

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

May 20, 2024

ITEM NO: A.

SUBJECT: Consideration of a Resolution Directing the City Engineer to Initiate and Prepare the Fiscal Year 2024-25 Engineer's Report, Declaring Intention to Levy and Collect the Annual Assessment for Services rendered for Landscaping Lighting and Maintenance District No. 1, and providing notice of public hearing on the proposed assessments.

BACKGROUND: The City originally established a Landscaping and Lighting Maintenance District ("LLMD" or "District") in 1984. The purpose of the District is to pay for landscaping, lighting, and other improvements plus services in an identified public area. Within the District, individual sub-zones are established to create further refined areas that directly benefit from the services provided, which may differ from zone to zone. Currently, there are 10 individual zones throughout the City.

In order to levy and collect the assessment, the City must go through several formal steps, the first of which is to adopt a resolution that describes any proposed new improvements or any substantial changes in existing improvements for the LLMD and which directs the City Engineer to prepare a report. This report will have the following information pursuant to Streets & Highways Code ("SHC") Section 22567:

- (a) Plans and specifications for the improvements.
- (b) An estimate of the costs of the improvements.
- (c) A diagram for the assessment district.
- (d) An assessment of the estimated costs of the improvements.
- (e) If bonds or notes will be issued pursuant to SHC Section 22662.5, an estimate of their principal amount.

After adopting the preliminary Engineer's Report, State law requires the City to hold a public hearing to hear any protests regarding the proposed assessments. Staff is recommending that the city conduct the public hearing at its regular meeting on July 1, 2024. Prior to the public hearing, the City will notice in the paper on June 19 and June 26, with the first notice being a minimum of ten (10) days prior to the public hearing.

DISCUSSION: Staff anticipates continued maintenance or replacement of improvements to restore and repair existing landscaping areas. Staff does not foresee any substantial changes to the existing improvements beyond ongoing maintenance proposed for the LLMD for Fiscal Year 2024-25.

The proposed timeline for the Annual 2024-25 LLMD Report is as follows:

- May 6: Council Approval of Proposed Rates and Notice for Prop 218
- May 17: Public Notices for Prop 218 Letter mailed to Property Owners
- May 20: Council Direction to Initiate and Prepare the Engineer's Report

May 20: Council Declare Intent to Levy Assessment and set public hearing
July 1: Council Action to approve Engineer's Report to levy annual assessments
July 1: Public Hearing for proposed Prop 218 assessment increase
July 1: Public Hearing for intent to levy annual assessments
July 31: Deadline to send Tax Assessments to Fresno County Tax Collector

FISCAL IMPACT: Cost for the maintenance, utilities, and incidentals are intended to be funded by the assessments levied on the parcels within the LLMD. If any costs exceed the assessments collected for labor costs, utility costs, replacement fixtures, or other unforeseen improvements., the City will need to determine whether to reduce the level of service within the budgeted amount or subsidize the shortfall from the General Funds as a Contribution to the LLMD as described in the SHC Section 22658. However, subsidizing shortfalls of the LLMDs could be considered inequitable due to the fact that residents outside the LLMD boundaries are contributing monies to a benefit which they do not directly receive.

The Council approved on May 6, 2024, for Staff to proceed with a Proposition 218 process to increase the maximum allowed assessment for certain zones within the LLMD. This process will include sending a Prop 218 letter to each affected parcel describing the proposed increase and protest process.

RECOMMENDATION: It is recommended that City Council adopt:

A) a Resolution directing the City Engineer to prepare the Fiscal Year 2024-25 Engineer's Report for the Landscape Lighting and Maintenance District No. 1.

B) a Resolution declaring intention to levy and collect the annual assessment for services rendered in the Landscaping and Lighting Maintenance District No. 1, and providing notice of public hearing on the proposed assessments on July 1, 2024.

/s/

David Horn
City Engineer

5/16/2024

Date

/s/

Jerome Keene
Deputy City Manager

5/16/2024

Date

/s/

Fernando Santillan
City Manager

5/16/2024

Date

RESOLUTION NO. 2024-__

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SELMA, CALIFORNIA
DIRECTING THE CITY ENGINEER TO INITIATE AND PREPARE THE
FISCAL YEAR 2024-25 ENGINEER'S REPORT FOR
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1

WHEREAS, in 1984, the City established a Landscaping Lighting and Maintenance District ("LLMD") to provide certain public improvements which include the construction, maintenance, and servicing of public lights, landscaping, and appurtenant facilities. The costs of the improvements are covered through a levy on each parcel within the LLMD; and

WHEREAS, pursuant to Section 22622 of the Streets and Highways Code ("SHC"), in order to levy and collect the assessment for the LLMD, it is necessary for the City Engineer to prepare and file a report in accordance with the provisions set forth in SHC Section 22565 et seq.; and,

WHEREAS, staff will confirm if there are any new improvements or if there will be any substantial changes to the existing improvements proposed for the LLMD for Fiscal Year 2023-24.

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

1. The above recitals are true and correct;
2. The City Engineer is hereby directed to prepare the Fiscal Year 2023-24 Engineer's Report for Landscaping and Lighting Maintenance District No. 1, in accordance with the provisions set forth in Streets and Highways Code Section 22565 et seq., and upon completion of the Report, shall file it with the City Clerk for submission to the City Council.
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.
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

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Selma held on the 20th day of May 2024 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

(Signatures on the following page)

Scott Robertson
Mayor

ATTEST:

Reyna Rivera
City Clerk

RESOLUTION NO. 2024-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA,
CALIFORNIA DECLARING INTENTION TO LEVY AND COLLECT THE
ANNUAL ASSESSMENT FOR SERVICES RENDERED IN THE LANDSCAPING
AND LIGHTING MAINTENANCE DISTRICT No. 1, AND PROVIDING NOTICE
OF PUBLIC HEARING ON THE PROPOSED ASSESSEMENTS**

WHEREAS, in 1984, the City established a Landscaping Lighting and Maintenance District (“LLMD”) to provide certain public improvements which include the construction, maintenance, and servicing of public lights, landscaping, and appurtenant facilities. The costs of the improvements are covered through a levy on each parcel within the LLMD; and,

WHEREAS, it is necessary that City Council adopt a resolution of intention pursuant to Section 22624 of the Streets and Highways Code and provide notice of the time and place of a public hearing on the Report and the proposed assessments within the District for Fiscal Year 2024-2025;

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

1. The above recitals are true and correct.
2. The City Council declares that it intends to levy assessments on all parcels of assessable land within the LLMD for Fiscal Year 2024-25, as set forth in the Report. Those assessments will be collected at the same time and in the same manner as County taxes are collected.
3. The distinctive designation of the LLMD is the Landscaping and Lighting Maintenance District No. 1, the general location of the LLMD is as set forth in the Report.
4. Notice is hereby given that on July 1, 2024, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers of the City of Selma, at 1710 Tucker Street, Selma, California, at a regular meeting of the City Council, a public hearing will be held on the Report and the assessments to be levied within the LLMD for Fiscal Year 2024-2025. Any interested person may file a written protest with the City Clerk prior to the conclusion of the hearing, in which the protester must state all grounds of objection and describe the property within the LLMD owned by such person.
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.

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.

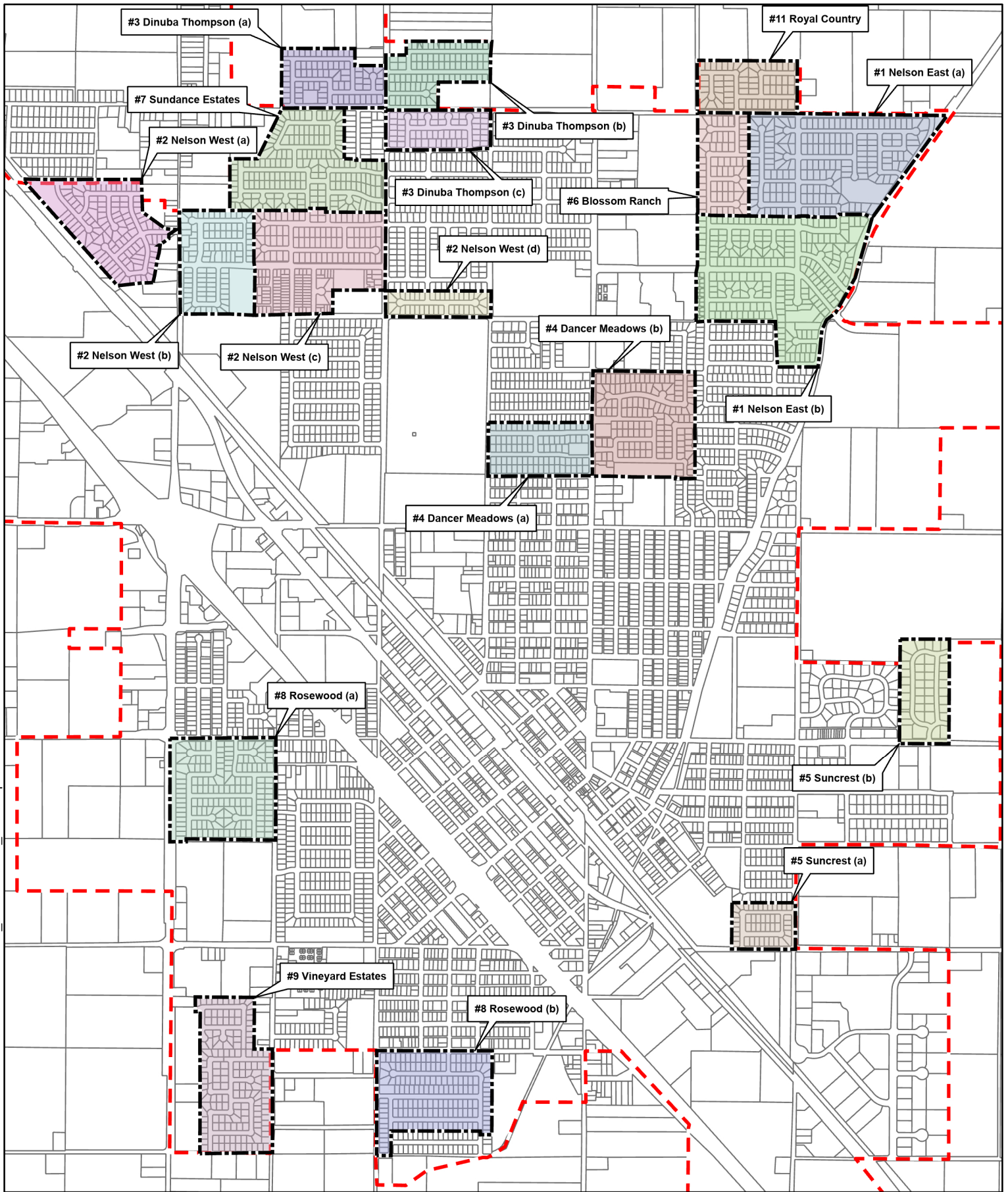
The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Selma held on the 20th day of May 2024 by the following vote:

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

Scott Robertson
Mayor

ATTEST:

Reyna Rivera
City Clerk



Assessment Area Boundary



Assessment Areas



City Limits

0 800 1,600 Feet

ASSESSMENT DIAGRAM OF CITY OF SELMA LANDSCAPING AND LIGHTING DISTRICT NO. 1

NOTE: FOR A MORE DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF THE LOTS, PIECES, PARCELS, AND SUBDIVISIONS OF LANDS SHOWN ON THE ASSESSMENT DIAGRAMS, REFERENCE IS MADE TO BOOKS 348, 358, 388, 389, & 390 OF ASSESSOR'S MAPS, COUNTY OF FRESNO, 2281 TULARE STREET, FRESNO, CALIFORNIA.



CITY MANAGER’S/STAFF’S REPORT
COUNCIL MEETING DATE:

May 20, 2024

ITEM NO: B.

SUBJECT: Consideration of a Resolution awarding contract to D&G Fence Company, Inc. for the Brentlinger Park Fence Replacement Project

BACKGROUND: The Brentlinger Park is currently fenced on the west and south sides by fences for security and safety. The west side fence is an existing 6-foot-tall chain-link fence separating the park property along an existing Consolidated Irrigation District (“CID”) open canal. The condition of the existing fence has been determined by Public Works to be in disrepair and needs to be replaced. The south side fence bordering Rose Avenue from the southwest corner of the park to the tennis courts is currently fenced by a 6-foot ornamental metal fence (wrought iron fence). The condition of the existing fence is in disrepair and has been deemed unsafe.

Public Works Staff established the scope and quantities of fencing to be removed and replaced. The scope includes replacing several ornamental metal gates along Rose Avenue. The proposed chain-link fence will be constructed according to the current City Standard M-2. The proposed ornamental metal fence will be constructed based on a fence detail provided by the City Engineer.

DISCUSSION: The Project was advertised for bid on April 24, 2024, and May 1, 2024. The Project consisted of a Base Bid and an Add Alternate. The Add Alternate bid items included removal and replacement of the existing concrete mow strip at the ornamental metal alignment along Rose Avenue. As stated in the Project Specifications, the low bid for the Project shall be based on the lowest Base Bid without consideration of the Additive Alternate. Bids were received from six (6) contractors on May 9, 2024, as follows:

Contractor	Base Bid	Add Alternate	Total Bid
D&G Fence Company	\$117,761.25	\$9,984.00	\$127,745.25
Fresno Fence Connection	\$175,662.00	\$16,692.00	\$192,354.00
All Steel Fence, Inc.	\$196,317.16	\$17,362.80	\$213,679.96
Ace Fence Company	\$203,370.24	\$6,427.20	\$209,797.44
AJ Excavation, Inc.	\$212,563.00	\$37,440.00	\$250,003.00
Marko Construction Group, Inc	\$350,235.00	\$21,840.00	\$372,075.00
Engineer’s Estimate	\$158,776.00	\$7,176.00	\$165,952.00

The bids were analyzed, and it was determined that D&G Fence Company submitted the lowest responsive and responsible base bid and as such, Staff recommends that they be awarded the contract.

FISCAL IMPACT:

The estimate cost for the construction phase of the project is \$159,680.25, as detailed below:

Construction	\$127,745.25
Construction Contingency	\$12,775.00
Construction Management/Inspection/Testing/Admin	\$19,160.00
Total	\$159,680.25

The funding for this project will be the American Rescue Plan Act (“ARPA”) funds available to the City. The current balance of ARPA fund is \$3,403,537.

RECOMMENDATION: Approve Resolution awarding construction contract to D&G Fence Company for the Brentlinger Park Fence Replacement Project in the amount of \$127,745.25; approving a 10% construction contingency for potential change orders in the amount of \$12,775.00 for this project; and authorize the City Manager to sign contract documents on behalf of the City.

<u> /s/ </u>	<u> 5/16/2024 </u>
Michael Honn	Date
Public Works Director	

<u> /s/ </u>	<u> 5/16/2024 </u>
Jerome Keene	Date
Deputy City Manager	

<u> /s/ </u>	<u> 5/16/2024 </u>
Fernando Santillan	Date
City Manager	

RESOLUTION NO. 2024-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA,
CALIFORNIA AWARDED CONTRACT FOR
BRENTLINGER PARK FENCE REPLACEMENT PROJECT**

WHEREAS, The Public Works Staff designated the Brentlinger Park Fence Replacement Project (“Project”) as a priority security and safety project for the Brentlinger Park bordering the Consolidated Irrigation District (“CID”) canal and Rose Avenue; and,

WHEREAS, the details and specifications for the Project were prepared by the City Engineer; and,

WHEREAS, the project has been advertised and bids have been received on the project; and,

WHEREAS, the bids were opened on Thursday, May 9, 2024;

WHEREAS, Staff analyzed all bids received and determined the bid from D&G Fence Company to be the lowest responsive and responsible base bid;

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

1. The above recitals are true and correct;
2. The contract for the Brentlinger Park Fence Replacement Project is awarded to D&G Fence Company, at a cost of \$127,745.25;
3. Approve a 10% Construction Contingency in the amount of \$12,775;
4. Authorize the City Manager to execute contract documents.
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.
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.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Selma held on the 20th day of May 2024 by the following vote:

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



(Signatures on the following page)

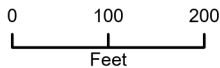
Scott Robertson
Mayor

ATTEST:

Reyna Rivera
City Clerk



-  Chain Link Fence
-  Wrought Iron Fence



BRETlinger PARK FENCE REPLACEMENT PROJECT

City of Selma

 **Yamabe & Horn Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS





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	<p>Legend</p> <p>○—○ Chain Link Fence □—□ Wrought Iron Fence</p> <p>0 50 100 Feet</p>	<p>BRETTLINGER PARK FENCE REPLACEMENT PROJECT City of Selma</p> <p>Yamabe & Horn Engineering, Inc. CIVIL ENGINEERS • LAND SURVEYORS</p>	<p>Page 13</p>
<p>PAGE 2 OF 2 May 20, 2024 Council Packet</p>			

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

May 20, 2024

ITEM NO: C.

