

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

August 20, 2019
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

5:30 PM CALL TO ORDER STUDY & CLOSED SESSION:

ROLL CALL BY CITY CLERK:

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

STUDY SESSION:

- A. Utilities and Engineering: Discussion of the proposed Development Impact Fee Report

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL - LABOR NEGOTIATIONS (GC 54957.6)

Agency Designated Representatives: Mike Olmos, Sarah Cardoza, Paula Lofgren, and Mario Zamora
Employee Organization: Hanford Police Officers Association, (HPOA)

- B. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS (GC 54956.8)

Property: APNs 028-310-005, 028-310-008, 028-310-025, 028-240-008, 028-240-016, 028-240-018, 028-240-019, 028-240-020, 028-240-021

Agency Negotiators: John Doyel, Mike Olmos, and Ty Mizote

Negotiating Party: Central Valley Farming

- C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (GC 54956.9(d)(2))

1 potential case.

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

PUBLIC COMMENT:

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes, or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and city of residence.*

COUNCIL RESPONSE TO PUBLIC COMMENT:

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- A. City Clerk: Approve minutes from the City Council Special Meeting held on June 10, 2019.
- B. City Clerk: Approve minutes from the City Council Special Meeting held on June 17, 2019.
- C. Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50 (9th Avenue and Hanford-Armona Road).
- D. Public Works: Purchase of 26 (three cubic yard) commercial refuse containers from Consolidated Fabricators Corporation, in the amount of \$21,599.20 (tax and freight included).
- E. Public Works: Purchase of one Asphalt Pavement Reclamation Machine from Asphalt Zipper Inc., of American Fork Utah, in the amount of \$229,295.14 (tax and freight included).
- F. Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 916, Pacific Grove Addition No. 2 (12th Avenue and Berkshire Lane)
- G. Administration: Purchase of Government Crime and Theft Insurance.
- H. Finance: Warrant Register.

PUBLIC HEARINGS:

- A. Conduct a Public Hearing and Adopt Interim Urgency Ordinance No. 19-09 Extending Ordinance 19-08, an interim zoning/urgency ordinance of the City Council of the City of Hanford, restricting the commercial cultivation and manufacturing of industrial hemp (CBD) products in all zones pending enactment of an update to the City's Municipal Code.

GENERAL BUSINESS:

- A. Community Development: Accept the report regarding the Carnegie Museum lease.
- B. Administration: Second Amendment to Central Valley Farming, LLC Lease.
- C. Police: Transition of Part-time Laborer Graffiti/Cart Removal Position to a Full-time Community Enhancement Officer Position.

COUNCIL REPORTS/COMMENTS:

COUNCIL FUTURE AGENDA ITEMS:

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: A
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SUBJECT:

Utilities and Engineering: Discussion of the proposed Development Impact Fee Report

BACKGROUND:

As a result of completing the City's General Plan Update and the Wastewater, Water, and Storm Drainage Master Plans, an update of the City's Development Impact Fee program and costs is necessary. The City Council approved a contract with QK from Visalia, CA. QK was also contracted with to complete the 2035 General Plan and the updated Master Plans.

Staff will be presenting the findings of the report including costs to provide services required for future development, modifications to implementing the transportation impact fees, and the proposed reimbursement program for impact fees.

Currently, there is no action needed to be taken. There will be an adoption hearing set for a future Council meeting.

FISCAL IMPACT:

ATTACHMENTS:

Hanford Development Impact Fees Report - August 2019

DRAFT

CITY OF HANFORD DEVELOPMENT IMPACT FEE STUDY



AUGUST 2019



DRAFT

CITY OF HANFORD DEVELOPMENT IMPACT FEE STUDY

Prepared for:

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Consultant:



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August 2019

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SECTION 1 - EXECUTIVE SUMMARY

In 2017 the City of Hanford adopted a new General Plan to guide the growth and development of Hanford toward a future population of 90,000 people. A new Zoning Ordinance was also adopted in 2017, along with infrastructure master plans for the City's water, wastewater, and storm drainage systems. This Development Impact Fee Study has been prepared to update Hanford's development impact fees to be consistent with the new General Plan and its policies, the new Zoning Ordinance, and the new infrastructure master plans, while also incorporating the latest information regarding capital improvements to expand other City services in response to new growth and development.

This study provides the information and analysis to comply with these requirements. This study will identify appropriate development fees for new development within the City of Hanford for the following public improvements:

- Fire facilities vehicles, and equipment
- Police facilities, vehicles, and equipment
- Water supply, treatment, and storage
- Wastewater collection, treatment, and disposal
- Storm drainage collection and disposal
- Parks and recreation facilities
- Refuse collection vehicles and bins
- Circulation facilities

Tables 1-1, 1-2, 1-3, and 1-4 list each of the recommended impact fees. The list of available credits for improvements constructed by developers can be found in Tables 13-1 and 13-2 in Section 13.

Chapter 12 compares the proposed fees to the current adopted fees and to adopted fees of other nearby cities. This chapter shows that:

- Some fees will increase, and some will decrease.
- The net increase of the combined fees for a new single-family residence will increase by 4.1% (see Table 12-4).
- The new impact fee for a new single-family residence is in the range of currently adopted fees in seven nearby communities (see Table 12-5).

