

# KERMAN REDEVELOPMENT AGENCY

# AGENDA

July 21, 2010– 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 850 S. 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**

**A. AGENDA APPROVAL**

**B. MINUTES – Last Regular Meeting**  
6/16/2010

**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**

**1. Public Hearing and Resolution: Final Presentation - Kerman Redevelopment Agency 2010/2011 Budget and Amended 2009/2010 Budget [RM]**

*The three (3) RDA budgets were initially presented by the RDA Treasurer at the June 16 monthly Kerman RDA Meeting. Several updates have been made for this final presentation and Public Hearing. This year an Executive Director's Message (same as City Budgets) has been added to provide the RDA Board and general public with more information. Because the State of California will take an estimated \$160,000 the efforts of the Kerman RDA are seriously hampered; therefore, capital improvement programs in*

*the General RDA budget are limited to the wall/fence to be installed on the east side of the Rite Aide Alley. However, there are a number of significant KUSD Recreation Facility Increment capital projects in the FY 2010/2011 budget.*

*Chair OPEN PUBLIC HEARING*

Recommendation: Board Approve Kerman Redevelopment Agency 2010/2011 Budget and Amended 2009/2010 Budget

**E. ORDER OF BUSINESS**

- 1. Agency Treasurer's Report:**  
Nos. 1134 - 1151 \$93,483.60

**F. WRITTEN COMMUNICATIONS**

- 1. Kearney Alley Fence Project [LP]**

*As detailed in the attached staff report, the RDA Board rejected all bids for the Kearney Alley Fence Project and directed staff to prepare a budget to complete the project on a time and materials basis. Under this scenario, the RDA would purchase all materials and hire labor on an hourly basis at prevailing wage rates to complete the project. Staff estimated the cost of the project to be \$42,781 on a time and material basis. This amount is substantially lower than the two bids received on May 25, 2010.*

Recommendation: Staff recommends that the Board of Directors adopts a resolution appropriating \$42,781 to be split between the RDA General Fund and the Low and Moderate Income Housing Fund and approve the Kearney Alley Fence Project on a time and material basis.

**G. REQUEST FOR CLOSED SESSION**

**H. ADJOURNMENT**

# KERMAN REDEVELOPMENT AGENCY

# MINUTES

June 16, 2010 – 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.

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**Present:** Chairperson Rodriguez, Board Members Dhaliwal, Jones, Sidhu

**Absent:** Stockwell

**Also Present:** City Attorney, City Engineer, Chief of Police, Planning Director, Community Services Director, Finance Director, Public Works Director

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

**WELCOME** – Chairperson Trinidad M. Rodriguez

**CALL TO ORDER**

7:05 pm

**ROLL CALL**

All present except Stockwell

**A. AGENDA APPROVAL**

Approved  
CJ/JS 4-0-1

**B. MINUTES – Last Regular Meeting**

5-19-2010

Approved  
RD/CJ 4-0-1

**C. REQUEST TO ADDRESS AGENCY**

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**D. PUBLIC HEARINGS**

**E. ORDER OF BUSINESS**

<p><b>1. Agency Treasurer's Report:</b> Nos. 1114 - 1133 \$514,159.20</p>	<p>Approved CJ/JS 4-0-1</p>
<p><b>2. Resolution: Rejection of Bids for Kearney Alley Fence Project [GH]</b></p> <p><b><u>Recommendation:</u></b> We recommend that the Board adopt the attached Resolution rejecting all bids and then provide further direction to Staff.</p>	<p>Approved CJ/JS 4-0-1</p>
<p><b>3 Preliminary Presentation of the 2010/2011 and 2009/2010 Amended Kerman Redevelopment Agency Budgets [TLP]</b></p> <p><b><u>Recommendation:</u></b> Informational only. The final 2010/2011 and 2009/2010 Amended RDA Budgets will be presented to the board at the July 21, 2010 meeting</p>	<p>Presented</p>
<p><b>F. WRITTEN COMMUNICATIONS</b></p>	
<p><b>1. Kerman RDA Financial Assistance - Hacienda Heights Apartment Project and Kearney Palms III Senior Housing Project [LP]</b></p> <p><b><u>Recommendation:</u></b> Staff recommends that the Kerman Redevelopment Agency approve the additional financial assistance using Low and Moderate Income Housing Funds, as follows:</p> <p>1. Hacienda Heights - \$348,324 (50% of the \$696,549 in development impact fees for the project) 2. Kearney Palms III - \$90,847 (23% of the \$403,643 in development impact fees for the project)</p>	<p>Approved CJ/JS 4-0-1 with the addition to a time frame</p>
<p><b>G. REQUEST FOR CLOSED SESSION</b></p>	<p>No closed session items</p>
<p><b>H. ADJOURNMENT</b></p>	<p>7:31 pm</p>

**RDA MINUTES CERTIFICATION**

I, Marci Reyes, Deputy RDA Secretary, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the Redevelopment Agency meeting held on the first date above written at Kerman City Hall, 850 S. Madera Ave, Kerman CA.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Marci Reyes  
Deputy RDA Secretary

FINAL PRESENTATION  
KERMAN REDEVELOPMENT BUDGETS  
FISCAL YEAR 2010/2011  
EXECUTIVE DIRECTOR'S MESSAGE

**The Kerman RDA maintains three budgets. They are:**

**1. General Redevelopment (Fund 60/Activity 9091)**

The total Kerman RDA projected increment for Fiscal Year 2010/11 is estimated at \$651,398. However, a substantial amount of this goes to other agencies (Pass Through), Kerman Unified School District/Recreational Facility Increment (Budget 62 9093) and Fresno County Administrative processing fees.