SUBJECT: Consideration of a Resolution Approving the Project List for Senate Bill 1 (SB 1) Funding for FY 2024-2025

BACKGROUND: On April 28, 2017 the Governor signed Senate Bill (“SB”) 1 (Beall, Chapter 5, Statutes of 2017), which is known as the Road Repair and Accountability Act of 2017. To address basic road maintenance, rehabilitation and critical safety needs on both the state highway and local streets and road system, SB 1:

- increased per-gallon fuel excise taxes;
- increased diesel fuel sales taxes and vehicle registration fees; and
- provided for inflationary adjustments to tax rates in future years.

In 2017, the State Controller started depositing various portions of this new funding into the newly created Road Maintenance and Rehabilitation Account (“RMRA”). A percentage of this new RMRA funding is apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code (SHC) Section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads system.

In order to be eligible for this funding, recipient cities and counties must:

- develop and submit a list of projects to the California Transportation Commission (CTC) each fiscal year;
- develop and submit a project expenditure report to the CTC each fiscal year; and
- comply with all requirements including reporting requirements for RMRA funding.

The deadline for recipient cities and counties to submit their project lists for the 24/25 fiscal year is July 1, 2024. All proposed projects must be adopted by local agency resolution.

DISCUSSION: The Selma Capital Improvement Program (CIP) budget is currently in development with the 10-year CIP adopted by the Council on March 4, 2024. The City is projected to receive \$632,566 in RMRA funding for the 24/25 Fiscal Year. The following projects from the 10-year CIP are proposed by Staff to be included in the RMRA project list:

- South Mill Ditch Avenue Overlay
- Second Street Reconstruction

Both projects have been included in the 24/25 CIP budget and are proposed for construction in the 25/26 fiscal year. The scope for both projects include reconstruction of roadway structural sections and upgrades to curb ramps to current ADA Standards.

FISCAL IMPACT: The Engineer's estimate for these projects is as follows:

South Mill Ditch Avenue Overlay	\$447,000
Second Street Reconstruction	\$757,350
Total	\$1,204,350

The estimated useful life of the projects is 20-25 Years. Estimated completion date is December 2026.

The projects are scalable depending on the funds available from SB1.

RECOMMENDATION: Adopt the Resolution Approving the Project List for Senate Bill 1 (SB 1) Funding for FY 24/25.

<u>/s/</u>	<u>05/09/2024</u>
David Horn	Date
City Engineer	

<u>/s/</u>	<u>05/09/2024</u>
Jerome Keene	Date
Deputy City Manager	

<u>/s/</u>	<u>05/09/2024</u>
Fernando Santillan	Date
City Manager	

RESOLUTION NO. 2024-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA,
CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2024-25
FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and,

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City, will receive an estimated \$632,566 in RMRA funding in Fiscal Year 2024-25 from SB 1; and

WHEREAS, this is the eighth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate two streets infrastructure throughout the City this year and similar projects into the future; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an "poor" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "good" condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

1. The above recitals are true and correct;
2. The following list of newly proposed projects will be funded in-part or solely with Fiscal Year 2024-25 Road Maintenance and Rehabilitation Account revenues:

Project #1:

Project Title: South Mill Ditch Avenue Overlay

Project Description: Rehabilitation of roadway structural section and upgrades to curb ramps to current ADA standards.

Project Location: Ditch Street between Nelson Boulevard and Goldridge Street.

Estimated Project Schedule: Start August 2024 – Completion December 2026

Estimated Project Useful Life: 20-25 Years

Project #2:

Project Title: Second Street Reconstruction

Project Description: Reconstruction of roadway structural sections and upgrades to curb ramps to current ADA standards.

Project Location: Second Street between Nebraska Avenue and Sylvia Street.

Estimated Project Schedule: Start August 2024 – Completion December 2026

Estimated Project Useful Life: 20-25 Years

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.
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.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Selma held on the 20th day of May, 2024 by the following vote:

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

(Signatures on the following page)

Scott Robertson
Mayor

ATTEST:

Reyna Rivera
City Clerk

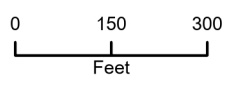


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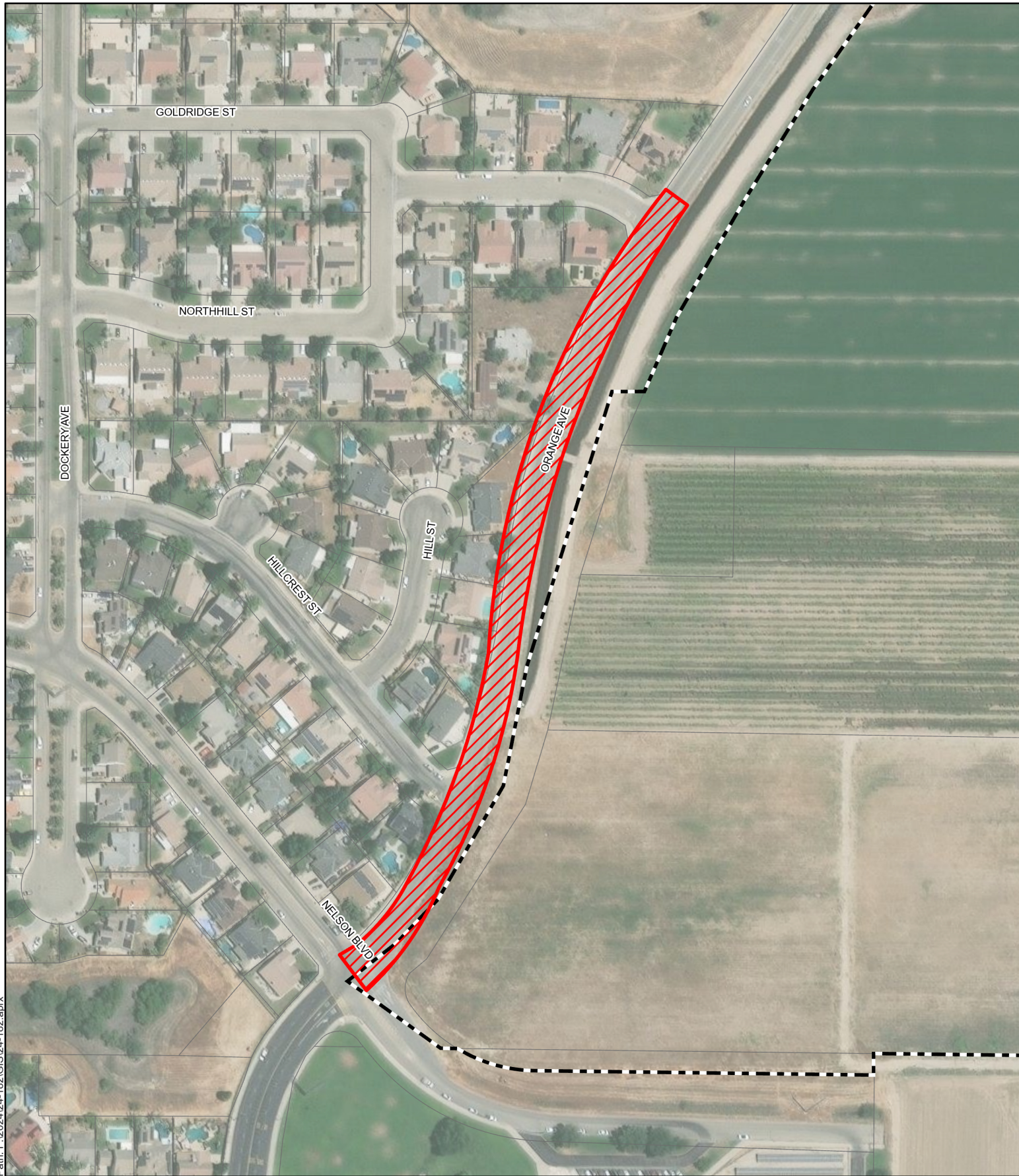
-  Project Location
-  City Limits
-  Parcels



Second Street Reconstruction
City of Selma

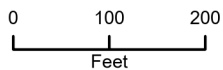


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Legend

-  Project Location  City Limits  Parcels



South Mill Ditch Avenue Overlay City of Selma

 **Yamabe & Horn
Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS



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

May 20, 2024

ITEM NO: D.

SUBJECT: Consideration of a Resolution Approving and Authorizing the City Manager to Execute a New Agreement to Extend A Lease with Cal Water for the Use of the Well Property at 2831 W. Front Street and Selma Tower at 1710 Tucker Street for up to 10 Years

BACKGROUND: The City of Selma has been in a lease agreement with Cal Water for the use of the property located at 2831 W. Front Street ("Well Property") since 2013. The City has provided Animal Services from the facilities at this property since that time. As the City continues to provide Animal Care Services from this same location, CalWater has allowed Selma to continue with the same use at this location. However, it is in the best interest of both parties to renew the expired lease agreement to ensure continued operations and protect the interests of both parties.

DISCUSSION: After discussions between Cal Water and City Staff, Staff is recommending an agreement which extends the lease for a term of up to 10 years to commence on January 1, 2024 through December 31, 2033. Additionally, the City would ask for an annual lease extension for each year following the end of this lease agreement should both parties agree.

FISCAL IMPACT: The lease agreement requires no payment to either party, as the City allows Cal Water the use of the cell tower located at 1710 Tucker Street ("Selma Tower"). There is a minimal maintenance cost which is built into the City's building maintenance program.

RECOMMENDATION: Approve a Resolution Authorizing the City Manager to Execute a New Agreement to Extend A Lease with Cal Water for the Use of the Well Property and Selma Tower.

_____/s/
Fernando Santillan
City Manager

05/20/2024
Date

Attachments:

1. Resolution
2. Agreements

RESOLUTION NO. 2024 – ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA,
CALIFORNIA APPROVING AND AUTHORIZING THE CITY MANAGER TO
EXECUTE A NEW AGREEMENT TO EXTEND AN EXISTING LEASE WITH CAL
WATER FOR THE USE OF FACILITIES TO PROVIDE ANIMAL CARE SERVICES**

WHEREAS, the City of Selma would like to enter into a ten-year Agreement to lease the property at 2831 W. Front Street, Selma, Ca; and,

WHEREAS, it will be used to provide continued Animal Care Services to the community of Selma; and,

WHEREAS, Cal Water shall have the right to occupy and use a portion of the Selma Tower for the sole purpose of installation of communication equipment, including without limitation; and,

WHEREAS, The base rent for Cal Water's occupancy and use of the Selma Tower is Six Hundred Dollars (\$600.00) per month, which amount shall be credited to Cal Water as the base rent payable by Selma to Cal Water during the term of the animal shelter lease; and,

WHEREAS, the City of Selma would have the option of extending this lease agreement for a term of one year beyond this initial 5 year lease should both parties agree; and,

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

1. The above recitals are true and correct;
2. The City Council hereby approves the Agreement with Cal Water.
3. The City Manager is authorized to execute all necessary documents.
4. **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.
5. **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.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Selma held on the 20th day of May 2024 by the following vote:

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

(Signatures on the following page)

Scott Robertson
Mayor

ATTEST:

Reyna Rivera
City Clerk

CONFIRMATION OF LEASE
(SEL/2831 W Front Street)

This CONFIRMATION OF LEASE (this **Agreement**), effective as of January 1, 2024, is made by and between CALIFORNIA WATER SERVICE COMPANY, a California corporation and public water utility (**Cal Water**) and the CITY OF SELMA, a California municipal corporation (the **City of Selma**), who may each be referred to as a **Party** and together as the **Parties**.

BACKGROUND

A. On June 1, 2013, Cal Water, as the “Landlord”, and the City of Selma, as the “Tenant”, entered into that unrecorded *Commercial Ground Lease*, effective June 1, 2023 (the **Lease**). Under the Lease, Cal Water leased to the City of Selma the Property and the Building at 2831 W Front Street, City of Selma, State of California, then identified by APN 388-02-054 (together the “Premises” under the Lease) for the Term and the permitted uses that are all more particularly defined under the Lease.

B. On or around December 11, 2013, Cal Water consented to the City of Selma’s sublease of the Premises to Second Chance Animal Shelter of Selma, a California non-profit corporation (**Second Chance**). That sublease was terminated on or about December 31, 2023, and the City of Selma received the reversion of the leasehold. The City of Selma resumed possession of the Premises on January 1, 2024.

C. While the Lease expired by its terms on December 31, 2023, the City of Selma has been occupying the Premises on a holdover basis. While the City of Selma intended to exercise its option under Section 1.3.3. of the Lease to extend the Term of the Lease, the City of Selma did not provide Cal Water with the required notice under the Lease.

D. Cal Water is willing to extend the Term of the Lease under Section 1.3.3. in consideration for the confirmation of certain facts and conditions that are relevant under the Lease, and to the City of Selma’s acceptance of the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the Background, the covenants below, and other good and valuable consideration, the Parties confirm or agree as follows:

1. Confirmations

1.1. Lease. The Lease, as amended by the Addendum attached to this Agreement as **Exhibit A**, constitutes the Lease. There are no other agreements between the Parties, whether written or oral, express or implied, concerning the letting, occupancy, or permitted use of the Premises by the City of Selma or any other person or party except as provided under the Lease.

1.2. Date of Possession. The City of Selma resumed possession of and has been in continuous and uninterrupted possession of the Premises since **January 1, 2024**.

1.3. Term. The Term of the Lease will expire on **December 31, 2033** (i.e., the Expiration Date), unless earlier terminated or cancelled as provided under the Lease. The City of Selma understands and acknowledges that the City of Selma, as the Tenant under the Lease: (a) has no option or right to further extend the Term of the Lease; (b) Cal Water has no obligation to extend the Term of the Lease or to enter into any new lease, license, or other agreement for the letting, occupancy, or use of the Premises; and that (c) Cal Water made no representation, express or implied, on which the City of Selma has or may rely that the Term of the Lease will or may be further extended or renewed.

1.4. Permitted Alterations. The Permitted Alterations (i.e., tenant improvements), shown or described on the attached **Exhibit B** are all of the Permitted Alterations on the Property and there are no other tenant improvements except for the Permitted Alterations. The Permitted Alterations are and will at all times under the Lease be Tenant's leasehold improvements, severed from and not constituting a fixture, improvement, accession, or attachment to or part of the Property (i.e., the land) or the Building.

1.5. As-Is; Where-Is. The City of Selma resumed possession of the Premises as-is and where-is, with any and all faults, whether patent or latent, known or unknown, and without any representation, express or implied, oral or written from Cal Water or any of Cal Water's agents or representatives of the nature, condition, suitability, or fitness of the Premises for the City of Selma's intended use or purposes.

1.6. No Defaults. the Lease is in full force and effect and no event has occurred that with notice or the lapse of time or both would constitute an event of default by Tenant under the Lease. Moreover, Tenant is not in default in the payment of rents, charges, taxes, or other additions to rent that are due, demanded, or owing under the Lease.

2. Representations and Warranties

2.1. No Defaults. The Lease is in full force and effect and no event has occurred that with notice or the lapse of time or both would constitute an event of default by Cal Water, as the Landlord, under the Lease.

2.2. No Liens. The City of Selma has discharged, satisfied, or obtained releases of any mortgage, judgment, lien, claim, or encumbrance attached to, affecting, or otherwise encumbering the Premises, any fixtures or improvements to the Premises, the Lease, and the leasehold estate, except as Cal Water has expressly allowed or consented to in writing.

2.3. No Nuisance or Waste. The City of Selma has not caused, permitted, or suffered any use of the Premises constituting spoil, waste, a public or private nuisance, an encroachment, trespass, or any hazardous, dangerous, unlawful, or illegal use or condition of any kind or nature.