Table 1-1
Proposed Impact Fees for Fire, Police, Water, Wastewater, and Parks*

Land Use Category	Fire Fee per Unit	Police Fee per Unit	Water Fee per Unit	Wastewater Fee per Unit	Parks Fee per Unit
Low Density Residential	\$535.78	\$290.74	\$2,434.02	\$2,084.51	\$3,420.74
Medium Density Residential	\$301.18	\$429.91	\$1,360.66	\$1,668.65	\$1,602.42
High Density Residential	\$151.32	\$139.43	\$823.80	\$1,521.46	\$805.08
Neighborhood Commercial	\$0.4495	\$0.5987	\$1.0375	\$0.7017	
Regional Commercial	\$0.3746	\$0.2630	\$0.9049	\$0.7218	
Service Commercial	\$0.5619	\$0.0861	\$1.2543	\$0.7126	
Highway Commercial	\$0.4495	\$0.1978	\$1.0375	\$0.7017	
Office Residential	\$0.1873	\$0.3527	\$1.1157	\$1.5075	
Office	\$0.2107	\$0.2123	\$0.7213	\$0.7058	
Neighborhood Mixed Use	\$0.4495	\$0.5715	\$1.2933	\$1.3704	
Corridor Mixed Use	\$0.4495	\$0.3882	\$1.1654	\$0.9867	
Downtown Mixed Use	\$0.0749	\$0.3349	\$0.2466	\$0.4306	
Light Industrial	\$0.1307	\$0.0123	\$1.4603	\$0.8086	
Heavy Industrial	\$0.1307	\$0.0046	\$1.4888	\$0.9319	
Open Space	\$0.0000	\$0.0000	\$0.0000	\$0.0000	
Public Facilities	\$0.0523	\$0.0755	\$1.2543	\$0.7126	
Educational Facilities	\$0.0000	\$0.0000	\$0.6580	\$0.4385	

* Fee for residential uses is per dwelling unit. Fee for other uses is per building square foot.

**Table 1-2
Proposed Impact Fees for Storm Drainage**

Land Use Category	Storm Drain Fee per Acre
Low Density Residential	\$2,369.04
Medium Density Residential	
High Density Residential	\$2,605.94
Neighborhood Commercial	\$2,842.84
Regional Commercial	
Service Commercial	\$4,264.27
Highway Commercial	\$4,264.27
Office Residential	\$4,264.27
Office	\$2,842.84
Neighborhood Mixed Use	\$4,264.27
Corridor Mixed Use	\$4,264.27
Downtown Mixed Use	\$3,409.75
Light Industrial	
Heavy Industrial	\$3,790.46
Open Space	\$3,790.46
Public Facilities	\$0.00
Educational Facilities	\$3,316.65

**Table 1-3
Proposed Impact Fees for Refuse**

Land Use Category	Refuse Fees per Unit
Residential Container/Equipment	\$485.00
Commercial	
Per No. of 1 cubic yard dumpsters	\$850.00
Per No. of 2 cubic yard dumpsters	\$1,070.00
Per No. of 3 cubic yard dumpsters	\$1,140.00
Per No. of 6 cubic yard dumpsters	\$1,450.00

**Table 1-4
Proposed Impact Fees for Circulation**

Land Use Category	Units	Circulation Fee per Unit
Single-Family Residential	Dwelling Unit	\$3,680.26
Multi-Family Residential	Dwelling Unit	\$2,584.26
Senior Residential/Assisted Living	Dwelling Unit	\$1,338.28
Hotel/Motel (per room)	Room	\$2,342.81
Retail (<100KSF) (unless specifically listed below)	1,000 Sq.Ft.	\$10,728.56
Retail (>100KSF)	1,000 Sq.Ft.	\$8,101.59
Convenience Store - without gas station	1,000 Sq.Ft.	\$97,110.38
Gas Station - with or without convenience store	Fueling Position	\$14,195.43
Motor vehicle sales, minor and major repair	1,000 Sq.Ft.	\$2,032.45
Restaurant - no drive-thru	1,000 Sq.Ft.	\$20,750.88
Restaurant with drive-thru - stand-alone	1,000 Sq.Ft.	\$94,840.43
Restaurant with drive-thru within a shopping center	1,000 Sq.Ft.	\$25,497.49
General Office / Bank	1,000 Sq.Ft.	\$4,566.27
Medical/Dental Office	1,000 Sq.Ft.	\$9,236.50
Government	1,000 Sq.Ft.	\$2,795.92
Industrial/Service Commercial	1,000 Sq.Ft.	\$1,837.87
Warehouse/Distribution < 100,000 sq.ft.	1,000 Sq.Ft.	\$1,515.95
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	1,000 Sq.Ft.	\$729.04
Religious Institution or Facility	1,000 Sq.Ft.	\$1,985.71
Other Uses Option	trip	\$356.38

SECTION 2 - REPORT PURPOSE AND ORGANIZATION

2.1 - Report Purpose

The power to exact development impact fees arises from a city's police power to protect the public health, safety and welfare. After the passage of Proposition 13 in 1978 and the decline in local government revenues, local government increasingly has relied on impact fees in order to mitigate the impacts created by new development. Communities have used development impact fees to finance needed improvements or expansions of services that result from the increased service demand caused by new development. In 1989, AB 1600 was signed into law in California. This law is codified as Government Code Sections 66000 through 66009.

All levels of government in the U.S. are limited by the 5th Amendment to the Constitution, "...nor shall private property be taken for public use, without just compensation." There are two U.S. Supreme Court decisions that together provide direction to cities who desire, within the bounds of the Constitution, to charge exactions (impact fees) to offset the impact that new development places on essential city services.

The first case is *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987). The Nollans proposed construction of a new two-story home to replace their existing one-story beachfront house overlooking the ocean. The new home was to have the same footprint as the existing home but was going to be taller than the existing home. As a condition of issuing a coastal development permit, the California Coastal Commission required that the Nollans grant a public access easement across the beach in front of their house. The Nollans successfully argued, and the U. S. Supreme Court held, that the exaction (the grant of public easement) was not related to the impact created by the development (increased building height). The Court set the legal standard that proof of such an "essential nexus" was required if exaction was to be lawful. The Supreme Court, however, did not specify how close the nexus must be. The California State Legislature passed AB 1600, in response to this decision. It codified many of the principles laid out in *Nollan* and established a statewide procedure for exacting certain fees from development projects.