The Kerman General Development Budget funds several activities including RDA/Downtown improvements, Business promotion/development and grant writing activities. The Budget also has paid for PRIDE Program downtown businesses façade improvements, public parking lots, industrial park improvement debt service and the debt service on the recently purchased (2009) Planning & Development Services Office at 942 S. Madera Ave. Also staff time related to these activities and RDA economic development work are charged to this budget.

Because the State of California continues to raid City and RDA coffers; the Kerman RDA has been hampered in its efforts to budget for RDA capital improvements in Fiscal Years 2009/10 and 2010/11. The amounts take by the State (ERAF) are \$152,000 and approximately \$160,000 in the respective fiscal years.

**Major expenditures for fiscal year 2010/2011 are:**

- Salaries & Benefits - \$129,515
- KPFA Lease Payment (Bond) - \$45,919
- ERAF State Take Away - \$160,000
- Pass Through to Fresno County and other property taxing agencies - \$297,798
- Block Wall/Fence – Residents on east side of Rite Aide Alley - \$33,000
- Total Expenses are estimated to be \$727,176

We are estimating a projected General Redevelopment Budget deficit for fiscal year of approximately \$28,874. This deficit will be made up in FY 2011/12.

**2. RDA Low & Moderate Income Housing (Fund 61/ Activity 9092)**

By State law 20% of the RDA Increment is “Set-Aside” for the promotion, encouragement and development of Low & Moderate Income Housing in Kerman. Historically, the Kerman RDA has promoted such activities per the following:

1. Funded and Collaborated with the Kerman High School Building Trades Class to build an affordable house built by the students of the Building Trades Class.
2. Kerman RDA/LMI Budget has lowered the cost of development of affordable multi-family apartment units by paying a portion of the development impact fees (DIF) for such project. The two approved projects for RDA/LMI partial payment of DIF are Hacienda Heights and Kearney Palms III. If either project is approved for applied Tax Credits this year this RDA budget will begin to make such payment to the City.

### **In FY 2009/10 the major activities involved:**

- The completion and sale of the RDA/Building Trades Class house. The gross sale/income for the house was \$112,853.
- Payment of a low interest \$300,000 CHFA loan for the original Kearney Palms I. Early payment saved Kerman RDA \$18,000. Total payment of this loan taken out over seven year ago, with interest, was \$332,000.

### **3. KUSD Recreation Facilities Increment**

**The estimated KUSD Recreation Increment for FY 2010/11 is \$187,678.**

Per agreement between the Kerman Redevelopment Agreement and Kerman Unified School District (KUSD) a portion of the Kerman Redevelopment Agency increment is held in a special account earmarked for Community Recreational Facilities either on KUSD property or directly associated with these properties and for use by the entire Kerman community. In the past this budget has funded the Kerman High School Swimming Pool, improvement to HS tennis courts and baseball dugouts, Pool equipment, Football field turf and irrigation improvements and in 2010 & 11 lighting for the High School Softball fields. Annually the debt service for the swimming pool is paid and maintenance and operational cost for the swimming pool are budgeted.

#### **Major Expenditures for FY 2010/2011 are:**

- \$350,000 Kerman H S softball lights
- \$135,000 Kerman City Park Restroom/Concession Facility adjacent to and serving Community Ball Fields located at new east side Elementary School
- First Phase \$100,000 payment to KUSD for above

**Respectively Submitted,**

**Ron Manfredi, Executive Director  
Kerman Redevelopment Agency**

# KERMAN REDEVELOPMENT AGENCY

## RDA

### FISCAL YEAR 2010-2011

#### Revenue:

The total tax increment for both RDA Areas is estimated to be \$651,398 assuming a 3% growth rate in 2010/2011.