2.4. No Litigation. There are no pending actions, suits or proceedings, arbitration, mediation, or governmental investigations against or involving the City of Selma, an adverse outcome of which would materially affect the City of Selma's right, power, or authority to enter into this Agreement or to perform its obligations under the Lease.

2.5. Construction Documents. The City of Selma has delivered to Cal Water all information and documents with the City of Selma's possession or reasonable control that are related to the design, construction, repair, maintenance, renovation, placement, or installation of any leasehold improvements or fixtures in, on, or under the Premises, whether in hardcopy, electronic or softcopy, or any other medium and format.

2.6. Due Authority. The City of Selma has the full power, authority, and legal right to perform and observe the provisions of the Lease, as amended, and this Agreement in accordance with its terms.

3. General Terms

3.1. No Novation. The Parties do not intend this Agreement or any of the transactions contemplated under this Agreement to be deemed or construed to be or constituted a novation of the Lease or any of the terms, conditions, or obligations of the Tenant or Landlord under the Lease.

3.2. Binding Effect. This Agreement is binding on the Parties, their successors in interest and permitted assigns, and shall inure to the benefit of Cal Water and its successors and assigns.

3.3. Entire Agreement. The Lease, as amended, is the entire agreement between the Parties with respect to the Premises and supersedes all prior understandings, agreements, or conversations, or otherwise between the Parties.

3.4. Further Assurance. Upon a Party's reasonable request, each other Party will execute, acknowledge, or deliver to the other Party or Parties such further assurances, documents, or instruments as reasonably necessary or required to effectuate the intent of this Agreement.

3.5. No Recordation. Neither Party may record this Agreement or the Lease, or any memorandum, notice, or short-form of this Agreement or the Lease, except with the prior written consent of all the Parties and upon terms and conditions as the Parties will mutually agree.

3.6. No Third Party Beneficiaries. This Agreement will not be deemed or construed to be an agreement for the benefit of any third party or parties and no third party or parties have any claim or right of action under this Agreement for any cause whatsoever.

3.7. Counterparts. This Agreement can be signed in one or more counterparts and by facsimile, PDF, or other electronic means. Each counterpart will be deemed an original and all counterparts, when taken together, will form one and the same instrument.

IN WITNESS WHEREOF, the Parties have signed this Agreement intending it to be effective on January 1, 2024.

CITY OF SELMA,
a California municipal corporation

APPROVED BY [], ON:
[Date] (By Resolution 22-####)

By: _____
[]
Its: Mayor

Date: _____

APPROVED AS TO FORM:

ATTEST:

[]
[]

By: _____
[]
Its: City Clerk

APPROVED AS TO CONTENT:

[]
[]

FINANCIAL APPROVAL:

[]
[]

City of Selma

CALIFORNIA WATER SERVICE COMPANY,
a California corporation

By: _____

Its:

By: _____

Its:

Cal Water

Exhibit A
Addendum to Lease

1. Basic Provisions

1.1. Term. Section 1.3 of the Lease (Term) is deleted and replaced with the following:

The Term of the Lease expires on **December 31, 2033** (i.e., the Expiration Date), unless earlier terminated or cancelled as provided under the Lease.

1.2. Extension Term. The heading and content of Section 1.3.3 is deleted, except for the section number (i.e., 1.3.3), and replaced with “[Intentionally Omitted]”, to preserve internal cross-references and numbering in the Lease.

1. Insurance Coverages. The minimum coverages and limits of coverage required under Section 5 of the Lease are amended as follows:

Coverages:	Minimums:
General Liability	\$10,000,000 (aggregate) \$5,000,000 (per occurrence)
Pollution Liability	\$10,000,000 (aggregate) \$5,000,000 (per occurrence)
Worker’s Compensation	Statutory Requirement
Auto Liability Bodily Injury Property Damage	\$1,000,000 (per occurrence)

2. Surrender. Section 17 of the Lease is amended by adding the following subsections:

17.2 Title and Survey. No less than 60 days before the Expiration Date or Tenant’s earlier surrender of the Premises, Tenant will obtain and deliver at its cost to Landlord a condition of title report and UCC lien report and any drawings or plans of the as-built conditions of the Alterations and any land title, boundary, or topographic surveys that are in Tenant’s possession or reasonable control.

17.3 Surrender Deposit. No less than 30 days before the Expiration Date or Tenant’s earlier surrender of the Premises, Tenant will deposit with Landlord **20%** of Tenant’s estimated costs for the removal or restoration of the Premises as a deposit and

security for the full and faithful performance of the work or removal of the Alterations.

3. Notice. Section 15 of the Lease is amended by deleting the Landlord and Tenant's address and contact for notices and replacing such information with the following:

To Landlord:	Selma District California Water Service Co. 2042 2 nd Street Selma, CA 93662 Attn: District Manager E: O:
With a copy to:	Legal Department California Water Service Co. 1720 N First Street San Jose, CA 95112 Attn: Dir. of Real Estate E: LegalDepartment@calwater.com
To Tenant:	City of Selma [] [] [] [] Attn: E: O:
With a copy to:	[]

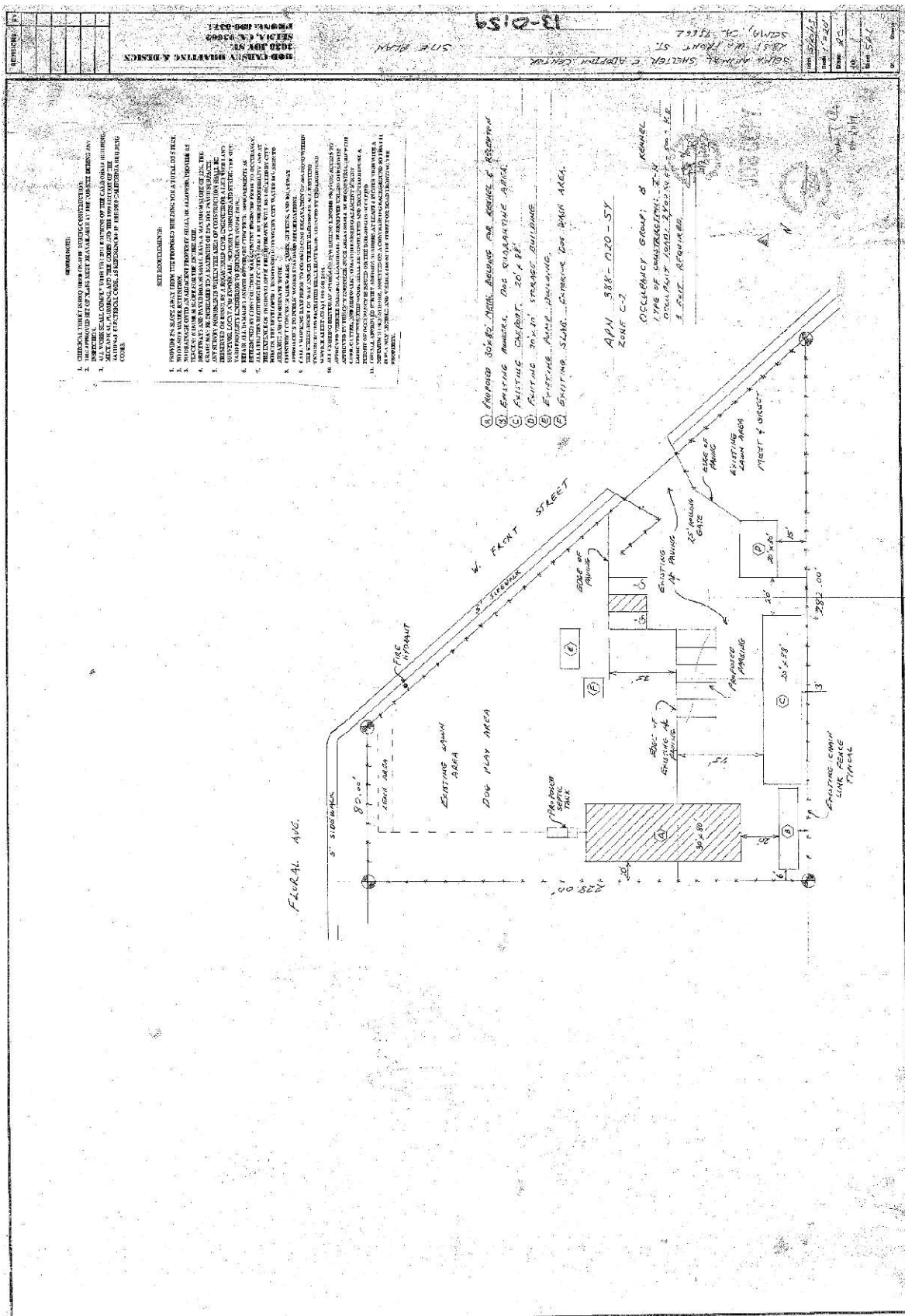
4. CASp Inspection. The following is added as Section 21.8:

21.8 CASp Inspection. Landlord has not had the Premises inspected by a Certified Access Specialist (CASp). Tenant may at its cost and expense conduct or have the Premises inspected by a CASp (a **CASp Inspection**); provided that the Parties agree on the time, manner, and scope of a CASp Inspection. Any repairs, remediations, modifications, or Alterations to the Premises to correct or address any violations or issues identified under a CASp Inspection will be the responsibility of Tenant.

5. Permitted Alterations. Exhibit B attached to the Lease is deleted and replaced with the Exhibit B attached to that Confirmation of Lease, dated and effective January 1, 2024.

Exhibit B
Permitted Alterations

1. 30' x 80' Metal Building (Kennel)
2. Leach Area
3. Proposed Septic Tank



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

May 20, 2024

ITEM NO: E.

SUBJECT: Approve a Resolution Authorizing the City Manager to Execute a New Agreement for the Adoption of Retired K9, "Onyx" to Selma Police Officer Wyatt Gorman

BACKGROUND: The Selma Police Department has utilized K-9 dogs over the past three decades. Through the course of this program, it has become common practice that a K-9 that has completed his service is officially retired. Once deemed the K-9 is no longer able to perform its law enforcement duties, the Department offers its handler the opportunity to adopt the K-9 as the handler and K-9 have a bond which ensures the best care for the K-9 as it lives out its life.

DISCUSSION: The Selma Police Department has owned and utilized the K9 Officer Onyx as a Patrol and Firearms K9 for the last 5 years. After serving our department, K9 Onyx has been deemed unable to continue his service as a Police K9 due to his age and his assigned handler has begun work with another law enforcement agency.

FISCAL IMPACT: There would be no negative fiscal impact on the City as the K-9 Adoption Agreement would be in exchange for consideration in the amount of \$1.00. This would be paid by the person Adopting K-9 Onyx.

RECOMMENDATION: Approve a Resolution Authorizing the City Manager to Execute a New Agreement for the Adoption of Retired K9, "Onyx" to Selma Police Officer Wyatt Gorman.

_____/s/_____
Fernando Santillan
City Manager

05/20/2024
Date

Attachments:

1. Resolution
2. Agreements

RESOLUTION NO. 2024 – __R

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A NEW AGREEMENT FOR THE ADOPTION OF RETIRED K9, “ONYX” TO SELMA POLICE OFFICER WYATT GORMAN

WHEREAS, the City owns a Belgium Malinois police K9 service dog (“Onyx”), who has been in the service of the Selma Police Department since June 2019; and

WHEREAS, Onyx has served with the Selma Police Department for approximately five (5) years; and

WHEREAS, the standard retirement of police K9 services dogs is transfer of ownership to the partner/handler for the consideration of a nominal dollar amount; and

WHEREAS, As a condition of this purchase, Officer Gorman will not allow Onyx to be used as a police K-9 service dog for any other law enforcement agency; and

WHEREAS, the valuable consideration for this adoption of \$1.00.

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

1. The above recitals are true and correct;
2. The City Council hereby approves the Agreement with Gorman Wyatt.
3. The City Manager is authorized to execute all necessary documents.
4. **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.
5. **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.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Selma held on the 20th day of May 2024 by the following vote:

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

(Signatures on the following page)

Scott Robertson
Mayor

ATTEST:

Reyna Rivera
City Clerk

City of Selma
K-9 ADOPTION AGREEMENT
RELEASE, WAIVER OF LIABILITY, AND
ASSUMPTION OF THE RISK AGREEMENT FORM

This Agreement ("Agreement") is made and entered into effective the 16th day of May, 2024 by and between the CITY of Selma, a California municipal corporation, its departments, its officers, its agents, its trainers, its council members, representatives, managers, servants, employees, successors, assigns, sponsors, or volunteers (hereinafter referred to as "CITY" or "Released Party"), and **Wyatt Gorman**, (adopting person) an individual, on behalf of myself, my heirs, agents, employees, and representatives (hereinafter referred to as "Releasor").

Releasor desire to adopt retired CITY police K-9 "**Onyx**" (hereinafter referred to as "Retired police K-9") from the CITY. In exchange for valuable consideration of \$1.00, Releasor acknowledges, appreciates, and agrees to the following:

- _____ I understand my Retired police K-9 has been trained to attack on command and at perceived threats. This training will always be a part of his/her temperament. As such, the police K-9 will require ongoing training and potentially re-socialization training. I agree to provide such training and am financially able to do so.
- _____ I agree to keep my Retired police K-9 housed in a kennel with a cover when not under my direct control.
- _____ I agree that K-9 "Onyx" will remain retired and will never serve in a K-9 capacity for any law enforcement functions and or law enforcement agencies for the remainder of his life.
- _____ I agree to house my adopted Retired police K-9 indoors or in a covered kennel outdoors. I ALSO AGREE THAT UNDER NO CIRCUMSTANCES SHALL MY DOG BE LEFT UNATTENDED OUTDOORS FOR ANY REASON. I understand and acknowledge that there will be a time of transitioning my dog to retirement. I understand that housebreaking and other demands may be required. I am willing to persevere in this process until my dog has made the full transition to our home, including additional training if necessary.
- _____ I agree to exercise my Retired police K-9 daily (minimum of 2 walks/day and playtime).
- _____ I agree to provide ample food, water, and necessary dietary supplements for my Retired police K-9.
- _____ I agree to have a properly fenced yard in good repair (no less than six (6) feet, but understand the kennel will only keep the K-9 contained).
- _____ I agree to provide veterinary care for my adopted Retired police K-9 to include but not be limited to the following: annual vaccinations, yearly exams, parasite control (external & internal), dental cleaning, and any established medical care which may have resulted in the K-9's retirement. (Average cost \$1,000/year not including emergencies).

- _____ I agree to notify my veterinarian, groomers, boarders, and any other care personnel that my dog is a retired police K-9.
- _____ I understand that I need to abide by local, state, and federal laws regarding my retired police K-9.
- _____ I agree to the insurance requirements below and will notify the CITY immediately if I am in breach of this provision.
- _____ I am a current police officer with the **City of Selma** and have 6 years of police experience with 3 years' experience as a police K-9 handler.

**INHERENT RISKS, HAZARDS AND DANGERS ASSOCIATED
WITH LOANING VEHICLES FOR AN UNDERCOVER OPERATION**

The ownership and care of a retired police K-9 is a demanding and a potentially hazardous activity. Risks associated with the ownership and care of a retired police K-9, include, but are not limited to, death; physical trauma; head injury; brain damage; facial fractures; neck fractures; spinal fractures; damage to the spinal cord that results in complete or partial paralysis; amputation; rib fractures; punctured lungs; serious injury to all bones, joints, muscles, and internal organs; aggravation of pre-existing conditions; eye damage, hearing loss; heat stroke; fainting; collapse; exhaustion; physical or psychological injury; pain; suffering; illness; disfigurement; permanent disability; economic loss; emotional loss; and property damage (hereinafter "Inherent Risks"). Such risks can arise in an incalculable variety of foreseeable and unforeseeable ways, some foreseeable ways may include the following: being involved in a dog attack, the dog getting loose and attacking other people, actions of any third party bothering the dog, which results in an attack of third parties or yourself; potential reckless actions of others; and complications associated with exposure to weather conditions, such as, rain, wind, hail, thunder, lightning, and other forces of the elements while walking the dog. Even though particular rules, safety equipment, and personal discipline may reduce the risk such items may still be inadequate to prevent serious accident, injury or death (hereinafter "Hazards and Dangers"). Therefore:

Assumption of the Risk, Covenants, Waivers and Indemnification

- (a) **ASSUMPTION OF RISK.** Releasor knowingly and freely assumes all Inherent Risks, Hazards and Dangers, both known and unknown, foreseeable and unforeseeable, even if arising from the negligence of Released Party arising out of my adoption, ownership, maintenance and care of the Retired police K-9. Releasor assumes full responsibility for the ownership, maintenance and control of the Retired police K-9, which may leave Releasor vulnerable or exposed to the Hazards and Dangers and hereby knowingly accept and assume all Inherent Risks, and responsibility for any damages, liabilities, losses, injuries or expenses which Releasor incurs.
- (b) **WAIVER AND RELEASE.** Releasor hereby voluntarily waives, releases and forever discharges Released Party from any and all allegations, claims, demands, damages, loss, expense, lawsuits or causes of action (hereinafter "Claims"), which Releasor may otherwise have arising out of the Releasor's adoption, ownership, maintenance and care of the Retired police K-9. This means, to the extent permitted by law, Releasor cannot file Claims or recover money damages if its agents, representatives, officers or employees

sustain Inherent Damages arising out of the adoption, ownership, maintenance and care of the Retired police K-9.