The second Supreme Court case is *Dolan v. City of Tigard*. In this case, Dolan applied to the City of Tigard, Oregon, for an expansion of her downtown hardware store, which was located within a floodplain. The City sought to condition the approval of her project upon the dedication to the City of a bike path and a greenway along a stream that bounded her property. In this case, the Supreme Court defined a two-part test for the exaction of real property, ruling that in order for a government to require project-specific exactions, the government must demonstrate that (1) an essential nexus exists between the legitimate state interest and the exaction imposed by the city (as *Nollan* had held), and that (2) the nature of the exaction must be "roughly proportional" to the impact the project is creating. The *Dolan* court found that, while the City had demonstrated the required essential nexus, the exactions the City demanded were not roughly proportional to the project's impacts.

Taken together, these cases along with AB 1600, require that before a city may establish or increase a development impact fee it must do the following:

- (1) Identify the purpose of the fee.
- (2) Identify the use to which the fee is to be put.
- (3) Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- (4) Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

This study provides the information and analysis to comply with these requirements. This study will identify appropriate development fees for new development within the City of Hanford for the following public improvements:

- Fire facilities vehicles, and equipment
- Police facilities, vehicles, and equipment
- Water supply, treatment, and storage
- Wastewater collection, treatment, disposal
- Storm drainage collection and disposal
- Parks and recreation facilities
- Refuse collection vehicles and bins
- Circulation facilities

2.2 - Report Organization

The report has been organized into the following sections:

Section 1: Executive Summary. The Executive Summary compiles the recommended impact fees determined in Sections 4 through 11 and briefly describes comparisons with previous fees and other cities (Section 12).

Section 2: Purpose. A description of the purpose for this study and the City's authority and limitations on the imposition of impact fees; a description of public improvement programs; a description of the relationship of the need for new or expanded facilities and new development ("nexus" test).

Section 3: General Estimates and Assumptions. A discussion of projected population and estimated capacity of the General Plan to accommodate future development, as well as declarations of certain assumptions that will be used throughout the study.

Sections 4 through 11: Facility requirements and development fee calculations. Public services and facilities are examined in relation to projected demand, the cost improvements to address future demand, and the allocation of that cost to future development.

Section 4: Fire Facilities

Section 5: Police Facilities

Section 6: Water Supply, Treatment and Storage Facilities

Section 7: Wastewater Collection and Treatment/Disposal Facilities

Section 8: Storm Drainage Facilities

Section 9: Parks and Recreation Facilities

Section 10: Refuse Collection

Section 11: Circulation Facilities

Section 12: Comparison with previous fees and fees of nearby cities. The new proposed fees are compared to the current fees in Hanford. The proposed fees for a typical single-family home are compared with fees in nearby cities.

Section 13: Implementation. This section guides the implementation of the impact fees after adoption. Fee credit amounts are identified and recommended for cases where developers construct improvements for which impact fees are being collected.

Within each of Sections 4 through 11, there are three subsections. The first subsection identifies the methodology for (1) determining the need being created by new development, (2) how that need is related to new development, and (3) the method used to proportionally distribute the cost of the need to future development. The second subsection quantifies the need into a dollar amount and then provides the calculations that proportionally distribute that dollar amount amongst the yet to be developed land uses. The third subsection identifies the fee that can be charged to the individual development project.

2.3 - Basics of an Impact Fee Calculation

Generally, each type of impact fee is derived from the same process. First, the future cost of facilities that is attributable to new development is estimated. Then that cost is distributed to the different types of land use designations identified in the General Plan. Finally, the cost is further divided within each land use designation amongst the projected development that is expected to occur within that land use designation to arrive at an impact fee. This process is basically a mathematical division problem, where the cost of service is the numerator and the number of developments intended to share in that cost is the denominator.

$$\begin{array}{ccc} \text{Cost of} & & \\ \text{Service} & \bigg/ & \\ & \text{New Developments} & \\ & \text{that will share the cost} & = & \text{Development} \\ & & & \text{Impact Fee} \end{array}$$

For each type of fee, some type of factor is used to proportionally allocate costs based on proportional impacts. For example, commercial and industrial uses are not charged park impact fees because they do not create the need for park space that new residential development creates. In another example, water impact fees are allocated to the varying land uses based upon the estimated amount of water each type of land use demands, as well as the needed fire flow capacity that the land use demands.

SECTION 3 - POPULATION, GROWTH ESTIMATES, AND ASSUMPTIONS

3.1 - Undeveloped Land Acreage Projections

To analyze infrastructure needs for Hanford's growth, it is first necessary to estimate the amount of planned growth that can occur under the current General Plan. These estimates are used to determine the total increase in facilities that will be needed. They are also used to distribute the estimated facility costs among the various land uses.

The need for additional public facilities is based on the projected increase in population, residential development, commercial development, and industrial development over the life of the Hanford General Plan. The land use designations identified in the General Plan determine where and how much growth can occur over the life of the Plan.

Figure 3-1 illustrates the current General Plan's land use designations. There are three residential land use designations, four commercial designations, two office designations, three mixed use designations, two industrial designations, and four public or open space designations.

Figure 3-2 illustrates which parcels are developed and which are determined to be considered undeveloped for the purpose of this study. Within the 2035 Growth Boundary (blue boundary) the acreage of the undeveloped land (green) and the 20% of the underutilized land (pink) are shown in Table 3-1, categorized by land use designation. This is the total number of acres that have the potential for growth and will require the related City services and infrastructure. The acreages are slightly different from the acreages in the General Plan because a few years have passed since those acreages were calculated. Table 3-2 estimates the additional population between 2018 and estimated General Plan buildout population of 90,000.