Breakdown of RDA Funds Available	Beginning Reserves	Increment	Interest	Other Income	Expenses	Ending Reserves
09/10 RDA/General Projects	423,013	505,940	5,000		(757,269)	176,684
FY 2010/11	176,684	521,118	500		(727,176)	(28,874)
09/10 RDA/Low & Moderate Income Housing (20%)	240,422	126,485	5,000		(441,972)	(70,065)
FY 2010/11	(70,065)	130,280	500	112,853	(147,132)	26,436
FY 2009/10 Totals	\$663,435	\$632,425	\$10,000	\$0	(\$1,199,241)	\$106,619
FY 2010/11 Totals	\$106,619	\$651,398	\$1,000	\$112,853	(\$874,308)	(\$2,438)

#### KUSD Trust Funds Available

09/10 RDA/KUSD Recreational Facility Fund	431,390	182,212	3,000		(140,110)	476,492
FY 2010/11	\$476,492	\$187,678	\$500		(\$654,709)	\$9,962

#### 2010/2011 Budget Highlights

**I. General Redevelopment (9091) - Estimated Increment Revenue \$521,118 (assuming a 3% growth rate) Plus \$500 of Interest. Total Income of \$521,618.**

##### Program Highlights:

- \*Personnel \$129,515
- \*KPFA Lease Payment \$45,919
- \*REDIP Debt \$12,632
- \*City Debt - Balance of \$1,843 paid off in 09/10.
- \*ERAF - \$152,000 in 09/10 and \$160,000 estimated for 10/11. This transfer of funds to education is devastating to our RDA funds.
- \*County Pass Through \$297,798
- \*PRIDE Grants/Loans - \$33,000 Fence project east of Rite Aid
- \*Contracts - 45% of CA Consulting Contract \$16,000

**Estimated Expenditures: \$727,176**

**II. RDA Low & Moderate Income Housing (9092) - Estimated Increment Revenue \$130,280 Plus Sale of RDA House at \$112,853 and \$500 of Interest. Total Estimated Income of \$243,633**

##### Program Highlights:

- \*Personnel \$61,915
- \*Hacienda Heights/KPIII (If State Tax Credits are awarded RDA partial payment of City DIF)
- \*CalHFA Loan due in 2012 was paid off in 2009/2010 to save over \$18,000 through interest credits for early payment.

**Estimated Expenditures \$147,222**

**III. RDA Recreation Facilities Increment (9093)- Estimate Increment Revenues \$187,678**

**Plus \$500 of Interest Income. Total Income of \$188,178**

##### Projects (Per Approved CIP) :

- \*Pool Rental increased to \$14,000
- \*Pool Debt Service \$51,000
- \*KHS Softball Lights - \$350,000
- \*City Park Restroom/Concession adjacent to Elementary School Ball Fields
- \*Reimbursement to KUSD - First Phase of Elementary School Ball Field Development \$100,000

**Estimated Expenditures \$654,709**

**Kerman Redevelopment Agency Budget 2010/11  
General Redevelopment**

Activity: **9091**  
Fund: **60.0**  
Department: **RDA**

Fund	Object	Project	Description		07/08	08/09	09/10	09/10	10/11
Activity	Sub Obj.				Actual	Actual	Budget	Amended	Budget
60.0	9091	410 10	00	Salaries	21,926	77,805	81,085	81,085	87,081
60.0	9091	410 20	00	Part-time Wages	1,325	1,630	2,800	2,800	2,800
60.0	9091	410 30	00	Overtime	85	730			
60.0	9091	410 35	00	Standby Pay		539	637	637	-
60.0	9091	420 00	00	Fringe Benefits					
					7,716	30,185	38,762	38,762	39,635
				<b>Subtotal</b>	<b>\$ 31,052</b>	<b>\$ 110,890</b>	<b>\$ 123,284</b>	<b>\$ 123,284</b>	<b>\$ 129,515</b>
60.0	9091	510 03	00	Contract Services	9,349	17,171	18,000	18,000	18,000
60.0	9091	510 10	00	Professional Services	7,560	13,897	5,000	13,000	13,500
60.0	9091	521 02	00	General Supplies	850	231	800	800	800
60.0	9091	521 06	00	Uniforms			120	225	159
60.0	9091	540 00	00	Lease Payment (PFA Bond)		45,701	45,237	45,237	45,919
60.0	9091	545 00	00	Vehicle - Equip Rental Internal	1,149	1,359	6,276	6,276	5,763
60.0	9091	546 00	00	Computer Replacement	660	1,570	979	979	1,313
60.0	9091	550 00	00	Insurance - Liability			6,863	6,863	6,514
60.0	9091	552 01	00	Public Notice		105	250	200	200
60.0	9091	554 01	00	Travel/Conferences			200	100	100
60.0	9091	595 00	00	Supplemental ERAF Shift				152,000	160,000
60.0	9091	560 00	00	Admin & Overhead			935	935	963
60.0	9091	570 00	00	Abatement	1,832		2,500	1,000	1,000
60.0	9091	590 00	00	Pass Through Agreements					
				<b>Subtotal M &amp; O</b>	<b>\$ 282,185</b>	<b>\$ 312,839</b>	<b>\$ 302,401</b>	<b>\$ 289,124</b>	<b>\$ 297,798</b>
				<b>Subtotal</b>	<b>\$ 303,584</b>	<b>\$ 392,873</b>	<b>\$ 389,561</b>	<b>\$ 534,739</b>	<b>\$ 552,029</b>
60.0	9091	600 03	01	Madera Ave Master Streetscape Plan			50,000	17,000	
60.0	9091	600 03	04	Pride Loans/Grants		5,218	100,000	15,113	33,000
60.0	9091	600 03	05	Planning Building Improvements			25,000		
60.0	9091	600 03	15	CTC Parking Lot Expansion		2,805	39,000	46,424	
60.0	9091	600 03	17	Youth Center Design, Engineer, RFP			38,000		
60.0	9091	600 04	18	Animal Control Vehicle Cage			10,000	6,234	
60.0	9091	700 01	00	Debt Service - Principal/Advance from General Fund	9,111	4,658	1,843	1,843	
60.0	9091	700 02	00	Debt Service - Principal/State REDIP Loan	3,520	1,657	12,632	12,632	12,632
60.0	0099	557 14	00	Transfer to Fund 14.0 - Capital Expenditures					
60.0	0099	557 10	00	Transfer to G/F - Bond Debt Service					
					88,219				
				<b>Subtotal</b>	<b>\$ 100,851</b>	<b>\$ 14,338</b>	<b>\$ 276,475</b>	<b>\$ 99,246</b>	<b>\$ 45,632</b>
				<b>Total Expenditures</b>	<b>\$ 435,486</b>	<b>\$ 518,102</b>	<b>\$ 789,320</b>	<b>\$ 757,269</b>	<b>\$ 727,176</b>