- (c) **INDEMNIFICATION.** Releasor hereby voluntarily releases, forever discharges, and agrees to defend, indemnify and hold harmless Released Party from any and all Claims, which are in any way connected with Releasor's (including its agents, employees, officers or representatives) adoption, ownership, maintenance and care of the Retired police K-9, including but not limited to any such Claims which allege negligent acts or omissions of Released Party, to the extent permitted by law. This means if anyone seeks money damages from Released Party arising out of Releasor's adoption, ownership, maintenance and care of the Retired police K-9, Releasor will pay for Released Party's attorney fees and costs to defend it against any such Claims, and Releasor will pay any monetary amount to resolve or satisfy Claims, which are in any way connected to Releasor's adoption, ownership, maintenance and care of the Retired police K-9.

Insurance

- (a) The Releasor shall maintain liability insurance in amounts no less than \$1,000,000 per occurrence. The Releasor shall identify the CITY as an additional insured on such insurance policy or policies and provide proof of the same at the time of the adoption, and at the time of every renewal. Releasor understands that these are the minimum requirements and that its duties under this Agreement are not limited by this Section. Specifically, the Releasor is required to defend and indemnify the CITY under this Agreement regardless of the amount of insurance.
- (b) This Section shall survive termination or expiration of this Agreement, as the parties anticipate the potential for claims made after the termination or expiration of this Agreement.

Severability, Choice of Law and Enforcement

- (a) **PARTIAL INVALIDITY/CHOICE OF LAW:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in effect. This Agreement, covenant, waiver and release shall be governed and construed under the laws of the State of California.
- (b) **EXPENSES OF ENFORCEMENT:** Should the Released Party be required to incur attorney's fees and costs to enforce this Agreement Releasor will pay all of those attorney's fees and costs.
- (c) **VENUE:** Venue for purposes of the filing of any action regarding the enforcement or interpretation of this Agreement and any rights and duties hereunder shall be Fresno County, California.

Interpretation

- (a) **INTERPRETATION:** The parties acknowledge that this Agreement in its final forms is the result of the combined efforts of the parties and that, should any provision of this Agreement be found to be ambiguous in any way, such ambiguity shall not be resolved by construing this Agreement in favor of or against either party, but rather by construing the terms in accordance with their generally accepted meaning.

- Releasor** acknowledges that he/she reads and understands English and has carefully read and understands the significance of this **RELEASE, WAIVER OF LIABILITY AND ASSUMPTION OF THE RISK AGREEMENT** in its entirety. **Releasor** consents to the foregoing to adopt the Retired police K-9.

Breed: Belgium Malinois Name: Onyx
Age: 5 years Color: Brown & Black Sex: Female

(Releasor- Wyatt Gorman)	Date
City Manager, Fernando Santillan	Date

CHECK REGISTER REPORT

CHECK NUMBER	CHECK DATE	STATUS	VENDOR NAME	CHECK DESCRIPTION	CATEGORY	AMOUNT
84042	04/17/24	Printed	ACTION TOWING AND DIVE TEAM	PD -VEHICLE STORAGE FOR VARIOUS CASES - FEBRUARY 2024		348.00
84043	04/17/24	Printed	ALTA LANGUAGE SERVICES, INC.	HR -LISTENING & SPEAKING TEST		68.00
84044	04/17/24	Printed	ALEJANDRO ALVAREZ	PD -SUPERVISOR LEARNING INSTITUTE PER DIEM 4/14-4/17/24	R	225.00
84045	04/17/24	Printed	AT&T	ECO DEV -CVTC INTERNET SERVICE 3/6/24- 4/5/24	R	121.29
84046	04/17/24	Printed	AT&T	ADMIN -PD FIRE ALARM 3/20/24-4/19/24		310.85
84047	04/17/24	Printed	AT&T MOBILITY	ADMIN -TELEPHONE MDT'S 2/12/24-3/11/24		1,780.98
84048	04/17/24	Printed	B&L MECHANICAL	FIN -BUSINESS LICENSE OVERPAYMENT REIMBURSEMENT		27.50
84049	04/17/24	Printed	BAUER COMPRESSORS INC.	FD -TURNOUT BOOTS		455.60
84050	04/17/24	Printed	SALLY BREYER	PD -ANIMAL SHELTER SUPPLIES REIMBURSEMENT		109.51
84051	04/17/24	Printed	ANGYLA BRUMM	PD -REIMBURSEMENT FOR PAYMENT TO REEDLEY VET FOR ANIMAL SERVICE		142.00
84052	04/17/24	Printed	ROD CARSEY / ROD CARSEY CONSULTING	BLDG -PLAN CHECKS MARCH 2024		5,700.56
84053- 84055	04/17/24	Printed	CENCAL AUTO & TRUCK PARTS, INC / NAPA AUTO PARTS	FLEET -AUTO PARTS & SUPPLIES		1,971.85
84056	04/17/24	Printed	CENTRAL SANITARY SUPPLY, LLC.	PW -JANITORIAL SUPPLIES		299.95
84057	04/17/24	Printed	CENTRAL VALLEY OVERHEAD DOOR	PW -REPLACED ROLL UP DOOR STA 1, ADJ. DOOR STA 2		3,338.40
84058	04/17/24	Printed	CITY OF FRESNO	PD -2 CLASSES PERISHABLE SKILLS TRAINING 4/16/24-4/19/24	R	1,186.00
84059	04/17/24	Printed	COOK'S COMMUNICATION CORP	PD -FED SIG REPLACEMENT LIGHT HEAD IN UNIT#183		593.18
84060	04/17/24	Printed	COUNTY OF TULARE	PD -SPAY/NEUTER & RABIES SHOTS		3,605.00
84061- 84062	04/17/24	Printed	DELTA DENTAL OF CALIFORNIA	HR -DENTAL CLAIMS 1/12-4/4/24		21,885.10
84063	04/17/24	Printed	DEPARTMENT OF JUSTICE	PD -BLOOD ALCOHOL ANALYSIS FEBRUARY 2024		140.00
84064	04/17/24	Printed	DIVISION OF THE STATE ARCHITECT	FIN -ADA FEE 1/1/24-3/31/24	R	147.60
84065	04/17/24	Printed	EAST OF BAY PLASTERING	FIN -BUSINESS LICENSE OVERPAYMENT REIMBURSEMENT		30.00
84066	04/17/24	Printed	JAVIER EVARISTO - GARAGE DOOR SKILLZ INC	PW -SERVICE & INSPECT GATES AT PUBLIC WORKS CORP YARD		270.00
84067	04/17/24	Printed	FINANCIAL PACIFIC LEASING	FD -2019 DANKO WILDLAND VEHICLES LEASE		21,922.40
84068	04/17/24	Printed	FRESNO OXYGEN	FD -MEDICAL OXYGEN		486.98
84069	04/17/24	Printed	GCS ENVIRONMENTAL EQUIPMENT	FLEET -SOLENOID VALVE UNIT#1315 ST SWEEPER		220.00
84070	04/17/24	Printed	H&R BLOCK	FIN -BUSINESS LICENSE OVERPAYMENT REIMBURSEMENT		50.00
84071	04/17/24	Printed	HAAKER EQUIPMENT CO	PW -VACTOR TRUCK RENTAL 2/29-3/27/24 STORM DRAINS		16,021.00
84072	04/17/24	Printed	HEALTHWISE SERVICES, LLC.	PD -35 GALLON PHARM KIOSK CONTAINER		173.75
84073	04/17/24	Printed	RAUL R HERRERA JR / ECN POLYGRAPH	HR -POLYGRAPH SERVICES MARCH 2024		1,000.00
84074	04/17/24	Printed	JUSTIN HOLT	HR -2022 FSA REIMBURSEMENT		54.46
84075	04/17/24	Printed	JORGENSEN & COMPANY	PW -ANNUAL FIRE EXTINGUISHER		817.70
84076	04/17/24	Printed	LABOR FIRST, LLC / RETIRE FIRST	HR -RETIREE POST 65 PREMIUMS MAY 2024		5,016.00
84077	04/17/24	Printed	CLAUDIO LASO	ART C -RIDE THE CYCLONE CO DIRECTOR		150.00
84078	04/17/24	Printed	LEON ENVIRONMENTAL SERVICES	PW -ASBESTOS BULK SAMPLE & ANALYSIS - SENIOR CENTER & SALAZAR CENTER		2,375.00
84079	04/17/24	Printed	LES SCHWAB TIRE CENTERS OF CENTRAL CA INC	FLEET -WHEEL BALANCE UNIT#110, TIRES UNIT#915 & UNIT#228		2,333.30
84080	04/17/24	Printed	LIEBERT, CASSIDY, WHITMORE	HR -LEGAL SERVICES FEBRUARY 2024		5,529.50
84081	04/17/24	Printed	LIFE-ASSIST INC.	FD -MEDICAL SUPPLIES		1,713.83
84082	04/17/24	Printed	MEDLINE INDUSTRIES, INC.	FD -MEDICAL SUPPLIES		604.10
84083	04/17/24	Printed	SAMUEL NEVAREZ	PD -PERISHABLE SKILLS TRAINING PER DIEM 4/16-4/19/24	R	60.00
84084	04/17/24	Printed	ODP BUSINESS SOLUTIONS LLC	ADMIN -OFFICE SUPPLIES		529.79
84085	04/17/24	Printed	MATTHEW PETERS	FD -ANNUAL TRAINING OFFICERS SYMPOSIUM		659.00
84086	04/17/24	Printed	PG&E	ADMIN -UTILITIES MARCH 2024		322.71
84087	04/17/24	Printed	PG&E	ADMIN -UTILITIES MARCH 2024		50,055.42
84088	04/17/24	Printed	PG&E	ADMIN -UTILITIES MARCH 2024		7,319.64
84089	04/17/24	Printed	PITNEY BOWES BANK INC	ADMIN -POSTAGE REFILL		1,075.24

CHECK REGISTER REPORT

CHECK NUMBER	CHECK DATE	STATUS	VENDOR NAME	CHECK DESCRIPTION	CATEGORY	AMOUNT
84090	04/17/24	Printed	QUAD KNOPF, INC.	COMM DEV -PROFESSIONAL SERV. FOR PLANNING 2/18-3/16/24		4,138.16
84091	04/17/24	Printed	RAMOS HR CONSULTING INC	HR -CLASSIFICATION AND COMPENSATION STUDY		25,110.00
84092	04/17/24	Printed	ROBERT HALF FINANCE &	HR -SENIOR ACCOUNTANT 3/29/24		2,960.00
84093	04/17/24	Printed	HUMBERTO SALAS	PD -PERISHABLE SKILL TRAINING PER DIEM 4/16-4/19/24	R	60.00
84094	04/17/24	Printed	SITEONE LANDSCAPE SUPPLY, LLC.	PW -SPRINKLER SUPPLIES		1,104.32
84095	04/17/24	Printed	STERICYCLE, INC.	PD -STERI-SAFE OSHA COMPLIANCE SUBSCRIPTION 4/1-4/30/24		214.11
84096	04/17/24	Printed	SUNRUN INSTALLATIONS SERVICES	FIN -BUSINESS LICENSE OVERPAYMENT REIMBURSEMENT		27.50
84097	04/17/24	Printed	TARGET SPECIALTY PRODUCTS	PW -HERBICIDES & ROUNDUP		1,473.09
84098	04/17/24	Printed	TEC WEST, INC.	HR -ACCOUNTING CLERK 3/24/24		1,550.00
84099	04/17/24	Printed	THE MOWER'S EDGE INC.	PW -WHEEL KITS W/HARDWARE FOR EXMARKS		409.56
84100	04/17/24	Printed	THISTLE & THORN FLORAL	FIN -BUSINESS LICENSE OVERPAYMENT REIMBURSEMENT		30.00
84101	04/17/24	Printed	THOMAS J O'LAUGHLIN MD INC.	FD -MEDICAL DIRECTOR MAY 2024		500.00
84102	04/17/24	Printed	RUSSELL & MARIE TYGART / UNIQUELY YOURS	PW -EMBROIDER NAME & SEW CITY PATCHES ON WINTER JACKETS		70.67
84103	04/17/24	Printed	U.S. BANK EQUIPMENT FINANCE	ADMIN -COPY MACHINE LEASES APRIL 2024		2,311.26
84104	04/17/24	Printed	VALLEY SHREDDING LLC	PD -96 GALLON RECYCLE SHREDDING		69.00
84105	04/17/24	Printed	VERIZON	FD -VEHICLE TRACKING DEC-MARCH 2024		284.25
84106	04/17/24	Printed	WASTE MANAGEMENT-USA WASTE	FIN -GARBAGE MARCH 2024		139,433.76
84107	04/17/24	Printed	WHITE CAP, L.P.	PW -WINTER JACKETS		278.74
84108	05/01/24	Printed	AIRGAS USA LLC	ECO DEV -CVTC OXYGEN SUPPLIES	R	26.17
84109	05/01/24	Printed	ALLSTAR FIRE EQUIPMENT	FD -CAPTAINS TRADITIONAL COMPOSITE HELMETS		978.73
84110	05/01/24	Printed	ALEJANDRO ALVAREZ	PD -SUPERVISOR LEARNING INSTITUTE PER DIEM 5/19-5/22		225.00
84111	05/01/24	Printed	ALEJANDRO ALVAREZ	PD -NATIONAL POLICE WEEK CONF. PER DIEM 5/11-5/16/24		390.00
84112	05/01/24	Printed	NICOLETTE ANDERSEN	COMM SERV -MATILDA SNACK BAR		240.70
84113	05/01/24	Printed	ASSOCIATED DESIGN & ENGINEERING INC	PW -STRUCTURAL ENGINEERING SERV. SENIOR CENTER REPAIRS		2,425.22
84114	05/01/24	Printed	AT&T	FIN -INTERNET FOR WEED & SEED 4/11/24-5/10/24		84.89
84115	05/01/24	Printed	AT&T	ADMIN -PD LOGGING RECORDER MAINT 3/23-4/22/24		494.37
84116	05/01/24	Printed	AT&T	ADMIN -TELEPHONE 3/4-4/3/24		1,715.60
84117	05/01/24	Printed	AT&T	ADMIN -TELEPHONE 3/4-4/3/24		116.10
84118	05/01/24	Printed	AT&T	ADMIN -TELEPHONE 3/4-4/3/24		111.00
84119	05/01/24	Printed	AT&T	ADMIN -TELEPHONE 3/12-4/11/24		57.67
84120	05/01/24	Printed	AT&T	ADMIN -TELEPHONE 3/12-4/11/24		103.11
84121	05/01/24	Printed	AT&T	ADMIN -TELEPHONE 3/12-4/11/24		200.90
84122	05/01/24	Printed	AT&T MOBILITY	ADMIN -TELEPHONE MDT'S 3/1/24-3/31/24		389.07
84123	05/01/24	Printed	BANNER PEST CONTROL INC	ADMIN -PEST CONTROL APRIL 2024		496.00
84124	05/01/24	Printed	JAY W. BROCK / TOP DOG TRAINING CENTER	PD -SERVICE MAINTENANCE TRAINING 3/18/24 & 4/1/24		360.00
84125	05/01/24	Printed	ANGYLA BRUMM	PD -REEDLEY VETERINARY INC SERVICES		462.85
84126	05/01/24	Printed	CALIFORNIA TURF EQUIPMENT & SUPPLY INC	PW -PARK MAINTENANCE & LANDSCAPING EQUIP. SUPPLIES		2,811.12
84127	05/01/24	Printed	CALIFORNIA WATER SERVICE	ADMIN -WATER SERVICE MARCH 2024		10,656.85
84128	05/01/24	Printed	TIM CANNON	PD -NATIONAL POLICE WEEK PER DIEM 5/11-5/16/24		390.00
84129-84133	05/01/24	Printed	CENCAL AUTO & TRUCK PARTS, INC	FLEET -AUTO PARTS		6,480.96
84134-84136	05/01/24	Printed	CENTRAL SANITARY SUPPLY, LLC.	PW -JANITORIAL SUPPLIES		6,611.57
84137	05/01/24	Printed	CISCO SYSTEMS CAPITAL CRP	ADMIN -PHONE SYSTEM LEASE		1,375.84
84138	05/01/24	Printed	CITY OF FRESNO	FD -PERISHABLE SKILLS TRAINING 5/21/24-5/24/24	R	1,779.00
84139	05/01/24	Printed	COBRA PROFESSIONALS, INC.	HR -FSA ADMINISTRATIVE FEE 1/1/24-3/31/24		252.00
84140	05/01/24	Printed	ENRIQUE BARBOSA COLIN / BARBOSA AUTO GLASS	FLEET -WINDSHIELD REPAIR UNIT# 8560 & 8563		840.00