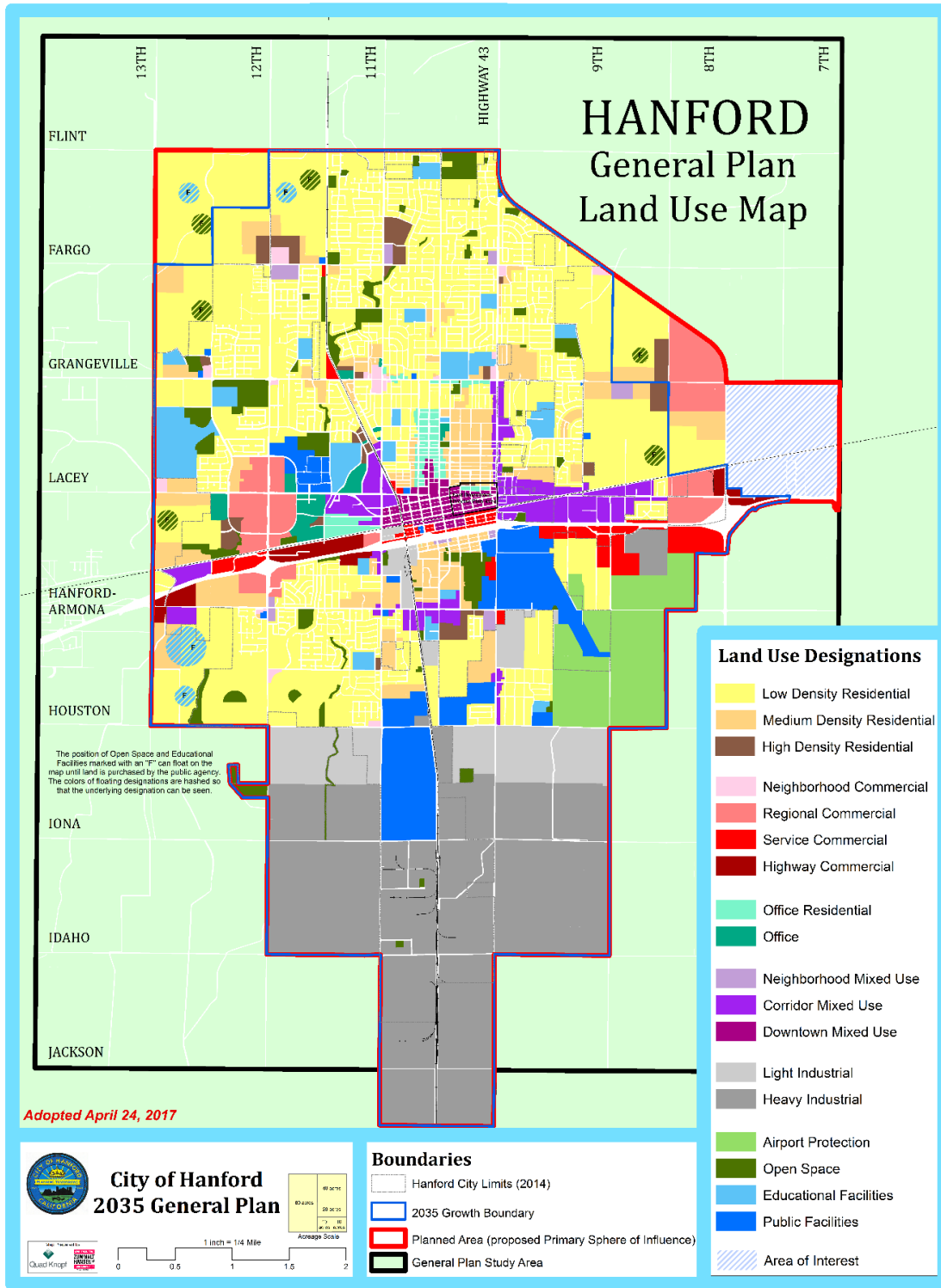


Figure 3-1
Hanford General Plan Land Use Map

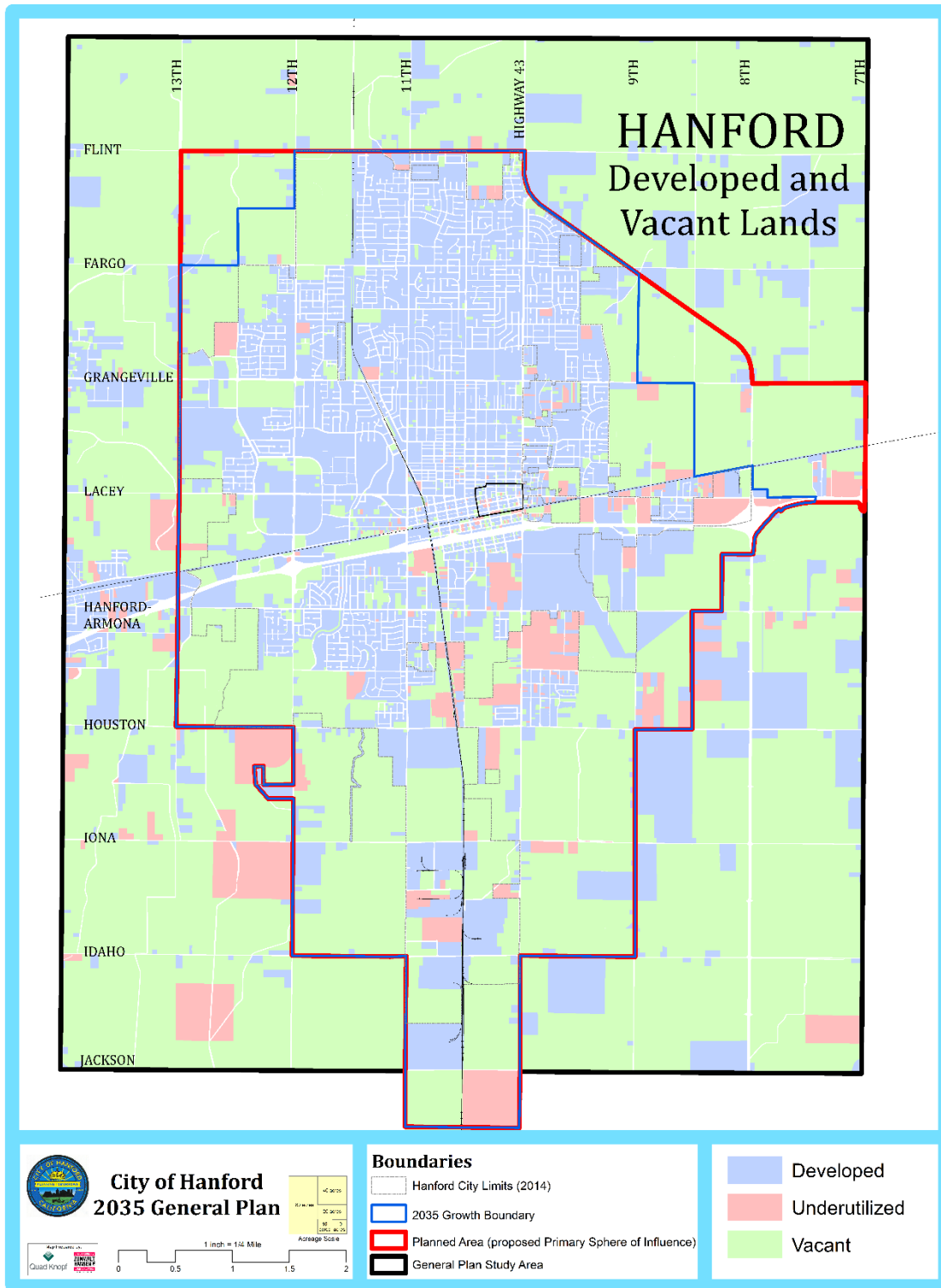


Figure 3-2
Developed and Vacant Lands

**Table 3-1
Land Available for Development**

Land Use Designation	Acres
Low Density Residential	2,013
Medium Density Residential	455
High Density Residential	124
Total Residential	2,592
Neighborhood Commercial	37
Regional Commercial	102
Service Commercial	121
Highway Commercial	61
Total Commercial	321
Office Residential	17
Office	31
Total Office	48
Neighborhood Mixed Use	44
Corridor Mixed Use	173
Downtown Mixed Use	13
Total Mixed Use	230
Light Industrial	607
Heavy Industrial	2679
Total Industrial	3,286
Open Space	252
Public Facilities	276
Educational Facilities	170
Total Public	698
TOTAL NON-RESIDENTIAL	4,583
TOTAL	7,175

Table 3-2
Projected Population

Time Period	Population
2018 Population	58,176
General Plan 2035 Population	90,000
Estimated Additional Population	31,824
 % Additional Population	 35.36%

Source: CA Dept. of Finance, Hanford General Plan

3.2 - Residential Dwelling Unit Projections

The residential dwelling unit projection is estimated in accordance with the General Plan policies for estimating potential future development. The number of acres available for development with residential land use designations is used to estimate the number of residential units. Table 3-3 shows the estimated number of residential units that could be constructed. The table uses the estimated average units per gross acre that is used in the General Plan.

Table 3-3
Estimated Potential Residential Acreage and Units

Land Use Designation	Acres	Estimated Avg. Units per Gross Acre	Estimated Units in Residential Designations	Allocated Units from Non- Residential Designations*	Total Estimated Units
Low Density Residential	2,013	4.5	9,059	50	9,109
Medium Density Residential	455	9	4,095	300	4,395
High Density Residential	<u>124</u>	16	<u>1,984</u>	<u>400</u>	<u>2,384</u>
TOTAL RESIDENTIAL	2,592		15,138	750	15,888

3.3 - Non-Residential Square Footage Projections