**Remarks on Budget Request**

**I. Personnel:**

- |                                |                                      |
|--------------------------------|--------------------------------------|
| 6% City Manager                | 13% Planning & Dev Services Director |
| 7% City Clerk                  | 20% Admin Sec/Planning Tech.         |
| 12.5% City Manager's Secretary | 25% Bldg Permits Clerk Non-Cert      |
| 4% Finance Director            | 4% Public Works Director             |
| 2% Junior Accountant           | 5% Maintenance Worker                |

**II. M & O Costs:**

- 510 03 00 Contract Services: Includes \$16,000 for Grant Consultants - RDA portion of fees from Cal. Consulting, LLC plus other contract services.
- 510 10 00 Professional Services: Fresno County Administration Fee of approximately \$10,500 and other professional fees.
- 590 00 00 Pass Through to Fresno County & Other Agencies Tax Increment. In 07/08, during the audit, auditors told us to include KUSD in this.
- 595 00 00 Supplemental ERAF Shift to State

**III. Capital Items:**

- 600 03 04 Funding for block fence project in alley east of Rite Aid building

**Note: Annual Bond Lease Payment Breakdown is located in the PFA Budget**

**Kerman Redevelopment Agency Budget 2010/11**  
**Low & Moderate Income Housing**

Activity: **9092**  
Fund: **61.0**  
Department: **RDA**

Fund	Object	Project			07/08	08/09	09/10	09/10	10/11
Activity	Sub Obj.	Description			Actual	Actual	Budget	Amended	Budget
61.0	9092 410 10	00 Salaries			21,079	39,414	43,080	43,080	45,983
61.0	9092 410 20	00 Part-time Wages			3,793				
61.0	9092 410 30	00 Overtime			103	37			
61.0	9092 420 00	00 Fringe Benefits			7,744	13,500	16,885	16,885	15,931
<b>Subtotal</b>					<b>\$ 32,718</b>	<b>\$ 52,951</b>	<b>\$ 59,965</b>	<b>\$ 59,965</b>	<b>\$ 61,915</b>
61.0	9092 510 10	00 Professional Services - Legal/Audit/Co Adm			3,585	3,987	3,000	6,200	6,500
61.0	9092 510 20	00 Inspections - Plan Check			2,264	12,115			
61.0	9092 510 30	00 Contract - Housing / Infrastructure				63			
61.0	9091 521 06	00 Uniforms					24	24	63
61.0	9092 545 00	00 Vehicle - Equip Rental Internal			1,149	1,359	3,312	3,312	1,697
61.0	9092 546 00	00 Computer Replacement			660	730	490	490	656
61.0	9092 550 00	00 Insurance - Liability					2,745	2,745	2,606
61.0	9092 554 01	00 Travel/Conferences					1,000		250
61.0	9092 552 01	00 Public Notice					500	250	250
<b>Subtotal M &amp; 0</b>					<b>\$ 7,658</b>	<b>\$ 18,253</b>	<b>\$ 11,071</b>	<b>\$ 13,021</b>	<b>\$ 12,022</b>
61.0	9092 600 02	00 Capital Outlay - RDA House			671		5,000	4,000	
61.0	9092 600 03	00 Capital Outlay - RDA House (Lot)			2,851			32,986	
61.0	9092 600 03	01 Home Improvement Grant/Loan Program					100,000		
61.0	9092 600 03	02 Special Projects - Hacienda Heights/KP III							73,195
61.0	9092 700 00	00 Debt. - Principal & Interest CHFA Loan						332,000	
<b>Subtotal</b>					<b>\$ 3,522</b>	<b>\$ -</b>	<b>\$ 105,000</b>	<b>\$ 368,986</b>	<b>\$ 73,195</b>
<b>Total Expenditures</b>					<b>\$ 43,898</b>	<b>\$ 71,204</b>	<b>\$ 176,036</b>	<b>\$ 441,972</b>	<b>\$ 147,132</b>

**Remarks on Budget Request**

Funding **20% RDA Set Aside**

**I. Personnel:**

- |                             |  |
|-----------------------------|--|
| 6% City Manager             | 10.5% Planning & Dev Services Director |
| 7% City Clerk               | 6% Admin Sec/Planning Tech.            |
| 6% City Manager's Secretary | 20% Building Inspector                 |
| 6% Finance Director         |  |
| 1% Junior Accountant        |  |

600 03 00 Special Projects

RDA to provide financial assistance to the Hacienda Heights apartment project (\$348,234) and the Kearney Palms III Senior project (\$90,847) to be paid in equal annual installment of \$73,195 per year over a six-year period.

