

KERMAN REDEVELOPMENT AGENCY

AGENDA

December 17, 2008– 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.

Kerman RDA 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: November 19, 2008

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:

2. KUSD/RDA Recreational Facilities Increment - Five Year Capital Improvement Plan (2007/08 to 2011/12) [RM]

The RDA Recreation Increment Fund is a unique agreement between the Kerman Redevelopment Agency (RDA) and the Kerman Unified School District (KUSD), where a portion of Kerman's Redevelopment property tax increment dollars are designated for

the acquisition, construction, rehabilitation, and/or improvement of recreational facilities and programs that benefit community residents. In 2002 a Capital Improvement Plan (CIP) was jointly developed. Most of the projects under the current CIP have been completed.

In budget year 08/09 the CIP purposes to install 1) Ball Field Lights on the two KHS girl softball fields. Similar to the City and schools, Kerman's community youth baseball and softball organizations have experienced a large increase in participants. Recreation Increment funds for the new Kearney School/Park would be allocated to three areas: 2) Ball Diamonds construction and other park/school amenities; 3) restroom/concession facility @ adjacent city park; 4) ball field lights.

KUSD hopes to have all of the projects in this CIP completed in two/three years. The four projects outlined in the CIP is anticipated to cost \$835,000. KUSD will make the "upfront" cost improvements for the Kerman High School Softball lights and the East Side Elementary Playground/Park facilities and the RDA KUSD Recreation Increment Fund will reimburse as funds are available.

Please refer to the enclosed staff report and the 5-Year CIP matrix and accompanying narrative.

Recommendation: Kerman Redevelopment Agency Approve the KUSD/RDA Recreational Facilities Increment - Five Year Capital Improvement Plan (2007/08 to 2011/12)

F. WRITTEN COMMUNICATIONS

G. REQUEST FOR CLOSED SESSION

H. ADJOURNMENT

AGENDA POSTING CERTIFICATION

I, L. RENEE HOLDCROFT, Secretary for the City of Kerman Redevelopment Agency, do hereby declare under penalty of perjury that I caused the above agenda to be posted at Kerman City Hall, 942 So. Madera Avenue, and at Kerman Community/Teen Center, 15101 Kearney Plaza, Kerman Ca., at least 72 hours before the meeting for which this agenda was prepared.

Date: _____

L. Renee Holdcroft
City Clerk

KERMAN REDEVELOPMENT AGENCY

MINUTES

November 19, 2008– 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.

Kerman RDA 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: Agency Chairperson Rodriguez, Members Stockwell, Dhaliwal, Sidhu and Jones.

Absent: None

Also Present: City Manager, City Attorney, City Clerk, Director of Planning and Development, Public Works Director, Parks and Community Services Director

WELCOME –

CALL TO ORDER

7:42 p.m.

ROLL CALL – Agency Secretary Renee Holdcroft

A. AGENDA APPROVAL

Approved: CJ/RS
(5-0)

B. MINUTES – Last Regular Meeting

Approved: CJ/RD
(5-0)

Minutes - October 15, 2008

C. REQUEST TO ADDRESS AGENCY

D. PUBLIC HEARINGS

None

E. ORDER OF BUSINESS

1. Agency Treasurer's Report:

Approved: RS/CJ
(5-0)

Warrant Nos. 709 - 715 \$31,250.44

The first item on this Warrant Register was a duplicate item that had already been paid. The remainder not including Warrant No. 709 were approved.

F. WRITTEN COMMUNICATIONS

G. REQUEST FOR CLOSED SESSION

No Discussions on
the Closed Session
Item.

- 1. Government Code 54956.8. Discussion Regarding Property Negotiations: City Manager; Negotiating Parties: Parties requested Confidentiality; Under Negotiation: Property for Kerman RDA Low & Moderate Housing**

H. ADJOURNMENT

7:48 p.m.

MINUTES CERTIFICATION

I, L. RENEE HOLDCROFT, Agency Secretary for the City of Kerman Redevelopment Agency, 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 Community/Teen Center, 15101 Kearney Plaza, Kerman Ca.