While the demand placed on future facilities by residential uses is typically calculated by the dwelling unit, demand placed by non-residential uses is calculated by acreage or by building square footage. Table 3-4 provides an estimate for non-residential land uses. The acreage of undeveloped land is multiplied by the estimated average floor area ratio (FAR) for each land use designation. The FAR for each land use designation is the same that is used in the General Plan.

Table 3-4
Estimated Potential of Non-Residential Building Square Footage

Land Use Designation	Acres	Estimated Avg. FAR	Estimated Available Sq.Ft.
Neighborhood Commercial	37	0.25	402,930
Regional Commercial	102	0.30	1,332,936
Service Commercial	121	0.20	1,054,152
Highway Commercial	61	0.25	664,290
TOTAL COMMERCIAL	321		3,454,308
Office Residential	17	0.30	222,156
Office	31	0.40	540,144
TOTAL OFFICE	48		762,300
Neighborhood Mixed Use	44	0.25	479,160
Corridor Mixed Use	173	0.25	1,883,970
Downtown Mixed Use	13	1.50	849,420
TOTAL MIXED USE	230		3,212,550
Light Industrial	607	0.20	5,288,184
Heavy Industrial	2679	0.20	23,339,448
TOTAL INDUSTRIAL	3,286		28,627,632
Open Space	252	0.00	0
Public Facilities	276	0.20	2,404,512
Educational Facilities	170	0.50	3,702,600
TOTAL PUBLIC	698		6,107,112
TOTAL NON-RESIDENTIAL	4,583		42,163,902

3.4 - Assumption of Land Acquisitions Costs

Several of the future facilities will require that land be acquired by the City. Since there are many factors that will determine the future value of a certain piece of property, it is difficult to know with certainty what those future values will be. For this study, Table 3-5 shows the assumption of cost of land that will need to be acquired. The assumed cost for water wells and tanks is the same assumption that is used in the Hanford Water Master Plan. The cost is lower for future wells and

water tanks because that land is usually undeveloped with few services. These assumptions were made with consultations from the Hanford Public Works and Utilities and Engineering Departments.