700 00 00 Debt. - Principal & Interest CHFA Loan

To pay off the CHFA Loan for the Kearney Palms Project - Phase I. The RDA took advantage of early pay-off credits, which saved the RDA over \$18,000 by paying off the balance that was due in November of 2012.

**Kerman Redevelopment Agency Budget - 2010/11**  
**KUSD Recreation Facilities Increment**

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

Fund	Object	Project	Description		07/08	08/09	09/10	09/10	10/11
Activity	Sub Obj.				Actual	Actual	Budget	Amended	Budget
62.0	9093	510 10	00	Professional Services - Audit	2,533	1,152	2,500	2,500	3,743
62.0	9093	557 00	00	Transfer to City (Pool Rental)	10,000	11,000	12,000	12,000	14,000
62.0	9093	560 00	00	Admin & Overhead	852	1,764	938	938	966
<b>Subtotal</b>					<b>\$13,385</b>	<b>\$13,916</b>	<b>\$15,438</b>	<b>\$15,438</b>	<b>\$18,709</b>
62.0	9093	600 03	04	KHS Pool Equipment		4,025			
62.0	9093	600 03	06	KHS Football Field Turf Renovation		72,922		72,922	
62.0	9093	600 03	07	KHS Softball Lights					
62.0	9093	600 03	08	New School Park Construction/Improv's			225,000		350,000
62.0	9093	600 03	09	Restroom/Concession					100,000
<b>Subtotal</b>					<b>-</b>	<b>76,947</b>	<b>225,000</b>	<b>72,922</b>	<b>585,000</b>
62.0	9093	700 01	00	USDA Loan - Principal	32,000	34,000	34,000	35,000	36,000
62.0	9093	700 02	00	USDA Loan - Interest	20,050	18,450	18,050	16,750	15,000
<b>Subtotal</b>					<b>\$52,050</b>	<b>\$52,450</b>	<b>\$52,050</b>	<b>\$51,750</b>	<b>\$51,000</b>
<b>Total Expenditures</b>					<b>\$65,435</b>	<b>\$143,313</b>	<b>\$292,488</b>	<b>\$140,110</b>	<b>\$654,709</b>

**Remarks on Budget Request**

**1. M & O Cost:**

557 00 00 10/11 - Increase to \$14,000 per year per KUSD CIP

**2. Capital:**

600 03 07 Project postponed to 10/11 and increased from \$225,000 to \$350,000 per KUSD CIP  
600 03 08 Phase 1 Reimbursement to KUSD Elementary School for Ball Field, Lights, etc.  
600 03 09 Kerman City Park Restroom/Concession Facility at new East Side Elementary School

**3. Debt Service:**

700 01 00 Principal and Interest paid on the KUSD 1997 Education and Handicapped Swimming Facility Project Certificates of Participation. Final payer will be due in April of 2017.

## **RESOLUTION NO. R10-XX**

### **A RESOLUTION ADOPTING THE FISCAL YEAR 2010-2011 BUDGET AND APPROVING THE FISCAL YEAR 2009-2010 AMENDED BUDGET FOR THE CITY OF KERMAN REDEVELOPMENT AGENCY**

The City Council of the City of Kerman does resolve as follows:

**SECTION 1:** The City Council finds and declares as follows:

- A. The City Council has reviewed the proposed final Redevelopment Agency Budget (“Budget”) for fiscal year 2010-2011;
- B. The Budget is based upon appropriate estimates and financial planning for the Redevelopment Agency operations, services, and capital improvements, including the fiscal year 2009-2010 amended budget which is designated “09/10 Amended Budget”;
- C. This budget provides continued services at current levels to the community. This budget also includes continuation and/or completion of several projects to enhance the community.
- D. All procedural requirements for adopting the Budget were fulfilled and the City Council was fully informed regarding the City’s current finances, projected revenue, and financial obligations; and
- E. It is in the public interest for the City Council to adopt the Redevelopment Agency Budget as proposed by the Executive Director.

**SECTION 2. ADOPTION.** The Budget attached to this Resolution, and incorporated by reference, is approved and adopted subject only to the authorizations set forth below. Such approval and adoption includes, without limitation, the fiscal year 2009-2010 Amended Budget.