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84141	05/01/24	Printed	COMCAST	ADMIN -PD TO FCSO MARCH 2024		728.57
84142	05/01/24	Printed	COMCAST	ADMIN -INTERNET SERVICE APRIL 2024		833.96
84143	05/01/24	Printed	COMCAST	FD -INTERNET SERVICES 4/11/24-5/10/24		402.44
84144	05/01/24	Printed	CORE BUSINESS INTERIORS DBA CORE SPACES AND DESIGN	PD -3 TWO DOOR CABINETS FOR AXON CAMERA BATTERY CHARGERS		2,870.37
84145	05/01/24	Printed	CORELOGIC SOLUTIONS LLC	ADMIN -REALQUEST SERVICES MARCH 2024		481.25
84146	05/01/24	Printed	COUNTY OF TULARE	PD -SPAY/NEUTER AND RABIES SHOTS		620.00
84147	05/01/24	Printed	CPRS DISTRICT 7	COMM SERV -PARTICIPANT REGISTRATION 10 MEMBERS		400.00
84148	05/01/24	Printed	DATAPATH LLC	IT -SECURITY KEY NFC BY YUBICO, DOWN PAYMENT FOR ANIMAL SERVICES SITE		950.00
84149	05/01/24	Printed	BRIAN DAVIS	COMM SERV -REIMBURSEMENT FOR MILEAGE		26.13
84150	05/01/24	Printed	DELTA DENTAL OF CALIFORNIA	HR -DENTAL CLAIMS 4/11/24		1,607.10
84151	05/01/24	Printed	DEPARTMENT OF JUSTICE	PD -FINGERPRINTS & BLOOD ALCOHOL ANALYSIS MARCH 2024		729.00
84152	05/01/24	Printed	AUDIA YVONNE DIXON	COMM SERV -PROMO ADD ILLUSTRATIONS		1,500.00
84153	05/01/24	Printed	EDITOR LLC	COMM SERV -MUSICAL THEATER PROMO PHOTOS & EDITING		600.00
84154	05/01/24	Printed	FAHRNEY ENTERPRISES INC.	PD -2024 RAV-4 HYBRID FOR ACT POSITION	R	39,466.53
84155	05/01/24	Printed	FRESNO COUNTY SHERIFF	PD -PRISONER PROCESSING 1/1-3/31/24		1,241.54
84156	05/01/24	Printed	FRESNO ECONOMIC OPPORTUNITIES	SENIOR C -MEALS MARCH 2024 & SITE SUPPLIES FEBRUARY 2024		2,495.87
84157	05/01/24	Printed	FRESNO OXYGEN	FD -MEDICAL SUPPLIES		754.78
84158	05/01/24	Printed	GAR BENNETT LLC	PW -IRRIGATION SUPPLIES		94.17
84159	05/01/24	Printed	MICHAEL CALEB GARCIA	PD -PERISHABLE SKILLS TRAINING PER DIEM 5/14-5/17/24	R	60.00
84160	05/01/24	Printed	RENE GARZA	PD -COMMAND COLLEGE PER DIEM 5/5-5/10/24		355.00
84161	05/01/24	Printed	GCS ENVIRONMENTAL EQUIPMENT	FLEET -GUTTER BROOM TORQUE MOTOR & HUB UNIT#1315		1,359.16
84162	05/01/24	Printed	GRENZ TPA INSURANCE ADMIN / AMERICAN RIVER BENEFIT ADMIN	HR -FIRE EMPLOYEES LIFE INSURANCE APRIL 2024		583.86
84163	05/01/24	Printed	GRISWOLD, LASALLE, COBB, DOWD	CITY ATTORNEY -LEGAL FEES FEBRUARY & MARCH 2024		52,626.46
84164	05/01/24	Printed	CHRISTIAN GUIZAR	PD -PERISHABLE SKILLS TRAINING PER DIEM 5/21-5/24/24	R	60.00
84165	05/01/24	Printed	ANDREW GUZMAN	PD -PERISHABLE SKILLS TRAINING PER DIEM 5/14-5/17/24	R	60.00
84166	05/01/24	Printed	HAAKER EQUIPMENT CO	PW -VECTOR TRUCK RENTAL 2/1-2/28/24		16,021.00
84167	05/01/24	Printed	HEALTHWISE SERVICES, LLC.	FD -BIOHAZARD DISPOSAL SERVICE		466.25
84168	05/01/24	Printed	RAUL R HERRERA JR / ECN POLYGRAPH	HR -POLYGRAPH SERVICES 4/2/24		250.00
84169	05/01/24	Printed	HINDERLITER DE LLAMAS & ASSOCIATE	FIN -SALES TAX JAN-MARCH 2024		1,226.51
84170	05/01/24	Printed	KIMBERLY HOUSTON	COMM SERV -MATILDA PROPS		197.17
84171-	05/01/24	Printed	HOWMEDICA OSTEONICS CORP./	FD -AMBULANCE EQUIPMENT AGREEMENT & SUPPLIES		55,919.68
84172	05/01/24	Printed	STRYKER SALES, LLC	ENG -PROGRESS PAYMENT #1 CLARKSON LIFT STATION		24,997.35
84173	05/01/24	Printed	HPS MECHANICAL, INC.	FD -ACLS/PALS CERTIFICATION RENEWAL REIMBURSEMENT		195.00
84174	05/01/24	Printed	TRAVIS HUGHES	FD -EPCR SOFTWARE MARCH 2024		454.48
84175	05/01/24	Printed	IMAGETREND INC.	PW -LIGHTWEIGHT GLOVES, SAFETY GLASSES, EAR PLUGS		416.26
84176	05/01/24	Printed	INDUSTRIAL SAFETY LLC	PD -ANNUAL SHIELD SUITE SUBSCRIPTION 2/1/24-1/31/25		4,841.00
84177	05/01/24	Printed	INTERNATIONAL BUSINESS INFORMATION TECHNOLOGIES	ADMIN -ALARM SERVICES 4/1/24-6/30/24		4,319.89
84178	05/01/24	Printed	JOHNSON CONTROLS SECURITY	FIN -FISCAL YEAR 23 AUDIT SERVICES		48,000.00
84179	05/01/24	Printed	BRYANT JOLLEY	FD -EMT RECERTIFICATION REIMBURSEMENT		82.00
84180	05/01/24	Printed	JAKE KARAM	HR -REIMBURSEMENT FOR APRIL 2024		188.07
84181	05/01/24	Printed	JEFF KESTLY	HR -PRE-EMPLOYMENT PHYSICALS & DRUG TESTS		900.00
84182	05/01/24	Printed	KINGS INDUSTRIAL OCCUPATION	PW -GRAPHIC VINYL FILM FOR ST SIGNS		559.99
84183	05/01/24	Printed	KRC SAFETY CO INC	HR -LAW ENFORCEMENT BACKGROUND		800.00
84184	05/01/24	Printed	TIM J LAW / LAW & ASSOCIATES	FLEET -TIRES, BALANCE & REPAIRS FOR VARIOUS UNITS		818.03
84185	05/01/24	Printed	LES SCHWAB TIRE CENTERS OF CENTRAL CA INC	FD -MEDICAL SUPPLIES		962.65
84186	05/01/24	Printed	LIFE-ASSIST INC.	FD -MEDICAL SUPPLIES		567.34
84187	05/01/24	Printed	MEDLINE INDUSTRIES, INC.			

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CHECK NUMBER	CHECK DATE	STATUS	VENDOR NAME	CHECK DESCRIPTION	CATEGORY	AMOUNT
84188	05/01/24	Printed	MV PUBLIC TRANSPORTATION, INC.	REC -SENIOR TRIP TO TABLE MOUNTAIN		150.00
84189	05/01/24	Printed	MYERS STEVENS & TOOHEY & CO.	HR -POLICE EMPLOYEES LIFE INS PREMIUMS MAY 2024		684.00
84190	05/01/24	Printed	MAYA NUNEZ-TELLEZ	PD -ANIMAL SHELTER SUPPLIES REIMBURSEMENT		271.93
84191	05/01/24	Printed	ODP BUSINESS SOLUTIONS LLC	ADMIN -OFFICE SUPPLIES		805.15
84192	05/01/24	Printed	OOSOSHARP, LLC / SHARP	FD -AMBULANCE BILLING MARCH 2024		14,501.83
84193	05/01/24	Printed	ROBERT OROZCO JR	PD -EVIDENCE TOW CS#24-1290		575.00
84194	05/01/24	Printed	PG&E	ADMIN -UTILITIES APRIL 2024		85.36
84195	05/01/24	Printed	PG&E	ADMIN -UTILITIES APRIL 2024		177.21
84196	05/01/24	Printed	PG&E	ADMIN -UTILITIES APRIL 2024		22,234.23
84197	05/01/24	Printed	PIPKIN DETECTIVE AGENCY INC.	HR -PRE-EMPLOYMENT BACKGROUND CHECK		594.00
84198	05/01/24	Printed	PITNEY BOWES BANK INC	PD -POSTAGE REFILL		547.28
84199	05/01/24	Printed	PRICE PAIGE & COMPANY	FIN -PROFESSIONAL SERVICES MARCH 2024		7,795.00
84200	05/01/24	Printed	QUAD KNOPF, INC.	PLANNING -PROFESSIONAL SERVICES 1/7- 3/30/24	PARTIAL R	21,050.00
84201	05/01/24	Printed	MARTHA REYES	COMM SERV -PICNIC SHELTER RENTAL REFUND -ACCIDENTALLY CHARGED TWICE		50.00
84202	05/01/24	Printed	ROBERT HALF FINANCE & ACCOUNTING	HR -SENIOR ACCOUNTANT 3/15/24-4/12/24		6,697.00
84203	05/01/24	Printed	GARRETT RUIZ	COMM SERV -MATILDA WIGS		300.00
84204	05/01/24	Printed	SANTA MARIA CALIFORNIA NEWS	COMM DEV -PUBLIC HEARING NOTICE		206.96
84205	05/01/24	Printed	SAMANTHA SAUCEDA	FD -TRAVEL REIMBURSEMENT AFSS CONFERENCE		504.83
84206	05/01/24	Printed	SITEONE LANDSCAPE SUPPLY, LLC.	PW -IRRIGATION SUPPLIES		1,224.36
84207	05/01/24	Printed	AMY SMART	COMM SERV -BATTLE OF THE BANDS MAILING		52.10
84208	05/01/24	Printed	SOCIAL VOCATIONAL SERVICES INC / EMPLOY AMERICA	PW -PARK RESTROOM MAINTENANCE MARCH 2024		1,238.40
84209	05/01/24	Printed	SOUTH COUNTY VETERINARY	PD -VET VISIT FOR SHELTER DOG		227.00
84210	05/01/24	Printed	SPARKLETTS	ECO DEV -WATER SERVICE FOR CVTC	R	42.99
84211	05/01/24	Printed	SPARKLETTS	ECO DEV -WATER SERVICE FOR CVTC	R	52.99
84212	05/01/24	Printed	SUN LIFE	HR -EMPLOYEE INSURANCE MAY 2024		2,535.82
84213	05/01/24	Printed	SWANSON-FAHRNEY FORD SALES INC	FLEET -MOTOR ASSEMBLY UNIT#1006		42.87
84214	05/01/24	Printed	TAG-AMS, INC.	HR -DOT REQUIRED RANDOM DRUG TESTING		180.00
84215	05/01/24	Printed	TARGET SOLUTIONS LEARNING LLC	FD -VECTOR SCHEDULING 4/2/24-12/30/24		691.70
84216	05/01/24	Printed	TARGET SPECIALTY PRODUCTS	PW -ROUNDUP & HERBICIDE		1,473.07
84217	05/01/24	Printed	TEC WEST, INC.	HR -ACCOUNTING CLERK & EXECUTIVE ASSISTANT 3/31/24-4/14/24		8,060.00
84218	05/01/24	Printed	TELEFLEX LLC	FD -MEDICAL SUPPLIES		733.86
84219	05/01/24	Printed	RUSSELL & MARIE TYGART / UNIQUELY YOURS	COMM SERV -T BALL EQUIPMENT		2,370.80
84220	05/01/24	Printed	TYLER TECHNOLOGIES, INC.	FIN -FUNDBALANCE ANNUAL MAINTENANCE 5/1/24-4/30/25		943.28
84221	05/01/24	Printed	UBEO WEST, LLC.	IT -LASERFICHE FULL USER LSAP		2,400.00
84222	05/01/24	Printed	UNITY IT	PD -2 DELL OPTIFLEX DESKTOP COMPUTERS		2,046.38
84223	05/01/24	Printed	VALLEY SHREDDING LLC	PD -96 GALLON RECYCLE SHREDDING ON SITE		135.00
84224	05/01/24	Printed	VERIZON WIRELESS	ADMIN -CELL PHONES & AIRCARDS 2/19/24- 3/18/24		478.26
84225	05/01/24	Printed	VINCENT COMMUNICATIONS INC	FD -EMS HT MICS		397.53
84226	05/01/24	Printed	DANIEL VIVEROS / D&G FENCE	PD -BARBWIRE AT ANIMAL SHELTER		4,300.00
84227- 84238	05/01/24	Printed	YAMABE & HORN ENGINEERING, INC	COMM DEV -ENGINEERING SERVICES DECEMBER-FEBRUARY 2024	PARTIAL R	315,253.62
TOTAL						1,076,544.00

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

ITEM NO: 1.

SUBJECT: Review of Draft 2024-2025 City of Selma Fiscal Year Budget

DISCUSSION: The City Council held a budget workshop on April 5, 2024, to discuss Council's budget priorities for the upcoming fiscal year. At this meeting, the City Manager and Department Heads provided information with regard to proposed operational and capital expenditures. The City Council provided feedback to staff regarding items that should be included in the FY 25 budget, including:

- Funding to Address Homelessness and Unhoused Population (\$60,000)
- BID Downtown Storefront Improvement Grant Program (\$100,000)
- New and Carry-Over Funding for Downtown Speakers and Trees (\$80,000)
- New Funding for Downtown Lighting (\$80,000)

All of these requested items have been included in the current Draft FY 24-25 Budget Proposal.

General Fund Revenues

Property Taxes

While overall tax receipts are projected to come in higher in FY 25 than in FY 24, the increase is mostly due to larger property tax receipts generated by new development and higher property valuations by the Fresno County Assessor's Office. Overall, general fund property tax revenue is projected at **\$4,804,547**.

Sales & Use Tax

Sales and Use Tax revenue is projected to end the current fiscal year lower than budgeted by about \$509,000 and are estimated to come in at around \$8,820,609, compared to \$9,323,000 as budgeted. In FY 25, our projected Sales Tax revenue is **\$9,042,000**, a 3% decrease from the FY 24 budget.

ARPA

One of the major differences in the new proposed budget will be the absence of American Rescue Plan Act (ARPA) funds, which in the previous two fiscal years were utilized to support general operations as well as capital projects. In FY 24, ARPA contributed \$880,000 to the General Fund. Going forward in FY 25, ARPA funds will no longer be a source of revenue.

Overall, the Draft FY 24-25 Budget Proposal is for a total of \$51,378,002, with the General Fund making up a total budget of **\$19,140,872**, representing a total decrease of 15.37% or about \$3 million dollars, relative to the FY 23-24 adopted General Fund budget.