Table 3-5
Estimated Land Acquisition Costs

Type	Cost
Water Wells and Tanks	\$40,000
All Other Acquisition	\$90,000

Source: Hanford Water Master Plan, Hanford Public Works Dept.

3.5 - Adjustment for Downtown Uses, Educational Facilities, and Open Space

Most of the water, wastewater, storm drainage, and street infrastructure are built in the downtown area of the city. It would follow then that the downtown area should bear a smaller responsibility to fund future water, wastewater, storm drainage, and street infrastructure. In consultation with the Public Works and Utilities and Engineering Departments, it was decided that the fees calculations would propose a 20% reduction in impact fees for all uses located on property within the Downtown Mixed Use land use designation in the General Plan (see Figure 3-1 in this report or Figure 3-1 in the General Plan). The 20% reduction in impact fees would apply to impact fees for water, wastewater, storm drainage, and circulation.

Educational facilities (mainly public schools) impact the City's facilities like all other new land uses. It has been the City's policy to only charge impact fees for new public schools for water, wastewater, storm water drainage, and refuse collection.

This report assumes that there will be little, if any, new development on land designated Open Space that will impact City facilities. There are no fees proposed for properties in this land use designation.

The preceding estimate and assumptions in this section will be used in the following Sections 4 to 11 to analyze and determine development impact fees.

SECTION 4 - FIRE FACILITIES

The following General Plan Objectives and Policies in Chapter 6: Public Services and Facilities provide the foundation for the City's provisions of fire facilities.

Policy P49: Emergency Service Response Times

Provide fire stations at locations to achieve and maintain an adequate response time for emergencies within the City.

Policy P52: Impact Fees for Police Facilities

Require developers to contribute impact fees to fund the cost of providing fire facilities needed to support new population growth and development.

4.1 - Methodology for Calculating Fire Facilities Impact Fee

The Hanford Fire Department currently provides service from two fire stations. Station 1 is located at 350 W. Grangeville Boulevard and Station 2 at 10553 Houston Avenue. Hanford is divided into two fire response districts: Station 1 covers the city limits north of SR 198 and Station 2 covers the city limits south of SR 198.

Hanford owns two vacant sites designated for future fire stations. A future station is under construction at Centennial Drive and Berkshire Lane in the city's northwest quadrant, while another is planned at 12th Avenue and Hanford-Armona Road in the southwest quadrant. An eastside fire station is also planned at 9¼ Avenue and Florinda Street. This site has not yet been acquired. It is anticipated that a total of five city fire stations will be needed to accommodate buildout projected to occur during the planning period of the General Plan.

Previous Council decisions have determined that only a portion of the 3rd station would be needed because of new growth and the other portion needed to meet existing needs. The 4th and 5th fire stations would be fully needed due to new growth. These decisions are reflected in the cost estimates in Table 4-1.

The Fire Facilities Impact Fee is intended to provide the City with a funding source to construct future fire stations and furnish them with equipment that will be needed due to the impact of the new development.

The fire impact fee is calculated as follows. Table 4-1 determines the number of incidents per acre based on incident data from 2012 to 2017 provided by the Hanford Fire Department. Table 4-2 quantifies the costs attributable to new growth. Table 4-3 estimates that number of incidents in each land use designation and then adjusts for a fire intensity factor, based on the observation, for example, that industrial fires are more intense than residential fires. The last column in Table 4-3 estimates a total impact for each land use designation, proportionally distributing the total cost identified in Table 4-1. Finally, Table 4-4 divides each land use designation's total impact dollars by

estimates new dwelling units (for residential) or square footage (non-residential) to arrive at the proposed impact fee.

4.2 - Fire Facilities Impact, Need and Cost

Using incident data provided by the Hanford Fire Department, Table 4-1 calculates an estimated incidents per acre for residential, commercial, and industrial land use designations. This factor is used to better proportionally allocate costs based on proportional need.

Table 4-1
Fire Incidence Response by Occupancy Type (2012-2017)

Land Use Category	Developed Acres in City Limits	Incidents	Incidents per Acre
Residential	3,447	18,677	5.4
Commercial	1,951	5,336	2.7
Industrial	448	114	0.3
Total	5,846	24,127	

Source: Hanford Fire Dept.

Table 4-2 estimates that total facilities costs that are attributable to new growth. Only a portion of Fire Station 3 is included because not all the need for this station can be attributed to new growth. The quantity for the ladder truck is set at 0.5 because $\frac{1}{2}$ of the truck is considered necessary to meet existing needs. The total estimated cost is shown at the bottom of Table 4-2.

**Table 4-2
Fire Facilities Costs**

Item	Unit	Quantity	Unit Cost	Item Total
Fire Station Construction	Each	2	\$3,500,000	\$7,000,000
Land Acquisition	Acres	3	\$90,000	\$270,000
Station Equipment/Furnishings	Each	2	\$175,000	\$350,000
Fire truck	Each	2	\$700,000	\$1,400,000
Squad Vehicles with Equipment	Each	2	\$180,000	\$360,000
Fire Station No. 3 Reimbursement	Each	1	\$1,750,000	\$1,750,000
Contingency			15%	\$1,104,000
Architecture/Engineering			15%	\$1,050,000
Total Fire Station Facilities and Vehicles Costs				\$13,284,000

4.3 - Determination of Fire Facilities Impact Fee

Table 4-3 takes the total cost and allocates it according to acreage, adjusting proportionally by incidents per acre and an estimated relative fire intensity factor. The fire intensity factor was derived from discussion with Public Works Department. The total number of acres in each land use. This results in a total impact per land use designation.