Date: _____

L. Renee Holdcroft
Agency Secretary

Date: December 17, 2008

KERMAN CITY COUNCIL/KERMAN REDEVELOPMENT AGENCY (RDA)

REPORT: RDA/KUSD Recreational Facilities Increment/Five Year Capital Improvement Program (CIP) FY 07/08 – FY 11/12

From: Philip Gallegos, Director of Recreation, Parks & Community Services

HISTORY

The RDA Recreation Increment Fund is a unique agreement between the Kerman Redevelopment Agency (RDA) and the Kerman Unified School District (KUSD) where a portion of Kerman's Redevelopment Agency property tax increment dollars are designated for the acquisition, construction, rehabilitation, and/or improvement of recreational facilities and programs that benefit community residents.

Past KUSD/RDA Recreation Increment Fund joint facility projects include: development of Rotary Park, construction of the Kerman High School (KHS) pool, purchase and installation of the KHS pool lights, KHS baseball/softball field dugout upgrade, KHS Tennis Courts Renovation. Past programs included: Middle School teen open gym program and Community Summer Swim program at KHS pool. Ongoing costs include: annual debt service payment on swimming pool, rent for pool for summer City program and some limited accounting & administrative costs.

In 2002 a draft Capital Improvement Plan (CIP) was jointly developed. Projects in this plan were based on the results from of a community survey which addressed current and future youth ball field game/practice recreational facilities needs. At the time staff formalized the RDA Recreation Increment Fund planning process and created a 5-Year Capitol Improvement Plan (CIP). Most of the projects under the current CIP have been completed

SITUATION

The Recreation & Community Services Commission, Kerman RDA and KUSD recognized the importance of long-range planning to guide the orderly development of community recreational facilities and programs. The purpose of the Five-Year IP is to anticipate future recreational needs and provide a time table for construction and implementation.

Over the last couple of years the City of Kerman and KUSD agreed to hold off capital projects in anticipation of the development of the new East Side Elementary School Park. This has provided the Recreation Increment Fund with a healthy reserve of \$364,533 (audited figure) as of June 30, 2008. We expect approximately \$196,524 in revenue during fiscal year 08/09.

In budget year 08/09 the CIP purposes to install Ball Field Lights on the two KHS softball fields. Similar to the City and schools, Kerman's community youth baseball and softball organizations have experienced a large increase in participants. Currently both of these leagues share Rotary Park during ball season and the need for more lighted league and practice fields is evident. Once

the KHS softball lights have been installed one of the leagues will move their league play to this location.

Recreation Increment funds for the new East Side School/Park would be allocated to three areas: 1) Ball Diamonds construction and other ball field/park amenities; 2) restroom/concession facility @ adjacent city park; 3) ball field lights. This will be a turn key development with all three projects built with the initial construction. The attached report addresses the specific East Side/Park project recommendations.

SUMMARY

The City of Kerman Recreation Commission has approved the Recreation Increment Five Year CIP. This RDA/KUSD Recreational Facilities Increment/Five Year Capital Improvement Program (CIP) FY 07/08 – FY 11/12 has been developed jointly with KUSD Administration. The Recreation Increment Five Year CIP will be presented to KUSD Board at their January 2009 meeting.

The City is also recommending that an agreement be developed for the shared use of the new East Side School and to ensure that the Community Youth Leagues has guaranteed use of the Kerman High School two lighted softball fields with the understanding that KHS activities has priority. While the current KUSD Administration has been very corporative with opening up school facilities for community use this has not always been the practice with past administrations/coaches.

FISCAL IMPACT

No fiscal impact on the City's or Kerman Unified School District general funds. The purposed RDA Recreation Increment Five Year CIP continues a program that anticipates future recreational needs and provides a time table for construction and implementation.