Staff has prepared a visual presentation with more details and highlights regarding the Draft FY 24-25 Proposed Budget.

RECOMMENDATION: Information and Discussion Only. Final Budget Proposal will be presented for adoption at the June 3rd, 2024 City Council Meeting.

/s/ 05/20/2024
Fernando Santillan, City Manager Date

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

May 20, 2024

ITEM NO: 2.

SUBJECT: Discussion of Development Related Fees with Regional Comparison

BACKGROUND:

At the March 18, 2024, regular meeting, the City Council requested an item to discuss fees associated with development. The fees to be reviewed included Development Impact Fees and Permit Fees.

As the analysis was being prepared, City staff received a letter from Nick Sahota, President of Central Valley Engineering and Surveying (CVEAS), that identifies a concern regarding the City's fees associated with the development (Attachment 1). Specifically, the project in question is the Casa de Villa apartment project that consists of 40 multi-family units and future commercial development.

Mr. Sahota identifies five cities which may show a "discrepancy" with how the City's fees are levied. Additionally, he identifies per unit costs for City fees as approximately \$20,000 per unit, and approximately \$35,000 per unit when outside agency fees are included.

DISCUSSION:

To assess development related fees as requested by the Council, a 40-unit apartment project consistent with the Casa de Villa project was the basis for comparison across the nine cities reviewed.

The cities being reviewed consist of cities that are smaller, larger, or similar in size to Selma. Furthermore, Staff included fees that were readily available at the time the review was being conducted. Inquiries were made to other cities where responses for clarification or estimates were not received in a timely manner and, therefore, could not be used in the analysis.

Building Permit Fees

Building permit fees are divided into two categories, Plan Check Fees and Permit and Inspection Fees.

The Plan Check Fees were adopted by the City Council in 2019 and consists of 65% of the Building Permit and Inspection Fee. For projects that offer multiple similar buildings, the City offers a Master Plan Check that reduces the cost to repeatedly plan check the same proposed structure. By utilizing the Master Plan Check, an applicant may submit a structure, such as model home, that will be built multiple times. When the applicant is ready to pull a building permit, they will not be required to have the structure plan checked, as it has already been approved by the Department. The project would simply pay the Permit and Inspection fees for the identified Master Plan and begin construction. This method of permitting is utilized

heavily by home builders or modular builders who will be constructing identical structures within a jurisdiction.

The Permit and Inspection Fees were updated and adopted as part of the 2021 Fee Study that was adopted by the City Council in November 2021. The calculation of the Permit and Inspection Fees are based, generally, on a project's estimated construction value. For purposes of consistency, the City uses the International Code Council's Building Valuation Data that is updated twice a year. The calculation utilizes average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material based on occupancy and construction type, which is required information on the building plans. The current building permit fees are shown below:

BUILDING PERMIT AND INSPECTION FEES

Project Valuation	Fee Calculation
\$1 - \$500	\$34.00
\$501 - \$2,000	\$34.00 for the first \$500 plus \$4.00 for each additional \$100 or fraction thereof
\$2,001 - \$25,000	\$94.00 for the first \$2,000 plus \$20.00 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000	\$554.00 for the first \$25,000 plus \$15.00 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000	\$929.00 for the first \$50,000 plus \$10.00 for each additional \$1,000 or fraction thereof
\$100,001 - \$500,000	\$1,429 for the first \$100,000 plus \$8.00 for each additional \$1,000 or fraction thereof
\$500,001 - \$1,000,000	\$4,629.00 for the first \$500,000 plus \$7.00 for each additional \$1,000 or fraction thereof
\$1,000,001 and higher	\$8,129.00 for the first \$1,000,000 plus \$5.30 for each additional \$1,000 or fraction thereof.

For purposes of Staff's analysis, \$5,000,000 was used as the construction costs for the proposed project. Based on the adopted fees identified, the Plan Check Fee and Permit and Inspection Fee would be \$3,812.77 and \$29,329, respectively, totaling \$33,141.77. In comparison throughout the region, the City ranks 5th for a \$5,000,000 project, with the average being approximately \$39,378, as shown below:

Agency Name	Total Plan Check and Permit Fees
Reedley	\$9,254.44
Kerman	\$21,772.00
Sanger	\$26,600.00
Fresno	\$26,970.35
Selma	\$33,141.77
Kingsburg	\$33,482.00
Fowler	\$34,120.00
Visalia	\$55,200.00
Dinuba	\$68,640.00
Tulare	\$84,603.20
Average	\$39,378.38

Based on Staff's review, the Building Permit fees are below the regional average and are appropriate to cover staff time for conducted proper plan reviews and inspection services.

Development Impact Fees

The City's Development Impact Fee (DIF) Program was approved by the City Council originally in 2015. At that time, a DIF Report was prepared that projected the growth of the City and identified the potential infrastructure needs to accommodate the planned development identified in the General Plan. The cost of the infrastructure was then divided based on each land use category's usage of the corresponding infrastructure. The various impact fee types include sewer, storm drain, streets, fire protection, police, public facilities, and parks development and land acquisition. The City's current impact fees are provided as Attachment 1.

The allocation of cost through the methodology identified in the DIF program allows for a proposed project to contribute incrementally to the construction of future facilities instead of potentially placing the full burden of the construction of needed infrastructure on the project. Additionally, in the event a component of infrastructure is required for the development to occur, collected impact fees are used to cover the oversizing cost of the construction being borne by the developer. For example, if a project needs a storm drain basin because there is not a facility available to collect the discharge, the project may dedicate and excavate a basin to be dedicated to the City for use by their project as well as other projects identified in the vicinity to discharge to a basin in the area. The cost to construct the basin would be covered by the applicant, but any excavation completed that accommodates drainage beyond the needs of the developer's project would be reimbursable through the DIF program.

In addition to the City's impact fees, development may be required to pay other fees required of other agencies. With the City of Selma, projects may be subject to Developer Fees from the Selma Unified School District (SUSD), Regional Traffic Mitigation Fees (RTMF) from the Fresno Council of Governments (Fresno COG), CalWater and Selma-Kingsburg-Fowler (SKF) Sanitation District connection or capacity fees, and San Joaquin Valley Air Pollution Control District (Air District) fees. The City does not have the ability to reduce or waive these fees, as they are adopted through each agency and have specific mitigation purposes, such as the SUSD fees, or fund other programs, such as Measure C regional street projects (RTMF).

As required by State law, the impact fees are adopted by resolution. As part of the adoption, the impact fees must include supporting documentation to identify how the fee is allocated by land use, the per unit cost (i.e., per dwelling unit, per square foot, per acres), and the infrastructure which is supported by the fee. In the case of the outside agency fees, the supporting documentation also identifies how the fee is developed and the specific use of that fee. In all cases, these fees are made available to the public for review to aid in project development and budgeting so applicants can plan financing resources accordingly, phase their project appropriately, or negotiate accommodations with the agency for a payment plan that meets their project financing goals.

The project includes 40 units of multi-family apartments, which are classified as "Attached Dwelling Units" within the City's DIF program. Based on the current rate of fees adopted by the City Council, the estimated fees to be paid by the applicant prior to obtaining a certificate of occupancy would be as follows:

REGIONAL DEVELOPMENT IMPACT FEE COMPARISON

Agency Name	DIF Total	Per Unit
Kingsburg	\$366,613.60	\$9,165.34
Visalia	\$413,492.34	\$10,337.31
Fowler	\$521,280.06	\$13,032.00
Fresno	\$528,199.68	\$13,204.99
Tulare	\$598,273.60	\$14,956.84
Kerman	\$626,948.10	\$15,673.70
Selma	\$664,759.60	\$16,618.99
Reedley	\$747,890.80	\$18,697.27
Sanger	\$769,240.00	\$19,231.00
Average	\$581,855.31	\$14,546.38

In comparison with cities in the region, the City is approximately 14.2 percent higher than the average of the reviewed agencies. However, it should be noted that every city's DIF program is considerably different given the infrastructure needs and adopted policies associated with growth. Some cities have higher needs for street improvements and have a higher circulation or streetlight impact fee than the City. Some cities also do not charge similar fees and may exclude some fees for their DIF program altogether, as shown below.

REGIONAL DEVELOPMENT IMPACT FEE TYPES COMPARISON

Fee Type	Selma	Fowler	Fresno	Kerman	Kingsburg	Reedley	Sanger	Tulare	Visalia
Law Enforcement	X	X	X		X	X	X	X	X
Fire Protection	X	X	X	X		X	X	X	X
Circulation/Traffic	X	X	X	X	X	X	X	X	X
Storm Drain Facilities	X	X	X	X	X	X	X	X	X
Sewer Frontage	X	X	X	X	X		X		
Sanitary Sewer Collection	X	X	X	X		X	X	X	X
Sanitary Sewer Treatment			X	X	X	X	X	X	X
General Facilities	X	X		X	X	X		X	
Public Meeting Facilities	X	X		X					
Park Land Improvements	X	X	X	X	X	X	X	X	X
Open Space	X			X	X				
Water Frontage			X	X			X		
Water	X	X	X	X	X	X	X	X	X
Solid Waste							X		
Groundwater Recharge		X						X	X

As an example of the individual needs of an agency, the City of Selma's park development and acquisition fees levied by the City account for approximately 41 percent of the total DIF

to be paid by a project in Selma. When these fees are reduced to a similar allocation (3 acres per 1,000 residents) or removed, the City would be ranked 5th and 2nd, respectively, among the other nine cities reviewed, shown below.

However, because the City adopted a policy to increase the park dedication requirement to 5 acres per thousand residents (up from 3 acres), the increased cost is reflected in the fee. It is important to remember that parks and open space development are among the highest requested amenities of residents, and they provide inherent value in the form of preserving property values, promoting outdoor activity for residents which has corresponding health impacts, and reduce urban heat island effect, amongst other things.

CITY OF SELMA – PARK DEVELOPMENT IMPACT FEE COMPARISON

Fee Type	Total -	Percent of Total	Reduced Park Fee	No Park Fee
Law Enforcement	\$60,176.40	9.1%	\$60,176.40	\$60,176.40
Fire Protection	\$73,537.60	11.1%	\$73,537.60	\$73,537.60
City Streets/Circulation	\$50,576.00	7.6%	\$50,576.00	\$50,576.00
Storm Drain	\$67,500.40	10.2%	\$67,500.40	\$67,500.40
Sanitary Sewer	\$29,246.80	4.4%	\$29,246.80	\$29,246.80
General City Facilities	\$23,407.20	3.5%	\$23,407.20	\$23,407.20
Open Space Acquisition	\$7,967.20	1.2%	\$7,967.20	\$7,967.20
Public Meeting Facilities	\$79,773.20	12.0%	\$79,773.20	\$79,773.20
Park Land Improvements	\$272,574.80	41.0%	\$163,544.88	\$0
TOTAL	\$664,759.60	100%	\$555,729.68	\$392,184.80

The application of impact fees is a policy decision implemented by each governing body. In the case of Selma, the fees identified accommodate future growth by contributing towards needed infrastructure to implement the land use plan of the General Plan and provide the desired amenities at a level that has been determined to be acceptable for current and future residents. The fees aid in providing a fund to construct infrastructure projects either directly or to be used as matching monies to grants. Without the fees, infrastructure construction to accommodate growth would fall solely onto the developer without any mechanism for reimbursement or on the City General Fund or other allocated funds, taking away from the ability to provide other essential services to existing residents in favor of the developer and future residents. If the City did not have any reimbursement or credit mechanism for developers, the cost of projects would inherently be higher as projects would be contributing much more than just their fair share allocation.

The City is currently undergoing an update to the DIF program as well. Staff is firmly aware of the need to allocate infrastructure costs for future development but also keep those costs in line regionally so that development remains feasible and competitive with other agencies in the region. As part of the updated DIF program, Staff is looking at ways of incentivizing infill projects as well as allocating infrastructure based on location and future need while still collecting an appropriate funding sources to construct these growth-related amenities and utilities.

City staff has offered developers various options for paying their impact fees. As stated above, projects may be able to receive credit for various dedications or oversizing infrastructure

improvements that are installed. Additionally, the applicant and City may enter into a Development Agreement that outlines parameters for payment over a period of time, identify the credit/reimbursement to be received, and other accommodations to ensure that both the City and developer achieve their individual goals related to the completion of the project.

RECOMMENDATION Informational Only. No action required.

_____/s/_____
Jerome Keene, Deputy City Manager

May 20, 2024
Date

_____/s/_____
Fernando Santillan, City Manager

May 20, 2024
Date

Attachments:

1. Letter from Mr. Nick Sahota, dated April 16, 2024

April 16, 2024

City of Selma
Attn: City Council Members
1710 Tucker Street
Selma, CA 93662

Dear Esteemed City Council Members,

I am writing to respectfully request a thorough investigation into the current fee structure. As a concerned citizen, I seek transparency and clarity regarding the methodology employed to determine these fees, especially in comparison to neighboring municipalities.

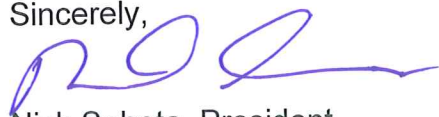
Of particular interest to me are the fee study details for single-family and multifamily dwellings. It is crucial to ascertain how these fees are determined and why there is a discrepancy between Selma's fees and those of cities such as Kingsburg, Fowler, Dinuba, Fresno, and Madera.

It is evident that revisiting and potentially revising the current fee structure is imperative, given the substantial financial burden it places on projects within our community. The fees, especially for multifamily structures, seem disproportionately high, rendering projects such as apartment complexes financially unfeasible. For instance, in my ongoing project of a 40-unit apartment complex at 2525 Nebraska Avenue, the city's impact fees alone exceed approximately \$20,000 per unit. When factoring in construction plan review fees, permit fees, and other agency fees such as SKF, CalWater, Traffic Mitigation fees, School fees, and Valley Air Pollution fees, the total surpasses \$35,000 per unit.

In light of these concerns, I kindly request that the City Council furnish detailed information on the fee calculation process and engage in a constructive dialogue to explore avenues for reducing these fees to a more reasonable level. I firmly believe that collaborative efforts will lead to solutions that benefit both the city and its residents while fostering sustainable development.

Thank you for your attention to this matter, and I eagerly anticipate your prompt response and meaningful discussion on this crucial issue.

Sincerely,



Nick Sahota, President
Central Valley Engineering & Surveying, Inc.

CITY OF SELMA



DEPARTMENT UPDATES MAY 20, 2024

PUMPKIN PALOOZA

300+ ATTENDEES

GAVE AWAY FREE PUMPKINS
HAD CHILDREN'S ACTIVITIES, A
PUMPKIN PATCH, MUSIC, & FOOD
VENDORS



GRINCHMAS

40 FOOD & CRAFT BOOTHS,
CHRISTMAS TREE RAFFLE,
COOKIE DECORATING AND
PICTURES WITH THE GRINCH.
400 + PARTICIPANTS

SPRING EGGSTRAVANZA

PICTURES WITH THE BUNNY,
COLORING CONTEST, CANDY
FILLED EGG GIVEAWAY, AND FREE
KETTLE CORN

COMMUNITY SERVICES

2023-2024 EVENTS

SUMMER SERIES

JUNE 14 - MOVIE IN THE PARK
JUNE 21 - MOVIE IN THE PARK
JUNE 28 - BLOCK PARTY IN
DOWNTOWN SELMA

EARTH DAY CELEBRATION

PARTNERED WITH SELMA HOME
DEPOT & MID VALLEY DISPOSAL
HAD CHALK ART, FLOWER
PLANTING, AND KIDS ACTIVITIES



JULY 3RD INDEPENDENCE DAY CELEBRATION

LIVE MUSIC, FOOD VENDORS,
FIREWORKS AND KIDS ACTIVITIES

RECREATION

YOUTH

- 12 T-Ball Teams (118 players registered)
- NFL Flag Football registration opening this Summer
- Pick-Up Sports in the Park coming this Summer
- New Programming coming to the Salazar Center once it re-opens



ADULT

- Adult Co-Ed Softball Registration opening soon
- Adult Co-Ed Kickball registration opening this Summer
- Adult Open Gym Basketball coming this Fall
- Another Pickleball Training Camp taking place this Summer



SENIOR SERVICES

- 3,409 meals have been served
- 40 Zumba classes
- 8 dances
- 85 Bingo days
- 10 Game Days
- 10 Movie Days
- 10 Food Distributions
 - Upcoming Trips:
- Jersey Boys, Sky River Casino, & Sugar Pine Railroad, Teppanyaki Luncheon/Shopping
- We will be returning to our building this Summer!