Table 4-4 takes the total impact per land use designation and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per dwelling unit basis. Non-residential uses will be assessed the fee on a per building square foot unit basis. No fees are proposed for uses in the Educational Facilities or Open Space land use designations. Fees are highlighted in blue.

**Table 4-3
Distribution of Fire Facilities Impact**

Land Use Category	Acres	Incidents per Acre	Estimated Incidents	Fire Intensity Factor	Incident Impact Adjusted for Intensity	% Impact	Total \$ Impact
Low Density Residential	2,013	5.4	10,907	1.0	10,907	36.74%	\$4,880,145.19
Medium Density Residential	455	5.4	2,465	1.2	2,958	9.96%	\$1,323,675.75
High Density Residential	<u>124</u>	5.4	<u>672</u>	1.2	<u>806</u>	2.72%	<u>\$360,738.01</u>
Total Residential	2,592		14,044		14,672		\$6,564,558.94
Neighborhood Commercial	37	2.7	101	4.0	405	1.36%	\$181,110.40
Regional Commercial	102	2.7	279	4.0	1,116	3.76%	\$499,277.33
Service Commercial	121	2.7	331	4.0	1,324	4.46%	\$592,279.97
Highway Commercial	<u>61</u>	2.7	<u>167</u>	4.0	<u>667</u>	2.25%	<u>\$298,587.42</u>
Total Commercial	321		878		3,512		\$1,571,255.13
Office Residential	17	2.7	46	2.0	93	0.31%	\$41,606.44
Office	<u>31</u>	2.7	<u>85</u>	3.0	<u>254</u>	0.86%	<u>\$113,805.86</u>
Total Office	48		131		347		\$155,412.31
Neighborhood Mixed Use	44	2.7	120	4.0	481	1.62%	\$215,374.53
Corridor Mixed Use	173	2.7	473	4.0	1,893	6.37%	\$846,813.51
Downtown Mixed Use	<u>13</u>	2.7	<u>36</u>	4.0	<u>142</u>	0.48%	<u>\$63,633.39</u>
Total Mixed Use	230		629		2,516		\$1,125,821.43
Light Industrial	607	0.3	154	10.0	1,545	5.20%	\$691,096.45
Heavy Industrial	<u>2,679</u>	0.3	<u>682</u>	10.0	<u>6,817</u>	22.96%	<u>\$3,050,160.44</u>
Total Industrial	3,286		836		8,362		\$3,741,256.89
Open Space	252	0.3	64	0.0	0	0.00%	\$0.00
Public Facilities	276	0.3	70	4.0	281	0.95%	\$125,695.30
Educational Facilities	<u>0</u>	0.3	<u>0</u>	4.0	<u>0</u>	0.00%	<u>\$0.00</u>
Total Public	528		134		281		\$125,695.30
Total Non-Residential	<u>4,413</u>		<u>2,609</u>		<u>15,018</u>		<u>\$6,719,441.06</u>
Total	7,005		16,653		29,690	100.00%	\$13,284,000.00

* Educational Facilities will not be charged a Fire Facilities Impact Fee

**Table 4-4
Fire Facilities Impact Fees**

Land Use Category	\$ Impact	Estimated Units or Sq.Ft.	Fee Per Unit	Fee Per Sq.Ft.
Low Density Residential	\$4,880,145.19	9,109	\$535.78	
Medium Density Residential	\$1,323,675.75	4,395	\$301.18	
High Density Residential	<u>\$360,738.01</u>	2,384	\$151.32	
Total Residential	\$6,564,558.94	(units)		
Neighborhood Commercial	\$181,110.40	402,930		\$0.4495
Regional Commercial	\$499,277.33	1,332,936		\$0.3746
Service Commercial	\$592,279.97	1,054,152		\$0.5619
Highway Commercial	<u>\$298,587.42</u>	664,290		\$0.4495
Total Commercial	\$1,571,255.13	(sq.ft.)		
Office Residential	\$41,606.44	222,156		\$0.1873
Office	<u>\$113,805.86</u>	540,144		\$0.2107
Total Office	\$155,412.31	(sq.ft.)		
Neighborhood Mixed Use	\$215,374.53	479,160		\$0.4495
Corridor Mixed Use	\$846,813.51	1,883,970		\$0.4495
Downtown Mixed Use	<u>\$63,633.39</u>	849,420		\$0.0749
Total Mixed Use	\$1,125,821.43	(sq.ft.)		
Light Industrial	\$691,096.45	5,288,184		\$0.1307
Heavy Industrial	<u>\$3,050,160.44</u>	23,339,448		\$0.1307
Total Industrial	\$3,741,256.89	(sq.ft.)		
Open Space	\$0.00	0		\$0.0000
Public Facilities	\$125,695.30	2,404,512		\$0.0523
Educational Facilities	<u>\$0.00</u>	0		\$0.0000
Total Public	\$125,695.30	(sq.ft.)		

* Educational Facilities will not be charged a Fire Facilities Impact Fee

SECTION 5 - POLICE FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6: Public Services and Facilities provide the foundation for the City's provisions of police facilities.

Policy P34: Police Station

Provide for additional structures and acquire additional land as needed for an expanded police station with adequate police vehicle parking to maintain acceptable response times to meet new population growth.

Policy P37: Impact Fees for Police Facilities

Require new development to provide funding to meet the cost of providing vehicles, equipment, and structures, to meet the needs of new population growth.

5.1 - Methodology for Calculating Police Facilities Impact Fee

The Hanford Police Department provides police protection services within the City of Hanford. The goal of the Department is to reduce the impact of crime and the fear it causes to victims of those crimes. The Department supports a policing philosophy that promotes and supports organizational strategies to address the causes of crime and social disorder through problem solving tactics and community/police partnerships. The Police Department operates out of a single station located at 425 North Irwin Street.

