highland Street	a 75-foot tall freeway-oriented sign	NA	7/16/2019	Approved SPR with freeway-oriented sign.
ANX, PZ, SPR	19-0013		Self Help	NW corner of Wright St and E Dinuba Ave	84 unit apartment complex on 4.21 acres		8/26/2019 first hearing	Denied
Admin CUP		Mesa Pacific Power Company		1612 Pacific Street	modular office buildings	NA		WITHDRAWN
TPM	18-0028	3002 Parcel Map	Gaurev Sethi	3000 Floral Avenue	split one commercial property into two	8/26/2019	8/26/2019	Approved
ZC	19-0015	Rezone to R-2	Armondo Flores	1515 Third Street	Rezone R-1 to R-2			WITHDRAWN
SPR	17-0017	Second Street Service Station	Lion Builders	1702 Second street	New construction of Service Station and commercial office building.	NA	9/04/20119	SPR approval issued. CUP to be applied for.
CUP	19-0016	Second Street Service Station ABC Permit	Deep Grewal	1702 Second Street	CUP to allow ABC type 20 license	10/18/2019	1/21/2020	CC approved 1/21/2020
LLA	19-0019	LLA for Selma Toyota	Selma Toyota	3480 Floral Ave		NA	12/18/2019	Approved
LLA	19-0022	LLA	Moses Stites	1200 Valley View Street		NA	12/11/2019	Approved
CUP	19-0025	Antioquia Ministries	Pastor Joe Alvarez	1426 Grove Street	CUP to allow the use of a Church	12/16/2019	12/16/2019	PC approved
SPR	19-0026	Super Drive-in	Sam	2036 S Highland	SPR to allow new drive-thru	NA	4/23/2020	Conditions of approval issued.
SPR	19-0027	Fahrney Automotive Group- Pre-Owned car sales	Wells Properties	3063 Whitson	Pre-owned car sales. New business	NA	3/06/2020	Conditions of approval issued.
SPR	20-0003	Solar and Highland and Rose	Nelson	NW corner of Highland and Rose	Ground mounted solar panels to serve neighboring dealership.	NA	4/16/2020	Conditions of approval issued.
ANX, PreZ, GPA, Subdivision Map	20-0005	Nebraska and Highland Annexation	Hinesley and Josan	Nebraska and Highland	Commercial, Single family, and Multi family.			Reviewing project submittal. Annexation exhibit to be sent to LAFCO. CEQA studies required such as Traffic Study and Air Impact Assessment.
SPR & TPM	20-0006	Fahrney Hampton Inn	Scott Fahrney	northwest of the intersection of E. Floral Ave and Highway 99	Division of 34.19 acres into in five parcels varying in size from 2.96 acres to 9.16 acres. New 91-room Hampton Inn.	PC: 5/26/2020 CC: 6/15/2020	6/18/2020	Site Plan Review approved administratively 06/18/2020. TPM recommended for approval by PC on 5/26/2020 and approved by CC on 06/15/2020.
GPA, ZA	20-0009	City Initiated – Housing Element Compliance	Nagra	APN 385-220-13	General Plan land use designation from Medium Density to High Density and the zone change from R-1-7 to R-4 of a 9.9 acre parcel	7/27/2020		Recommended for approval at July’s Planning Commission hearing. On Agenda for 8/17/2020 City Council hearing.
CUP & SPR	20-0012	Service Station ABC Mt. View	Parminder Singh	11010 E. Mountain View	New gas station, mini-mart with alcohol sales, and fast food service with drive-thru	7/27/2020	7/27/2020	Approved at July’s Planning Commission hearing.
SPR	20-0014	Chicken Shack	Sonia Sidhu	2940 McCall Avenue Suite 112	Restaurant with type 41 (Beer and wine) license	6/22/2020 first hearing	7/27/2020	Was recommended for approval at the June Planning Commission hearing. The item was continued due to a noticing error. Approved at the July PC hearing.

Ongoing large developments:

Entitlement	Project Number	Project Name	Applicant Name	Project Location	Description	Status
		Amberwood TSM / Zone Change	Arakel A. Arisian	Floral & Dockery	Amberwood 2,571 lot specific plan. Applicant is preparing the Phase 1 tract map, and a specific plan amendment for zone changes	Sewer approved by SKF and City 12/18; met 4/23/19 to discuss credits, stormdrain master plan, and establish CFD; 4/2020 Call with property owner indicates contract with builder completed. Lennar has been working with staff to get an application submitted soon.
		Selma Crossing	Tim Jones		Selma Crossing – 288 acres annexed; project/FEIR approved 8/19/13; Phase 1 NE Area – 75.75 acres commercial/retail; Phase 2 – 135.4 acres commercial/retail/office; Phase 3 – NW Area 66.6 acres commercial/retail/office/residential	City participating in Cal Trans Interchange Study; amending resolution of support to go to Council in August 2020; EDC study
		Selma Grove	Cliff Tutelian		Selma Grove. The two-phase retail/commercial project was approved with an EIR in 2006. A portion of the approved project was built with a site plan and MND in 2016.	Revised CEQA executed agreement with Scott Odell signed. Odell has completed the environmental work and staff is reviewing.
		Gill Annexation	Gill Family	NEC Saginaw & SR 43	Saginaw-SR43 Gill annexation of 9.87 acres on the SE corner of Saginaw and SR 43. Application submitted incomplete. The applicant has been provided a CEQA MND scope of work required for the project. No CEQA documents have been filed for the project.	5/27/20 – letter sent to applicant noting items still needed to complete application. Waiting on traffic study in progress. Peterson is traffic consultant. Meeting held 4.23.20, traffic study is underway.
			Raven/KB homes	North of Dinuba	Single family homes	Formal application not submitted. KB and Raven in due diligence; biweekly meetings were held regarding project, infrastructure esp. sewer, and formation of CFD as part of due diligence.
		V-5 Mini Storage	Ron Balakian	NEC Dinuba & McCall		Annexation approved by LAFCo. Applicant to submit Final Map. Engineering approved GAD on 07/24/2020, waiting for final parcel map package to be returned.