**BUDGET APPROPRIATIONS.** Based upon the Budget, the total fiscal year 2010-2011 appropriation for the Redevelopment Agency is **\$874,308**. The Executive Director, or designee, is authorized to implement the appropriations as detailed in the Budget for City Departments:

**SECTION 3. BUDGET ADJUSTMENTS.** The Budget may be subsequently adjusted as follows:

- A. By majority vote of the City Council;
- B. By the Executive Director, or designee, for all appropriation transfers between departments and activities and line items within a City fund;
- C. By Department Director for appropriation transfers between activities and line items within a department;
- D. Line item expenditures within activities and departments are not restricted so long as funding is available in the City fund as a whole.

**SECTION 4.** The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions; and make a minute of the adoption of the Resolution in the City Council's records and the minutes of this meeting.

**SECTION 5.** This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

**SECTION 6:** The foregoing Resolution was introduced at a regular meeting of the Kerman Redevelopment Agency, held on the 21st day of July, 2010, and adopted at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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Trinidad M. Rodriguez  
Mayor

---

Renee Holdcroft  
City Clerk

Run date: 07/14/2010 @ 09:44  
 Bus date: 07/14/2010

City of Kerman  
 Check - Complete Detail

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	CVCB RDA	Net amount	Invoice number
1134- 1613	1	6/22/2010	3143 CITY OF KERMAN			
	1		41699 REIMB PAYROLL EXP 6/12/10		6,820.88	P/D 6/12/10
1134- 1613	1	6/22/2010	Logged	*** Total ***	6,820.88	
1135- 1613	2	6/22/2010	25001 YAMABE & HORN ENGINEERING			
	2		41700 ENG SVC MAY/KEARNEY ALLEY FENC		3,010.25	26795
1135- 1613	2	6/22/2010	Logged	*** Total ***	3,010.25	
1136- 1616	1	6/30/2010	0 HOWARDS PEST CONTROL			
	1		41767 TERMITE TREATMENT/RDA HOUSE		450.00	30521
1136- 1616	1	6/30/2010	Logged	*** Total ***	450.00	
1137- 1616	2	6/30/2010	3143 CITY OF KERMAN			
	2		41768 UTILITY BILLING JUNE 2010		26.45	1-01-00001-00 6
	2		41775 PROP TAX ALLOC/RDA PASS THRU 2		1,905.91	COFK 2ND
1137- 1616	2	6/30/2010	Logged	*** Total ***	1,932.36	
1138- 1616	3	6/30/2010	5078 FRESNO COUNTY AUDITOR-CONTROLL			
	3		41764 PROP TAX ALLOC/RDA PASS THRU 2		41,181.06	CO OF FRESNO
	3		41765 PROP TAX ALLOC/RDA PASS THRU 2		4,711.19	CO LIBRARY
1138- 1616	3	6/30/2010	Logged	*** Total ***	45,892.25	
1139- 1616	4	6/30/2010	6051 FRESNO COUNTY OFFICE OF EDUCAT			
	4		41774 PROP TAX ALLOC/RDA PASS THRU 2		309.86	FCOE 2ND
1139- 1616	4	6/30/2010	Logged	*** Total ***	309.86	
1140- 1616	5	6/30/2010	5093 FRESNO MOSQUITO & VECTOR CONTR			
	5		41772 PROP TAX ALLOC/RDA PASS THRU 2		98.71	FRESNO MOS 2ND
1140- 1616	5	6/30/2010	Logged	*** Total ***	98.71	
1141- 1616	6	6/30/2010	11060 KERMAN UNIFIED SCHOOL DISTRICT			
	6		41769 PROP TAX ALLOC/RDA PASS THRU 2		3,360.14	KUSD #2
1141- 1616	6	6/30/2010	Logged	*** Total ***	3,360.14	
1142- 1616	7	6/30/2010	14024 NORTH CENTRAL FIRE PROTECTION			
	7		41770 PROP TAX ALLOC/RDA PASS THRU 2		1,024.23	NCFD 2ND
	7		41771 PROP TAX ALLOC/RDA PASS THRU 2		318.97	ZONE 1 2ND
1142- 1616	7	6/30/2010	Logged	*** Total ***	1,343.20	
1143- 1616	8	6/30/2010	19108 STATE CENTER COMMUNITY COLLEGE			
	8		41773 PROP TAX ALLOC/RDA PASS THRU 2		495.01	SCCC 2ND
1143- 1616	8	6/30/2010	Logged	*** Total ***	495.01	
1144- 1616	9	6/30/2010	24002 XEROX CORPORATION			
	9		41766 COPY MACH/BASE/PLANNING/RDA		33.96	048256888 RDA
1144- 1616	9	6/30/2010	Logged	*** Total ***	33.96	
1145- 1619	1	7/08/2010	3219 CALIFORNIA CONSULTING, LLC			
	1		41828 MO RETAINER/RDA/JULY 2010		1,500.00	7/1/10 RDA
1145- 1619	1	7/08/2010	Logged	*** Total ***	1,500.00	
1146- 1619	2	7/08/2010	3143 CITY OF KERMAN			

