

KERMAN REDEVELOPMENT AGENCY

AGENDA

September 16, 2009– Regular Meeting
6:30 PM

Kerman City Hall
850 S. Madera Avenue
Kerman, CA 93630

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

City meetings are intended to be accessible to all persons. Please let us know if you require any accommodation to allow you to access and participate in this meeting. For assistance, please call (559) 846-9380 two days prior to the meeting.

Materials related to an item on this agenda that are public documents and are submitted after distribution and posting of the agenda are available for public inspection in the City Clerk's office at 942 South Madera Avenue, Kerman, during normal business hours. Documents that are public documents provided by others during a meeting will be available at the same location during business hours after the meeting.

Present:

Absent:

Also Present:

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

ROLL CALL – Agency Secretary Renee Holdcroft

A. AGENDA APPROVAL

B. MINUTES – Last Regular Meeting
Minutes 8-19-09

C. REQUEST TO ADDRESS AGENCY

This portion of the meeting is reserved for members of the public to address the Redevelopment Agency on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Redevelopment Agency. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Redevelopment Agency on items on the Agenda should notify the Chairperson when that Agenda item is called, and the Chairperson will recognize your discussion at that time. It should be noted that the Redevelopment Agency is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

D. PUBLIC HEARINGS

E. ORDER OF BUSINESS

1. **Agency Treasurer's Report:**
Warrant Nos. 1023-1028 \$100,140.52
2. **Schedule Special RDA Meeting for October 7, 2009 for the Sale of RDA House. [LP]**

Staff is requesting that the Board of Directors schedule a special meeting of the Redevelopment Agency for October 7, 2009 to approve the sale of the RDA House and

authorize the Executive Director to sign the purchase contract and any related documents necessary for the sale of the dwelling. Staff has received a purchase contract from a qualified first-time low and moderate income home buyer. The purpose of the special meeting is to approve the sale so that the buyer has sufficient time to close the escrow prior to December 1, 2009. The buyer qualifies for the federal tax credit so long as they purchase the home prior to December 1. The broker, The Boyd Company, advised that the process to close escrow on a home takes longer due to the changes in lender requirements as a result of the financial crisis.

Recommendation: That the Board of Directors schedule a special Kerman RDA meeting for October 7, 2009 to approve the sale of the RDA house.

2. Kerman Unified School District (KUSD) Request to Amend FY 09/10 Redevelopment Agency (RDA) KUSD Recreation Facilities Increment Budget (62 9093) and Five Year Capital Improvement Plan (CIP) [RM]

In the letter dated September 1, 2009 Kerman Unified School District has requested to amend the 2008 RDA/KSUD Recreation Increment Five-Year CIP and FY 2009/10 Budget. This is necessary due to KUSD not being awarded a Baseball Grant that was part of the Kerman High School Girls Softball Lights project.

Purposed changes to the CIP and RDA Budget are:

- \$225,000 KHS Softball Lights budgeted for 09/10 has been increased to \$350,000. The additional \$125,000 will come from New School/Park Const. budgeted in the 2008 CIP for FY 10/11. School District will make up the difference with KUSD new construction dollars. In the CIP the High School Softball lights has been moved from budget yr. 08/09 to 09/10.*
- \$250,000 New School/Park Construction budgeted for 09/10 has been reduced to \$125,000 and moved to budget yr. 10/11; \$125,000 has been moved and added to KHS softball lights.*
- \$50,000 CIP (\$60,000 RDA Budget) Football Field Renovation budgeted for 08/09 has been moved to 09/10 and increased to \$73,000 because KUSD initial estimate was low.*

KUSD is projecting to have enough new school construction dollars to complete most if not all of the play field area with the new school construction. Thus, KUSD is committed to making up the \$125,000 moved to cover the KHS Softball Lights and use elementary school site construction dollars to develop playing fields at the new East Side elementary school.

The Kerman RDA Board should have some type of guarantee from KUSD regarding their purposed changes and use of District construction funds to make the agreed upon playing field improvements.

Recommendation: RDA Board approve Kerman Unified School District (KUSD) Request to Amend FY 09/10 Redevelopment Agency (RDA) KUSD Recreation Facilities RDA Increment Budget and Five Year Capital Improvement Plan (CIP)

F. WRITTEN COMMUNICATIONS

G. REQUEST FOR CLOSED SESSION

H. ADJOURNMENT

KERMAN REDEVELOPMENT AGENCY

MINUTES

August 19, 2009– Regular Meeting
6:30 PM

Community Teen Center
15101 Kearney Plaza
Kerman, CA 93630

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

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Present: Chairman Rodriguez, Agencymembers Dhaliwal, Jones, Sidhu and Stockwell.

Absent: None

Also Present: City Manager, City Attorney, City Clerk, City Engineer, Community Services Director, Finance Director, Planning and Development Director, and Public Works Director.

Voting Key:
Yes-No-Absent-
(Abstain - if
necessary)

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

7:42 p.m.