KUSD hopes to have all of the projects in this CIP completed within two to three years. The four projects outlined in the CIP are anticipated to cost \$835,000. KUSD will cover "upfront" for the KHS Softball Lights and the East Side Elementary site improvements. Through the Kerman RDA the RDA KUSD Recreation Increment Fund will reimburse KUSD in as funds are available.

RECOMMENDATION

Council & Kerman RDA approve the RDA/KUSD Recreational Facilities Increment - Five Year Capital Improvement Program (CIP) FY 07/08 – FY 11/12.

Attachments

- 5-Year Revenue & CIP Matrix
- Narrative Attachment

DRAFT 2008 RDA Recreation Increment Five Yr. CIP

12/17/2008

	07/08	08/09	09/10	10/11	11/12
<u>REVENUE</u>	(Ending)				
Beginning Balance	\$364,533	\$364,533	\$273,007	\$157,811	-\$61,491
RDA Rec. Increment (est.)		\$196,524	\$202,419	\$208,491	\$214,745
<u>Revenue Total</u>	\$364,533	\$561,057	\$475,426	\$366,302	\$153,254
<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>					
Install lights on softball diamonds		\$225,000			
New School/Park Const/Improve. (Ball Fields/Park Amenities.)			\$250,000		
Rest rm/Concession City Park Facility				\$135,000	
* Ball Field Lights Kearney School Park				\$225,000	
<u>Total CIP Costs</u>	\$0	\$225,000	\$250,000	\$360,000	\$0
<u>Total Expenses</u>	\$0	\$288,050	\$317,615	\$427,793	\$69,953
<u>Remaining Revenues</u>	\$364,533	\$273,007	\$157,811	-\$61,491	\$83,301

* These improvements will go in with initial school construction & funds reimbursed when available

RDA Increments come in Jan. & June in two equal payments

1. Lights for Two (2) High School Softball Fields – Install late spring of 2008. A use agreement letter will memorialize that these improvements are to also enhance and expand field uses by appropriate community youth leagues. While the priority uses will always be high school ball teams it should be clear that the fields/diamonds will also be made available to these community, non-school youth leagues.

Numbers 2, 3 & 4 East Side Elementary School Playground Area/Park (approximately 10 acres of the 20 acre school site.

The school playground area/park will be located on the new East Side Elementary School. The playground/park will be bordered by a small (1.8 acre) city neighborhood park on the west.

Playground Area/Park Amenities

District funding will provide the “basics”* for the playground area /park development (i.e. irrigation system, turf/lawn, some trees and fencing) to accommodate youth athletic fields such as baseball, softball & soccer fields on the above described premises. The City will assist in the design, development of the playground/park. The RDA/Recreational Increment will fund the following “additions” to the facility. These additions should be included as “add alternates” in the bid specification documents and are listed in the **5-Year CIP under No. 2:**

2. New Playground Area/Park Construction/Improvements (RDA Funds) – Additions (per available funding).

- Design and development of additional park amenities.
- Development of athletic fields such as baseball, soccer, softball or other such athletic fields (backstops/score board, etc.)
- Two, 200 ft lighted youth ball fields located off Stanislaus along north side of playfield area.
- One, non-lighted practice field with small backstop in the south west corner of play field.
- Pedestrian gates at north end.

The above “improvements” along with additional Park/Ball Field amenities, as agreed upon by the two agencies, will be funded with RDA/Recreation Increment funds on a reimbursement basis.

***The “basic”** improvements for the playground/park will be funded from the same sources the District’s utilizes for the school site development.

Community youth league play will use school parking located in the southeast corner of near Kearney and Goldenrod.

3. Item # 3 Restroom/Concession Facility located in adjacent city park and opening to northwest corner of playfield.

The restroom/concession facility will complement and complete the above school playground area/park facility.

4. Item #4 CIP - Two, 200 ft lighted youth ball fields, to be utilized by youth leagues.

This is for installation of the ball field lights @ the playground area/park which will include: Two additional ball field light poles for soccer practice on the perimeter. The ball field lights will be installed with initial school construction and reimbursed as RDA funds become available under the 5-Year Plan.