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	CVCB RDA	Net amount	Invoice number
	2		41827 REIMB PAYROLL EXP 6/26/10		6,820.28	P/E 6/26/10
	2		41829 1ST QTR ALLOC FY10-11		2,839.25	1ST QTR 10-11
1146- 1619	2	7/08/2010	Logged	*** Total ***	9,659.53	
1147- 1619	3	7/08/2010	19110 STATE CONTROLLER'S OFFICE			
	3		41830 LOAN PMT CONTRACT C88-097		6,315.52	7/1/10 C88-097
1147- 1619	3	7/08/2010	Logged	*** Total ***	6,315.52	
1148- 1622	1	7/14/2010	3143 CITY OF KERMAN			
	1		41922 REIMBURSE PAYROLL EXP 7/10/10		6,945.03	P/E 7/10/10
1148- 1622	1	7/14/2010	Logged	*** Total ***	6,945.03	
1149- 1622	2	7/14/2010	3134 CSJVRMA			
	2		41868 1ST QTR DEPOSITS FY 10-11 RDA		5,303.13	RMA20100399 RDA
1149- 1622	2	7/14/2010	Logged	*** Total ***	5,303.13	
1150- 1622	3	7/14/2010	7065 G K SERVICES, INC			
	3		41890 UNIFORM SVC / RDA		3.91	998254 RDA
1150- 1622	3	7/14/2010	Logged	*** Total ***	3.91	
1151- 1622	4	7/14/2010	16025 P.G.& E.			
	4		41891 MO SVC 5/21-6/22 RDA HOUSE ELE		4.89	74020736402 6/1
	4		41892 MO SVC 5/21-6/21 RDA GAS		4.97	89331529897 6/1
1151- 1622	4	7/14/2010	Logged	*** Total ***	9.86	
** Total MFP discount **					.00	
** Total MFP amount **					.00	
** Total check discount **					.00	
** Total check amount **					93,483.60	
** Total void discount **					.00	
** Total void amount **					.00	



# City of Kerman

*"Community Comes First"*

## Alleyway Fence Replacement Project Between Kearney Blvd and Sunset Ave

PLANNING & DEVELOPMENT SERVICES

REPORT TO THE CITY COUNCIL  
MEETING OF July 21, 2010

To: Kerman RDA Board of Directors  
From: Luis Patlan, Director of Planning & Development Services  
Subject: Rite Aide Alleyway Fence Replacement Project

### Recommendation:

Staff recommends that the Board of Directors adopts a resolution appropriating \$42,781 from the RDA General Fund/Low and Moderate Income Housing Fund and approving the construction of the Kearney Alley Fence Project on a time and material basis.

### Background:

On April 7, 2010 the RDA Board authorized the preparation of plans and specifications for a concrete block wall to be constructed along the east side of the Madera Avenue/Sixth Street Alley immediately North of Kearney Boulevard. The wall would replace existing rear yard fences that are visible from the new Rite-Aid parking lot. The block wall would contain pilasters about every 16 feet that would be covered with stone veneer provided by Rite Aid. The RDA budgeted \$41,800 for the project.

On May 25 the city engineer received two bids for the project, as follows:

- |                         |             |
|-------------------------|-------------|
| 1. Santana Construction | \$65,783.26 |
| 2. 2H contractors       | \$78,850.00 |

On June 16, 2010 the RDA Board rejected all bids and authorized staff to prepare a budget for the project to be performed on a time and materials basis. The RDA would purchase all materials and hire labor on an hourly basis as needed.

### Discussion:

Staff has prepared a budget for the project on a time and material basis for a total of \$42,781. The budget is attached hereto as Exhibit 'A'. The cost of the project was reduced substantially from the two bids received. The public works staff will be involved in removal of the existing fence as well as digging the footing for the block wall and relocating water services to the homes. The RDA will hire a mason and labor at prevailing wages to construct the block wall.

If approved by the RDA Board, the public works crews plan on starting their portion of the project the first week of November. The project is anticipated to be completed by mid December.

**Environmental Review:**

Staff has determined that this project is categorically exempt under Section 15301[h] of the California Environmental Quality Act.

**Summary and Recommendation:**

The Kerman RDA would like the Board to consider funding the cost of replacing the existing rear yard fence along five lots on the east side of the alley between Kearney Blvd and Sunset Avenue. Staff is recommending that the Board adopt a resolution (Attachment 'B') appropriating \$42,781 to be split between the RDA General Fund and the Low and Moderate Income Housing Fund and approving the construction of the Kearney Alley Fence Project on a time and material basis. The adoption of the resolution will require a 4/5 vote.

**Fiscal Impact:**

Staff initially approved the project for a total cost of \$41,800. The revised cost on a time and material basis is \$42,781 which includes a 5% contingency. The cost of the project will be split evenly between the RDA General Fund (\$21,390.50) and the Low and Moderate Income Housing Fund (\$21,390). The new Rite Aide project is expected to generate up to \$50,000 annually in gross tax increment to the RDA based on an estimated project valuation of \$5 million dollars (the RDA receives 1% of total valuation). The net tax increment to the RDA will approximate \$17,000 annually after pass through payments to the Kerman Unified School District, Fresno County and Low and Moderate Income Housing Fund. Thus, the cost of the fence will be repaid by new tax increment over two and one half years.