ROLL CALL – Agency Secretary Renee Holdcroft

Performed

A. AGENDA APPROVAL

B. MINUTES – Last Regular Meeting

Approved: CJ/JS
(5-0)

7-15-09

C. REQUEST TO ADDRESS AGENCY

None

D. PUBLIC HEARINGS

None

E. ORDER OF BUSINESS

1. Agency Treasurer's Report:

Approved: CJ/RS;
(5-0)

Warrants No. 1000 - 1200 \$58,504.67

Warrant Nos. 790 - 804 \$69,195.22

2. Resolution: A Joint Resolution of the City and Redevelopment Agency of Kerman Authorizing the City Attorney/Redevelopment Agency General Counsel to Cooperate with the League of California Cities, the California Redevelopment Association, and Other Cities and Counties in Litigation Challenging the Constitutionality of Any Seizure by State Government of the City's Street Maintenance and Redevelopment Funds. [RM]

Approved: CJ/RS
(5-0)

The resolution was adopted with suggested changes from the City Manager and City Attorney to eliminate changes that no longer apply.

Recommendation: Redevelopment Agency approve a Joint Resolution of the City and Redevelopment Agency of Kerman Authorizing the City Attorney/Redevelopment Agency General Counsel to cooperate with the League of California Cities, the California Redevelopment Association, and Other Cities and Counties in Litigation Challenging the Constitutionality of Any Seizure by State Government of the City's Street Maintenance and Redevelopment s.

3. Approve PRIDE Grant to Rick's Automotive for Replacement of Fence [LP]

Approved: CJ/RD
(5-0)

Recommendation: That the RDA Board approve a PRIDE Grant (\$5,066) to Rick's Automotive for replacement of chain link fence.

F. WRITTEN COMMUNICATIONS

None

G. REQUEST FOR CLOSED SESSION

None

H. ADJOURNMENT

8:01 p.m.

MINUTES CERTIFICATION

I, L. RENEE HOLDCROFT, Secretary for the Kerman Redevelopment Agency, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the RDA meeting held on the date first above written at Kerman Community/Teen Center, 15101 Kearney Plaza, Kerman Ca.

Date

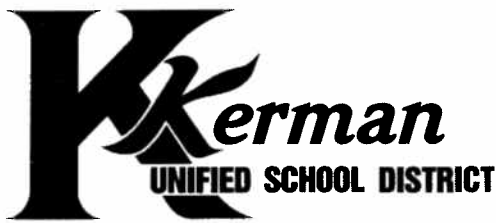
L. Renee Holdcroft
Secretary

Run date: 09/09/2009 @ 13:06
 Bus date: 09/09/2009

City of Kerman
 Check - Complete Detail

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	CVCB RDA	Net amount	Invoice number
1023- 1520	1	8/14/2009	3219 CALIFORNIA CONSULTING, LLC			
	1		38980 MO RETAINER/EXP AUG 09 RDA		1,553.24	7/31/09 RDA
1023- 1520	1	8/14/2009	Logged	*** Total ***	1,553.24	
1024- 1520	2	8/14/2009	3992 DULEY'S LANDSCAPING, INC			
	2		38959 KERMAN HIGH FOOTBALL FIELD		72,922.00	KERUNI 7/31/09
1024- 1520	2	8/14/2009	Logged	*** Total ***	72,922.00	
1025- 1522	1	8/20/2009	3143 CITY OF KERMAN			
	1		39016 REIMBURSE PAYROLL EXPENSE		6,700.72	P/E 8/14/09
1025- 1522	1	8/20/2009	Logged	*** Total ***	6,700.72	
1026- 1522	2	8/20/2009	25001 YAMABE & HORN ENGINEERING			
	2		39017 ENG SVC JULY 09		3,822.25	25850/25851
1026- 1522	2	8/20/2009	Logged	*** Total ***	3,822.25	
1027- 1525	1	9/09/2009	3143 CITY OF KERMAN			
	1		39197 REIMB PAYROLL EXP		6,767.31	P/E 8/28/09
1027- 1525	1	9/09/2009	Logged	*** Total ***	6,767.31	
1028- 1525	2	9/09/2009	21030 USDA, RURAL DEVELOPMENT			
	2		39198 INTEREST PAYMENT 10/1/09		6,000.00	97-01 10/1/09
	2		39199 INTEREST PAYMENT 10/1/09		2,375.00	97-02 10/1/089
1028- 1525	2	9/09/2009	Logged	*** Total ***	8,375.00	

** Total MFP discount ** .00
 ** Total MFP amount ** .00
 ** Total check discount ** .00
 ** Total check amount ** 100,140.52
 ** Total void discount ** .00
 ** Total void amount ** .00



Board of Trustees
Anthony Ayerza Jr.
Paul Betancourt
Vicki A. Blair
José Dominguez
Brian Pacheco

Robert Frausto , District Superintendent
Mark Ruiz, Assistant Superintendent Personnel
James P. Foley, Assistant Superintendent Chief Business Official

September 1, 2009

Ron Manfredi
City of Kerman
850 S. Madera Ave.
Kerman, CA 93630

Dear Mr. Manfredi:

Kerman Unified School District requests that both the RDA and Kerman Unified School District agree to modify the current RDA recreation five year CIP. We currently have \$225k budgeted to have lights installed on the softball fields at Kerman High School. After working with our architects and builder, it was determined that the photometrics and additional power would increase the cost by \$125k. We are working to reduce this number through the architects but need the RDA and KUSD Board to approve increasing the budget for this job to \$350K. This can be done by reducing the amount budgeted for the lights at the new ball field at the elementary school by the same amount. KUSD is committed to making up this difference at the new elementary school with our new construction dollars.