SELMA ARTS CENTER

COOL KIDS PLAYERS

- “My Son Pinocchio” - (46 sign ups)
945 tickets sold - with sold out shows
- Arts & Theater Boot Camp - June 2024
Set Design, Special Effects Makeup,
Prop Design, Beginning Acting & Dance
- “Addams Family” (Youth Edition)
Sign ups start in May 2024
Ages 7-17
Performances Sept/Oct 2024



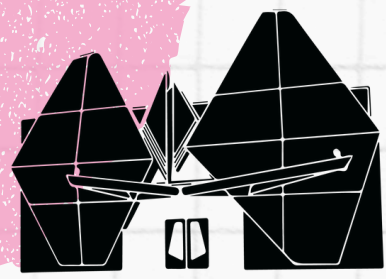
May 20, 2024 Council Packet

SAC TEEN

- “Mean Girls” High School Edition
August 2023 (38 Teens involved)
1412 Tickets Sold - Sold Out Shows



- San Francisco Trip to see
“The Lion King” (50 CKP & Teens)

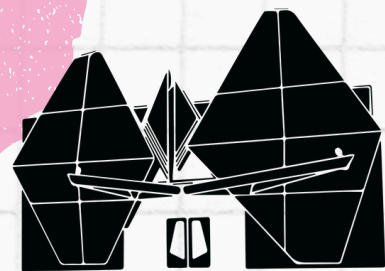


SELMA ARTS CENTER

SELMA ARTS COUNCIL

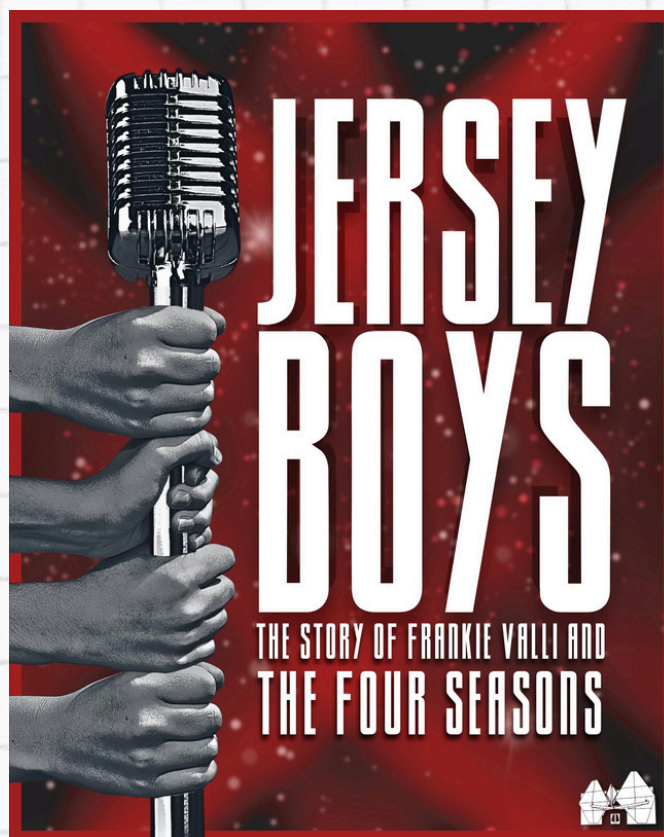
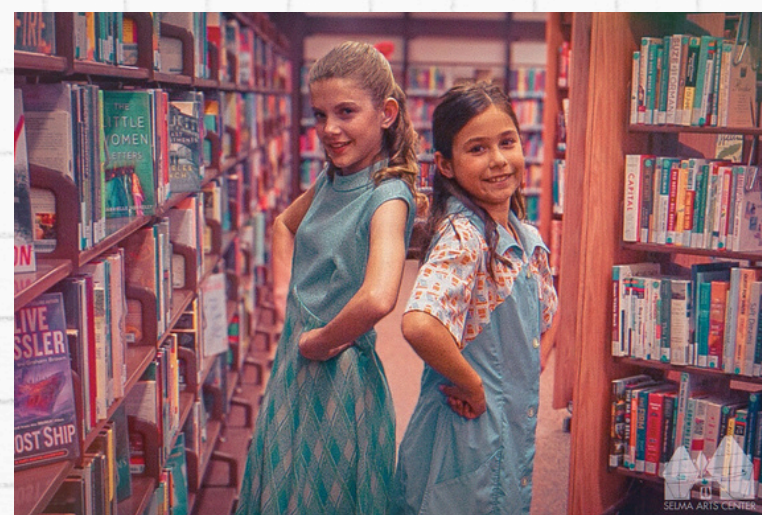
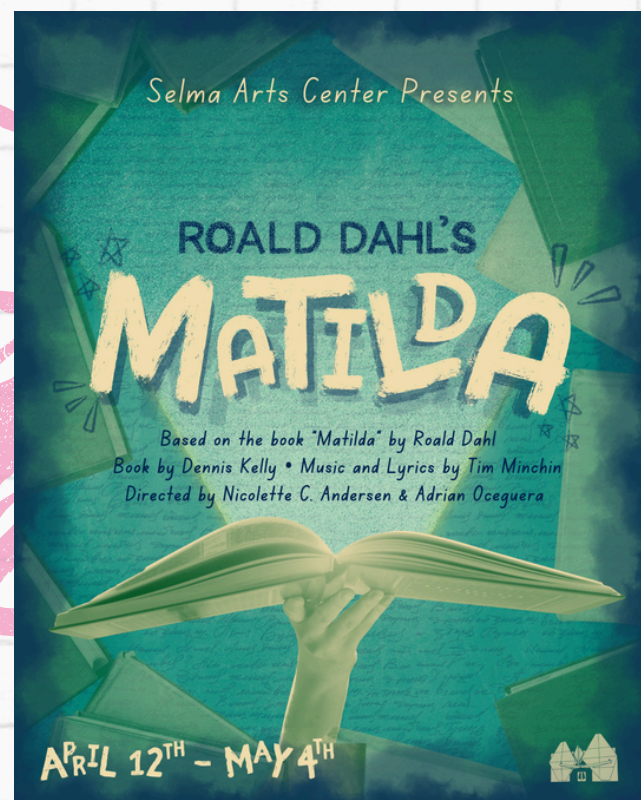
- SAC- “Next To Normal”
(A play themed around mental health)
- SAC - “On Your Feet – The Story of Emilio & Gloria Estefan” Live Band! Over 1000 tickets sold!
- IDance Recital
- D’z Dance Recital
- SAC- Selma Originals -- Original works from central valley writers
- Selma High School Drama Club
- SAC- “Ride the Cyclone” -- A Valley Premier!
- Scary on the Surface Halloween Band Concert
- The Nutty Nutcracker - The Dancing School Of Selma
- D’z Dance Winter Program
- SAC- Holiday Cabaret
- SAC- Original Play Reading from SAC alumni
- CVTC Graduations & Selma Small Business
- SAC- Diaspora Dreams - The Brothers Size, School Girls; or The African Mean Girls Play Celebrating Black and African Stories.





SELMA ARTS CENTER

SELMA ARTS COUNCIL



- “Matilda” - A successful run!
- Summer Art Gallery Hours
- “Jersey Boys” - June 7- 29
- “Evil Dead the Musical” - Aug16th - Sept 7th 2024
- “American Mariachi” - November 2024
- SACAs - Awards Gala
- Beer & Wine Fest
- Halloween Band Concert
- Winter Holiday Cabaret
- Arts & Culture Fest

THANK YOU



Parks
Make
Life
Better!

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

May 20, 2024

ITEM NO: 4.

SUBJECT: Consideration of Planning Application 2021-0012, a General Plan Amendment, Rezone, Site Plan Review, and Tentative Parcel Map to Allow for the Development of 144 Apartment Unit Complex with Associated Commercial Development and a 0.95 Acre Park APN 388-030-26

BACKGROUND:

Jay Singh (Applicant) submitted an application for a General Plan Amendment, Rezone, Site Plan Review, and Tentative Parcel Map to allow for the construction of a 144-unit multi-family apartment complex, commercial development, and a 0.95-acre park.

The Tentative Parcel Map proposes to create three separate parcels for each portion of the project, with Parcel 1 being 0.95 acres (park), Parcel 2 being 10.57 acres (apartments), and Parcel 3 being 3.79 acres (future commercial development).

The application proposes to amend the General Plan land use designation from Medium Low Density (MLD) to High Density (HD) (Parcels 1 and 2) and Regional Commercial (CR) (Parcel 3). A corresponding rezone to ensure consistency with General Plan designations proposes to change the existing zone district from R-1-7 to R-3 (Parcel 2), C-3 (Parcel 3), and Open Space (Parcel 1).

Lastly, the proposed Site Plan includes a 144-unit multi-family apartment complex on Parcel 2 with a future commercial development to be constructed on Parcel 3 at a later date.

The proposed project is located on the northeast side of the intersection of Highland Avenue (State Route 43) and Nebraska Avenue (APN 388-030-26).

DISCUSSION:

Property Characteristics:

The vacant property is generally located at the northeast corner of Highland Avenue (State Route 43) and Nebraska Avenue within the City limits. The property is bordered to the west by Highland Avenue, to the north by an existing single-family residential subdivision along Fig Street, to the east by the Eric White Elementary School and Peter Ringo Park, and to the south by Nebraska Avenue and existing vacant lands with some single-family residential homes. The City's dog park and storm drain basin are located further east along Nebraska Avenue.

There is an underground irrigation canal that borders the westerly property line with a standpipe located in the northwest corner that connects subterranean conveyance pipes.

An existing convenience store and restaurant are located adjacent to the west of the subject property. According to the owners of this property, these properties are still on septic and well services, as sewer and water infrastructure has yet to be extended to their property.

Project Description:

The proposed apartment complex is proposed to be constructed in two (2) phases and would provide market-rate units for rent. Each phase would include nine (9) buildings with eight (8) units per building., totaling 72 units. Each building would consist of approximately 4,000 square feet per story, with a total of two (2) stories per building. Each unit will have approximately 1,000 square feet of space.

The units would include a mix of two (2) bedrooms/one (1) bath, two (2) bedrooms/two (2) baths, and one (1) bedroom/one (1) bath units. Each building would include a mix of building materials, architectural pop-outs, and colors to break up the building elevations and avoid monotonous, blank wall space. Parapets will screen any roof-mounted mechanical units, if any, from public view. A mix of open parking with covered carport parking would be included in the site layout.

A decorative block wall with associated landscaping, sidewalk, and curb/gutter improvements will separate the project from the neighboring existing single-family development to the north along Fig Street, Nebraska Avenue (south), Highland Avenue (west), and along the shared property line of Eric White Elementary School (east, decorative block wall only).

Access to the site would be provided near the eastern property line adjacent to Ringo Park. The access would be gated and separated from the future commercial development's driveways. An emergency-only access gate is provided along Fig Street to the north and would be available during all phases of the projects, as required by the Conditions of Approval.

The applicant proposes to dedicate a 0.95-acre park space to the City. This park space would be in addition to the private open space required to be provided within the apartment complex. Since this park space would be duplicative, as Ringo Park and the Dog Park/basin area are in close proximity to the site, and would result in additional maintenance costs, Staff recommends that this park be converted for another use and not accepted by the City. Staff has advised the applicant to contact the Selma Unified School District to determine if there is use for this land by the District. More specifically, Staff recommends that the area be converted to a parking lot to remove the on-street parking along Fig Street, as the project will widen the roadway, and the stalls are currently an obstruction to constructing Fig Street to its full width. If an agreement cannot be made with the District, the land should be incorporated into the development to provide more private open space for future residents of the project or provide further buffering from adjacent uses.

The southern portion of the site is proposed for future commercial development. No specific use is proposed at this time and would be subject to a subsequent site plan review application to be approved by the Community Development Department. Access to the commercial area would be directly from Nebraska Avenue and would consist of locally serving commercial uses.

The Tentative Parcel Map proposes to split the property into three legal parcels that correspond to the park, apartments, and commercial development. With Staff's recommendation to remove the park, the 0.95-acre parcel may not be needed, depending on the outcome of negotiations with Selma Unified School District. However, Staff believes that giving the applicant flexibility with three parcels for either conveying the property to the District or phasing the property in a manner that allows for incremental financing would be appropriate. In Staff's opinion, it may be advantageous for three parcels to be created, with Parcel 1 and 2 ultimately being no more than 11.52 acres combined and Parcel 3 remaining in its current size of approximately 3.79 acres in size.

City staff reviewed the project, as submitted, for compliance with local regulations, such as the Selma General Plan and Municipal Code, to develop conditions of approval to be completed at various stages of development. The conditions of approval ensure that the project will be compliant with the City's development policies and compatible with adjacent, existing development. The staff has prepared and identified the conditions of approval that apply to each phase of the project while also identifying the timing of each condition of approval to aid the applicant with the development of the project.

Infrastructure Improvements:

Wastewater Service Improvements

The residential portion of the project would utilize approximately 106 Equivalent Single-Family Residences (ESFR) units of wastewater capacity at full build-out. Based on the existing capacity of the existing 10-inch sewer main in Nebraska Avenue, both phases of the multi-family project can be served. However, the project will be required to complete or wait for the completion of various off-site sewer line improvements in order to adequately serve the project without causing impacts to existing development. The Selma-Kingsburg- Fowler Sanitation District (SKF) identified three improvements that are needed to serve the proposed development while also addressing capacity issues within the City's sewer system. Downstream improvements identified by SKF include an 18-inch sewer line replacement between Sheridan Street and McCall Avenue, as well as the completion of the Clarkson Lift Station capacity improvements.

For the commercial phase of the project, regardless of whether there is remaining capacity within the existing 10-inch line, a new parallel 10-inch sewer main will need to be installed in accordance with the Sewer Master Plan, as the project would be completing its frontage improvements at that time.

Due to the oversizing improvements required in the Sheridan Avenue line and the installation of the secondary 10-inch parallel line in Nebraska Avenue, the applicant will be entitled to fee credits or reimbursement, as these improvements exceed their fair share allocation and usage. Furthermore, these sewer improvements will aid in facilitating the construction of other development projects in proximity to the site, such as the Casa de Villa and the proposed Highland Park project. Impact fees collected from those projects would be utilized to reimburse the applicant for these improvements in the event that fee credits do not cover all of the oversizing costs.

Water Service Improvements

Potable water for the project would be provided through CalWater. An extension of the existing 12-inch water main to the west from the intersection of Nebraska Avenue and Mitchell Avenue will be required to serve the project.

Traffic Improvements

Nebraska Avenue will be widened along the frontage of the property during each development phase, along with the undergrounding of overhead utilities. The widening of Nebraska Avenue would ensure compliance with the Selma General Plan as an arterial roadway with an ultimate width of 100 feet. An additional dedication along the northern property line to allow the full dedication and development of Fig Street as a local street (60-foot width) is also required as part of the construction of the project. Payment of Circulation Impact fees mitigates the project's fair share impact on identified intersections within the Traffic Impact Study. However, it should be noted that the Traffic Impact Study concludes that all studied intersections that may be affected by the project would operate at a Level of Service (LOS) "D" or better, as mandated by the Selma General Plan.

Storm Water Improvements

Storm water runoff would be designed to surface drain to the east along Nebraska Avenue, eventually being discharged to the basin facility between Mitchell Avenue and Thompson Avenue.

Environmental Review

An Initial Study and Mitigated Negative Declaration (ISMND) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The ISMND included various technical reports that analyzed the project's impacts on biological and cultural resources, air quality, traffic and vehicle miles traveled (VMT), and soils (geotechnical). The ISMND, SCH #2023100481, was circulated for public review for the mandatory 30-day comment period through the California Office of Planning and Research (OPR) from October 17 to November 15, 2023.

A Mitigation Monitoring and Reporting Program (MMRP) was prepared with the ISMND and includes mitigation measures to be completed at various stages of the project.

Planning Commission Hearing:

On April 22, 2024, the Planning Commission conducted a public hearing and recommended approving the project with conditions and supporting Staff's recommendation to remove the proposed 0.95-acre park site.