**Attachments:**

- A. *Kearney Alley Fence Project Budget – Time and Materials*
- B. *Resolution Approving Project*

Exhibit 'A'

Kearney Alley Fence Project  
 Time and Material Budget

QYT	MATERIAL	PRICE EACH	TOTAL
22	Pallet Fee (Refundable upon return)	\$25	\$550
75	80lb Sakrete Type S Masontu Motar	\$4.87	\$365.25
1680	6x8x16 LW Block	\$1.31	\$2,200.80
100	1/2" x 20' Rebar	\$5.77	\$577.00
115	6x8x8 LW Block	\$1.01	\$116.15
70	3" Concrete Bodies w/wire	\$0.35	\$24.50
13	2x4-24' STD/BTR Premium Doug Fir (Footing)	\$5.52	\$71.76
10	2x12-20' #2/BTR Premium Doug Fir (Scaffold)	\$18.94	\$189.40
200	6x12x16 HW Top Cap Block	\$0.63	\$126.00
400	6x8x16 Bond Beam	\$1.30	\$520.00
24	PL Premium Adhesive 28 oz. (Top Cap on Block)	\$6.99	\$167.76
3	PP Ultra Exterior Flat Medium 5G	\$148.00	\$444.00
2	BT-R100 Brick Tie – 100 Piece Package	\$14.41	\$28.82
1	#18x500 Mason Line	\$7.07	\$7.07
4	¼ Dewalt Magnetic Nutdriver(tie column to fence)	\$1.58	\$6.32
3	Tapcoon 3/16x13/4 Phil	\$8.02	\$24.00
1	Curbside Delivery	\$94.00	\$94.00
	Order Total		\$5,512.89
	Sales Tax		\$485.53
	Sub-Total Material		\$5,998.42
	<b>GATES</b>		
1	3'-4' Gate		\$1,900.00
1	1'-10' Gate		\$1,900.00
1	1'-21' Gate w/Electric Motor		\$7,000.00
	Sub-Total Gates		\$10,800.00
	<b>PAYROLL*</b>		
	Mason (\$45.90 Hr. x 40 Hrs. = \$1,836 x 4 weeks)		\$7,344.00
	Labor (\$41.90 Hr. x 40 hrs. = \$1,676 x 4 weeks)		\$6,704.00
	Payroll Tax @ 20%		\$2,809.60
	Sub-Total Payroll		\$16,857.60
	Sub-Total		\$40,744.34
	Contingency @ 5%		\$2,037.22
	<b>GRAND TOTAL</b>		<b>\$42,781.00</b>

Notes:

\* Payroll is based on payment of prevailing wage rates as required by law.

## Exhibit 'B'

### Resolution No. 10-\_\_\_\_

#### A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF KERMAN APPROPRIATING \$42,781 FROM THE RDA GENERAL FUND/LOW AND MODERATE INCOME HOUSING FUND AND APPROVING THE CONSTRUCTION OF THE KEARNEY ALLEY FENCE PROJECT ON A TIME AND MATERIAL BASIS.

WHEREAS, the Board of Directors of the Kerman Redevelopment Agency at a regular meeting duly called and held on July 21, 2010, at 6:30 p.m. on said day, was moved by Board Member \_\_\_\_\_, seconded by Board Member \_\_\_\_\_, and carried that the following resolution be adopted:

WHEREAS, on May 25, 2010 the Kerman RDA received two bids for the construction of masonry block wall along the East side of the Madera Avenue/Sixth Street Alley North of Kearney Boulevard as follows:

1. Santana Construction \$65,783.26
2. 2H contractors \$78,850.00; and

WHEREAS, the bids received exceeded the City Engineer's estimate of \$41,800; and

WHEREAS, on June 16, 2010 the Kerman RDA rejected all bids and authorize staff to prepare a budget for the project to be performed on a time and materials basis wherein the RDA would purchase all materials and hire labor on an hourly basis as needed; and

WHEREAS, the RDA prepared a cost for the project on a time and material basis totaling \$42,781 consistent; and

WHEREAS, plans and specification for the new fence have been prepared and approved by the RDA.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of Kerman, the following:

1. The Board of Directors finds that the existing wood fence on the east side of the alley between Kearney Boulevard and Sunset Avenue is dilapidated and in need of replacement.
2. The Board of Directors by a 4/5 vote hereby appropriates tax increment funds in the amount of \$42,781 and authorizes staff to proceed with the project on a time and material basis.
3. The Board of Directors has determined that this project is categorically exempt under Section 15301[h] of the California Environmental Quality Act.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Kerman held on the 21<sup>st</sup> day of July, 2010, and passed at said meeting by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINING:

APPROVED:

---

Trinidad M. Rodriguez, Chair  
Kerman Redevelopment Agency

ATTEST:

---

L. Renee Holdcroft, Secretary  
Kerman Redevelopment Agency