If you have any questions or concerns please feel free to contact me at 842-2000.

Sincerely,

A handwritten signature in black ink, appearing to be 'RF', written over a horizontal line.

Robert Frausto
Superintendent

RF:bk

2008 RDA Recreation Increment Five Yr. CIP

Updated September 16, 2009

<u>REVENUE</u>	07/08 (Ending)	08/09	09/10	10/11	11/12
Beginning Balance	\$364,533	\$364,533	\$498,007	\$209,811	\$90,509
RDA Rec. Increment (est.)		\$196,524	\$202,419	\$208,491	\$214,745
<u>Revenue Total</u>	\$364,533	\$561,057	\$700,426	\$418,302	\$305,254
<u>ANNUAL EXPENSES</u>					
USDA Pool loan payments		\$52,050	\$52,050	\$52,050	\$52,050
Summer pool rental fee		\$11,000	\$12,000	\$12,000	\$14,000
Admin/ Audit		3395	3565	3743	3903
<u>Total Annual Expenses</u>		\$63,050	\$67,615	\$67,793	\$69,953
<u>KUSD/RDA Improvements</u>					
1 Irrigation system/sod on football field		\$0	73,000		
2 Install lights on softball diamonds		\$0	\$350,000		
3 New School/Park Const/Improve (Ball field Lights Playground, School/Park Amenities.)			\$0	\$125,000	
4 Restroom/Concession				\$135,000	
5 Ball field lights new elementary school park					\$225,000
<u>Total CIP Costs</u>		\$0	\$0	\$423,000	\$260,000
<u>Total Expenses</u>		\$0	\$63,050	\$490,615	\$327,793
<u>Remaining Revenues</u>	\$364,533	\$498,007	\$209,811	\$90,509	\$10,301

PLEASE NOTE: Dates above are subject to change due to uncertainty of construction date of new elementary school.

2009 Recommended CIP Changes

- 1 \$50,000 football field renovation budgeted for 08/09 has been moved to 09/10 and increased to \$73,000
- 2 \$225,000 KHS softball lights budgtd for 08/09 has been moved to 09/10 and increased to \$350,000
- 3 \$250,000 New Schoo/Park Construction budgeted for 09/10 has been reduced to \$125,000 and moved to budget yr. 10/11; \$125,000 has been moved and added to KHS softball lights. KUSD will make up difference with new school construction dollars.

Kerman Redevelopment Agency Budget - 09/10
KUSD Recreation Facilities Increment

Activity: **9093**
Fund: **62.0**
Department: **RDA**

Fund	Object	Project		06/07	07/08	08/09	08/09	09/10
Activity	Sub Obj.	Description		Actual	Actual	Budget	Amended	Budget
62.0	9093	510 01 00	Contract Services				4,025	
62.0	9093	510 10 00	Professional Services - Audit	2,213	2,533	2,500	2,500	2,500
62.0	9093	557 00 00	Transfer to City (Pool Rental)	10,000	10,000	11,000	11,000	12,000
62.0	9093	560 00 00	Admin & Overhead	840	852	893	893	938
Subtotal				\$13,053	\$13,385	\$14,393	\$14,393	\$15,438
62.0	9093	600 03 04	Baseball Field Netting			18,000		
62.0	9093	600 03 05	Kearney School Ball Fields			200,000		
62.0	9093	600 03 06	KHS Football Field Renovation				-	72,900
62.0	9093	600 03 07	KHS Softball Lights					350,000
Subtotal				-	-	218,000	-	422,900
62.0	9093	700 01 00	USDA Loan - Principal	31,000	32,000	33,000	33,000	34,000
62.0	9093	700 02 00	USDA Loan - Interest	21,600	20,050	19,050	19,050	18,050
Subtotal				\$52,600	\$52,050	\$52,050	\$52,050	\$52,050
Total Expenditures				\$65,653	\$65,435	\$66,443	\$66,443	\$140,388

Remarks on Budget Request

1. M & O Cost:

- 510 01 00 08/09 - Unanticipated Swimming Pool Repairs
- 557 00 00 09/10 - Increase to \$12,000 per year per CIP

2. Capital:

- 600 03 04 08/09 - Per KUSD administartion this has been removed from capital projects
- 600 03 05 09/10 - This project postponed, pending start of new school construction
- 600 03 06 08/09 - Added to budget per KUSD administration request
- Updated** \$50,000 football field renovation budgeted for 08/09 has been moved to 09/10 and increased to \$70,000
- 600 03 07 09/10 - Project budgetd per CIP
- Updated** \$225,000 KHS softball lights budgtd for 09/10 has been increased to \$350,000
Additional \$125,000 will come from New School/Park Const. budgeted in the 2008 CIP.
School District will make up the difference with KUSD ne construction dollars.