During the public hearing, residents' primary concern involved traffic to be generated by the project. As stated previously in this report, the Traffic Impact Study identifies that the project would still allow affected intersections to operate at a LOS "D" or better, which is the

acceptable standard of the City. Additionally, school traffic, which was discussed as being an issue, has been addressed through a project recently completed by the Selma Unified School District that provides on-site queuing and drop-off for parents along Mitchell Avenue. Lastly, the project would provide a widened Nebraska Avenue with an additional travel lane to Highland Avenue that would serve not only the project but also other motorists and promote better traffic circulation in the area.

RECOMMENDATION It is recommended that:

1. The City Council conduct a public hearing, and,
2. Adopt Resolution 2024- which includes findings of fact for approval of:
 - a. A General Plan Amendment from Medium Low Density (MLD) to High Density (HD) (Parcels 1 and 2) and Regional Commercial (CR) (Parcel 3); and
 - b. A Rezone of the existing zone district from R-1-7 to R-3 (Parcel 1 and Parcel 2) and C-3 (Parcel 3); and,
 - c. Tentative Parcel Map to create three parcels with Parcel 1 being approximately 0.95 acres, Parcel 2 being approximately 10.57 acres and Parcel 3 being approximately 3.79 acres (future commercial development); and,
 - d. Site Plan Review proposes a 144-unit multi-family apartment complex on Parcel 2 with a future commercial development to be constructed at a later date; and,
 - e. Findings for adoption of the Mitigated Negative Declaration (SCH #2023100481) and environmental mitigation measures in compliance with the California Environmental Quality Act; and,
3. Adopt an Ordinance approving a rezone from R-1-7 to R-3 (Parcel 1 and Parcel 2) and C-3 (Parcel 3).

_____/s/_____
Kamara Biawogi, City Planner

May 7, 2024
Date

_____/s/_____
Jerome Keene, Deputy City Manager

May 7, 2024
Date

_____/s/_____
Fernando Santillan, City Manager

May 7, 2024
Date

Exhibits:

- A. Aerial Location
- B. Site Plan and Tentative Parcel Map
- C. Initial Study
- D. Resolution and Ordinance
- E. Conditions of Approval

ITEM NO: 5.

SUBJECT: Consideration of a Planning Application PLAN 24-5: A General Plan Amendment, Rezone, and Site Plan Review to develop a 40-unit multifamily development and a future 3,000 sq. ft commercial development located south of Nebraska Avenue between Mitchell and Thompson Avenue (APN 390-030-71)

BACKGROUND:

On August 1st, 2022, a Tentative Parcel Map was approved by City Council to subdivide an approximately three-acre parcel (APN: 390-030-71) into two parcels (Parcel 1 is 2.74 acres and Parcel 2 is 0.44 acres). The purpose in subdividing the parcel was to allow the property owner to sell separate portions of land to prospective developers, consistent with the Subdivision Map Act. The applicant also intended to propose a site plan that would include both residential and commercial uses on the site in the future. The project qualified under a Class 15/Section 15315 Minor Land Division exemption. Therefore, a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) was prepared.

The application was filed by Brenda Ramirez (CVEAS) on behalf of the property owners. to develop 40 multifamily residential units (Parcel 1) and a 3,000-square-foot commercial development (2nd phase – Parcel 2). The project will require a rezoning of the project site from a One-Family Zone (R-1-7) to a Multiple-Family Zone (R-3) and a Central Commercial Zone (C-2), as well as a General Plan Amendment from Medium Low-Density Residential to High-Density Residential and Community Commercial.

The subject property is approximately 3.29 acres and is located within the City of Selma, south of Nebraska Avenue and Thompson Avenue. The subject property is approximately 3.29 acres.

DISCUSSION:

Property Characteristics

The mostly vacant property is generally located mid-block between Thompson and Mitchell Avenues on the south side of Nebraska Avenue, directly south of the Dog Park/storm basin facility. An existing single-family dwelling exists on the southeastern portion of the property but would be demolished with site construction.

The property is bordered to the east by Economy Market, to the south by a single-family residential subdivision, and to the west by a single-family residential home and a multi-family

apartment complex. As stated previously, the property is directly south of the City's Dog Park and basin facility.

Project Description:

The project is proposed to be constructed in two phases. Phase 1 includes the construction of five (5) two-story multi-family residential buildings totaling approximately 28,155 square feet. The proposed buildings would include at total of 40 units that would each be two-bedroom, two-bathroom units. Additionally, Phase 1 includes 83 parking spaces, including 35 uncovered parking spaces, 44 covered parking spaces, two Americans with Disabilities Act (ADA) compliant parking spaces and three (3) electric vehicle charging (EVC) parking spaces; four bicycle parking spaces; open space and common areas with picnic and play facilities; approximately 36,516 square feet of landscaped areas; and the construction of trash enclosures designed pursuant to City standards.

Phase 2 of the project includes the future construction of a 3,000-square-foot commercial development on the northeast corner of the project site with associated parking, landscaping, trash enclosures, and vehicle and pedestrian infrastructure. The commercial phases currently anticipate medical/dental offices, general offices, or a laundromat but may be subject to change based on market conditions or the preference of the applicant. This phase includes the emergency access ingress/egress for the multi-family development, which would be required as part of the first phase of the development.

Infrastructure & Utilities

Wastewater Service Improvements

Wastewater services for the proposed project would be provided by the Selma-Kingsburg-Fowler County Sanitation District (SKF CSD). The proposed development is estimated at 30 ESFRs (Equivalent Single Family Residential units), with one credit being given to the existing home on-site for a revised ESFR total of 29. These estimates are based on the information analyzed as a part of the application; thus, the commercial phase of the project will be reviewed at the time when the project has been further defined with a specific use, as varying uses have different ESFR estimates. The applicant will be required to pay their fair share of development impact fees to mitigate the project's incremental impact towards sewer facilities, but also to reimburse another party who may construct the identified improvements. However, the applicant may also choose to construct downstream sewer line upgrades and receive impact fee credits for oversizing the improvements. Regardless, the downstream infrastructure must be in place prior to the issuance of a building permit.

Water Service Improvements

Water supply for the proposed project will be provided by CalWater. The proposed project would connect to existing service infrastructure within Nebraska Avenue.

Storm Water Improvements

The project would be served by the City's existing stormwater infrastructure. Both phases of the project would include the construction of new curbs, gutters, and sidewalks along the development's frontage along Nebraska Avenue to collect and direct runoff toward the existing stormwater collection and drainage infrastructure along Nebraska Avenue.

Electrical and Gas Services

Electricity and natural gas services for the project would be supplied by Pacific Gas and Electric (PG&E) through connections to existing service lines. The project is currently required, as a condition of approval, to underground the overhead utilities through the PG&E Rule 20 process. As a result, along with the widening of Nebraska Avenue, the applicant is being requested to facilitate right-of-way acquisition to allow for the construction of frontage improvements in a comprehensive manner, for which the City would reimburse the acquisition of right-of-way to the applicant through circulation impact fee credits. The applicant is also required to transition frontage improvements with the property to the east to promote better vehicle movements.

Conditions of approval have been provided that ensure that future development will be consistent with the policies of the City of Selma General Plan and Municipal Code, public infrastructure standards, in addition to protecting public health, safety, and welfare of neighboring properties.

Planning Commission Hearing:

During the March 25, 2024, Planning Commission Public Hearing, the Planning Commission deliberated the substantial evidence provided in the whole record and made the recommendation to City Council to approve the item with the following amendment to Condition #95.

1. Condition #95: the developer shall underground all overhead utilities along the frontage of Nebraska Avenue if required by PG&E. To comply with Rule 20, additional right-of-way may have to be required from the property west of the project site; proof of PG&E Rule 20 approval shall be provided prior to the issuance of a certificate of occupancy.

Comments from the applicant expressed concern for some of the conditions of approval, such as underground overhead utilities and acquiring associated right of way; the need for the completion of off-site sewer improvements to serve the project; painting features of the structure, like downspouts, to match the color of the building; and, payment of impact fees. The applicant is of the opinion that some impact fees should not be paid because facilities already exist, such as the storm drain basin.

Additionally, impact fees pay for the project's fair share allocation towards the construction of new infrastructure to serve new growth or pay for reimbursement to developers who construct oversized facilities for new growth. The property is a vacant site and, therefore, has not contributed any funds towards the construction of growth-inducing infrastructure, making impact fees applicable. If the applicant were to retain storm drainage on the property, that fee could be removed. Additionally, if the project constructs the required oversizing sewer improvements needed to serve the project (i.e., Sheridan line improvements), a credit on the impact fees would be appropriate to cover the oversizing cost. However, since the Sheridan line improvement is being constructed by another project developer (Jay Singh), the sewer impact fees of Casa de Villa would be used to support any reimbursement to that developer that cannot otherwise be covered by impact fee credits.

Staff further explained that the conditions of approval were consistent with the rules and policies of the City General Plan and Municipal Code. Furthermore, Staff explained that all of the impact fees are available to the applicant to review prior to submitting their application for processing.

Environmental (CEQA)

An Initial Study and Mitigated Negative Declaration (ISMND) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) and includes mitigation measures to be completed at various stages of the project. The ISMND included various technical reports that analyzed the project's impacts on biological and cultural resources, air quality, traffic, and vehicle miles traveled (VMT), and soils (geotechnical).

The ISMND, SCH #2024010536, was circulated for public review for the mandatory 30-day comment period through the California Office of Planning and Research (OPR) from January 18 to February 17, 2024.

FISCAL IMPACT: All fees due to the City for processing of entitlements were paid in full prior to the scheduling of the public hearing

RECOMMENDATION:

1. The City Council conduct a public hearing, and,
2. Adopt a Resolution which includes findings of fact for approval of:
 1. A rezone from a One-Family Zone (R-1-7) to a Multiple-Family Zone (R-3) and a Central Commercial Zone (C-2); and
 2. A General Plan Amendment from Medium Low-Density Residential to High-Density Residential and Community Commercial; and
 3. A Site Plan Review proposing a 144-unit multi-family apartment complex on Parcel 2 with a future commercial development to be constructed at a later date; and,

4. Findings for adoption of the Mitigated Negative Declaration (SCH #2024010536) and environmental mitigation measures in compliance with the California Environmental Quality Act; and,
3. Adopt an Ordinance which approves a rezone from Zone R-1-7 to a R-3 (Parcel 1) and a C-2 (Parcel 2).

_____/s/_____
Kamara Biawogi, City Planner

_____5/16/2024_____
Date

_____/s/_____
Jerome Keene, Deputy City Manager

_____5/16/2024_____
Date

_____/s/_____
Fernando Santillan, City Manager

_____5/16/2024_____
Date

Exhibits:

- A. Aerial Location
- B. Site, Floor, Elevation Plans
- C. Initial Study
- D. Resolution and Ordinance
- E. Conditions of Approval

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

May 20, 2024

ITEM NO: 6.

SUBJECT: Consideration of Planning Application 2022-0017; A Rezone and a Tentative Subdivision Map to Subdivide a 20.2-Acre Parcel Into 41 Single Family Lots
APN:389-020-67

PROJECT BACKGROUND AND DESCRIPTION:

Central Valley Engineering & Surveying Inc. (CVEAS), on behalf of the property owner, proposes to subdivide a 20.2-acre parcel into 41 single family lots. The project also proposes a rezone of 23 lots out of the 41 proposed lots from R-1-12 to R-1-7 (4 lots) and R-1-9 (19 lots). The proposed rezone creates compliance with lot standards and VLD density requirements while allowing for an ample number of single-family lots to be developed on a 20.2-acre parcel by the developer. Both proposed zone districts are single-family residential zones that are compatible with the underlying Very Low-Density Residential General Plan land use.

The proposed project is located on the north side of Rose Avenue, west of Amber Avenue and east of Dockery Avenue (APN: 389-020-67).

DISCUSSION:

Property Characteristics:

The project is located in Selma, on the north side of Rose Avenue, between Amber Avenue and Dockery Avenue. The project site is surrounded by agricultural land on the north, east, and south ends of the project site. West of the project site is an existing subdivision. This project is effectively an extension of the existing subdivision. An outlot is proposed parallel to the eastern parcel line that will be used for a future trail connection to the future northern Amberwood linear park. There is an existing house located at the southeast corner of the Project site that will be removed as a part of the construction.

Access and Circulation.

Primary access to the proposed subdivision would come from the main driveway on Rose Avenue. Additional access points are provided along the western boundary of the Project site that connects to the adjacent subdivision. Vehicle circulation within the project site would be provided through a network of 60 foot and 56-foot-wide local roads. A 5-foot sidewalk will be provided consistent with the design of a typical local street as approved by the City Engineer. Connectivity will be provided to the existing sidewalk on Rose Avenue. Maintenance of the proposed internal streets would be included within an assessment district, such as a Landscape and Lighting Maintenance District (LLMD) or Community Facilities District (CFD) for maintenance.

Utilities and Infrastructure

Water supply for the proposed project would be provided by the Selma District of California Water Service (CalWater). The project would require the extension of the existing 8-inch service main to the east end of the development, which will enable CalWater to install an 8-inch line along the interior roads within the subdivision.

The proposed project would include the construction of a new curb, gutter, and sidewalk with associated landscaping and block wall improvements along the residential development's frontage to Rose Avenue. The landscaping and street lighting would be included within an assessment district to fund for maintenance by residents of the subdivision.

The site is required to provide interim storm drainage facilities in lieu to connecting a future master planned facility located on the eastern edge of the development on Rose Avenue. A Temporary Drainage Basin located within the unsubdivided remainder will capture the sites drainage until the permanent facility is acquired and constructed. If the applicant determines that to construct a permanent basin onsite the basin would also be included in an assessment district for maintenance.

The project would also be required to extend a 15-inch sewer line to the east, connecting to the Amberwood Sewer Line, which is currently in the early stages of construction scheduling. The 15-inch sewer line is consistent with SKF Sewer Master Plan and would be sized appropriately to accommodate future development along Rose Avenue. This oversized facility would be eligible for sewer impact fee credits based on the cost difference between the installation of a typical 8-inch line and the 15-inch line.

Outlot A of the proposed subdivision is currently an existing PG&E easement. The outlot is proposed to be developed as a Linear Park/Trail that will connect to the future Northern Amberwood linear park. The proposed Linear Park/Trail shall comply with the linear park design requirements identified in the Amberwood Specific Plan. This dedication would offset a portion of the required impact fees charged for the City's Park Land improvements. As a condition of the project, a paseo with a minimum width of 20 feet shall be provided north of Lot 10 to promote walkability by allowing pedestrian access to the linear park, extending the length of the proposed project and into the Amberwood Specific Plan. This paseo strip dedication fulfills the City's General Plan Goals and Policies through supporting smart growth principles that advance walkable, bikeable, and accessible neighborhoods which coordinate land use and transportation with open space areas for recreation. The paseo strip shall be an offer of dedication to the City with Final Map.

Environmental Review

An Initial Study Negative Declaration (ISMND) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The ISND included various analysis highlighting the lack of significant impact the project project is projected to have on the environment. The ISMND, SCH #2024031070, was circulated for public review for the mandatory 30-day comment period through the California Office of Planning and Research (OPR) from March 28 to April 27, 2024.

Planning Commission Hearing:

On April 29, 2024, the Planning Commission conducted a special public hearing and recommended approval of the project.

RECOMMENDATION: It is recommended that:

1. The City Council conduct a public hearing, and,
 2. Adopt a Resolution which includes findings of fact for approval of:
 - a. A Tentative Subdivision Map to subdivide a 20.2-acre parcel into 41 single family lots.
 - b. A Rezone of 23 lots of the project site from a one-family zone (R-1-12) to one-family zone R-1-9 (19 lots) and one-family zone R-1-7 (4 lots).
 - c. Findings for adoption of the Negative Declaration (SCH #2024031070) in compliance with the California Environmental Quality Act; and,
 3. Adopt an Ordinance which approves a rezone from a one-family zone (R-1-12) to one-family zone R-1-9 (19 lots) and one-family zone R-1-7 (4 lots).
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_____/s/_____ Kamara Biawogi, City Planner	_____ <u>May 20, 2024</u> Date
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_____/s/_____ Jerome Keene, Deputy City Manager	_____ <u>May 20, 2024</u> Date
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_____/s/_____ Fernando Santillan, City Manager	_____ <u>May 20, 2024</u> Date
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Attachments:

1. Aerial Location
2. Tentative Subdivision Map