The Police Department has determined that a ratio of 1 officer per 1,000 persons in the city is an appropriate ratio for providing service to future populations. These officers will require additional police building space, vehicles, and equipment to provide service to future populations that result from new growth in both residential and non-residential land uses.

The Police Facilities Impact Fee is intended to provide the City with a funding source to construct future police building space for the additional officers and furnish them with equipment and vehicles that will be needed due to the impact of the new development.

The police impact fee is calculated as follows. Table 5-1 determines the number of new officers, vehicles, and building space that will be needed that can be attributed to new growth. Table 5-2 estimates the cost to provide the needed building space, vehicles, and equipment to support those officers. Using service call data from the Police Department, Table 5-3 estimates the number of police incidents per acre to determine a factor that can be used to divide the costs identified in Table 5-1 proportionally by land use designation. Table 5-4 uses the incidents per acre derived in Table 5-3 to determine the dollar impact in each land use designation. Finally, Table 5-5 divides each land use designation's total impact dollars by estimates new dwelling units (for residential) or square footage (non-residential) to arrive at the proposed impact fee.

5.2 - Police Facilities Impact Need and Cost

Table 5-1 estimates the amount of additional building space and number of additional officer vehicles and equipment needed for new population growth to get to a population of 90,000. The Police Department has set a target staffing ratio of 1 officer per 1,000 persons. This results in a need of 32 more officers and 32 more vehicles. Using an estimate of 275 square feet of building space for every new officer, the total additional building space needed is 8,800 square feet.

Table 5-1
Future Police Vehicle and Building Space Estimates

Capacity of Future Growth Area	31,824	population per 1,000
Planned Ratio of Officers per Population	1	population
Number of Officers needed	32	Officers
Planned Vehicles per Officer	1	Officers/vehicle
Vehicles needed	32	Vehicles
Planned Additional Building Space per Officer	275	Sq.Ft.
Additional Building Space Needed	8,800	Sq.Ft.

The cost of new building space, vehicles, and equipment is calculated in Table 5-2. The total cost for police facilities that can be attributed to new growth is located at the bottom of the table.

Table 5-2
Police Facilities Costs

Item	Unit	Quantity	Unit Cost	Item Total
Police Vehicle	Each	32	\$53,050	\$1,697,600
Police Officer Equipment	Each	32	\$4,700	\$150,400
Police Building Space	Sq.Ft.	8,800	\$495	\$4,356,000
Land Acquisition	Acres	2	\$90,000	\$180,000
Building Space Contingency			15%	\$653,400
Building Space Architecture/Engineering			15%	<u>\$653,400</u>
Total Police Facilities Costs				\$7,690,800

Source: Hanford Police Dept.

5.3 - Determination of Police Facilities Impact Fee

Based on statistical/historical summaries of the incidence of police service demands to varying addresses in the community, Table 5-3 shows an estimate of incidents during the last year and then divides them by the number of developed acres in each land use designation. The addresses were assigned to land use designations using the same geographic information system (GIS) data that was used to create the General Plan Land Use Map. The resulting incidents per acre provides a factor to proportionally divide the total costs by land use designation impact.

Table 5-4 distributes the total dollar impact amongst the land use designations using the incidents per acre as a proportional factor. This provides an impact dollar amount for each land use designation.

Table 5-5 takes the total impact per land use designation and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per dwelling unit basis. Non-residential uses will be assessed the fee on a per building square foot unit basis. No fees are proposed for uses in the Educational Facilities or Open Space land use designations.

**Table 5-3
Police Incidents per Acre**

Land Use Category	Developed Acres	Incidents	Incidents per Acre
Low Density Residential	3,726	13,682	3.6718
Medium Density Residential	592	6,863	11.5904
High Density Residential	<u>91</u>	<u>678</u>	7.4818
Total Residential	4,409	21,223	
Neighborhood Commercial	37	681	18.1988
Regional Commercial	329	3,154	9.5913
Service Commercial	165	345	2.0926
Highway Commercial	<u>89</u>	<u>534</u>	6.0128
Total Commercial	620	4,714	
Office Residential	98	1,259	12.8653
Office	<u>95</u>	<u>983</u>	10.3235
Total Office	193	2,242	
Neighborhood Mixed Use	31	542	17.3718
Corridor Mixed Use	357	4,212	11.7983
Downtown Mixed Use	<u>112</u>	<u>6,846</u>	61.0759
Total Mixed Use	500	11,600	
Light Industrial	303	91	0.3003
Heavy Industrial	<u>1,068</u>	<u>119</u>	0.1114
Total Industrial	1,371	210	
Open Space	373	704	1.8888
Public Facilities	603	1,107	1.8348
Educational Facilities	<u>420</u>	<u>1,290</u>	3.0708
Total Public	1,396	3,101	
Total Non-Residential	4,081	21,867	
Total	8,489	43,090	

**Table 5-4
Distribution of Police Impact**

Land Use Category	Acres	Incidents per Acre	Estimated Incidents	% Impact	\$ Impact
Low Density Residential	2,013	3.6718	7,391	34.4%	\$2,648,195.91
Medium Density Residential	455	11.5904	5,274	24.6%	\$1,889,457.55
High Density Residential	<u>124</u>	7.4818	<u>928</u>	<u>4.3%</u>	<u>\$332,395.47</u>
Total Residential	2,592		13,593	63.3%	\$4,870,048.93
Neighborhood Commercial	37	18.1988	673	3.1%	\$241,252.48
Regional Commercial	102	9.5913	978	4.6%	\$350,513.67
Service Commercial	121	2.0926	253	1.2%	\$90,719.14
Highway Commercial	<u>61</u>	6.0128	<u>367</u>	<u>1.7%</u>	<u>\$131,411.66</u>
Total Commercial	321		2,272	10.6%	\$813,896.96
Office Residential	17	12.8653	219	1.0%	\$78,360.31
Office	<u>31</u>	10.3235	<u>320</u>	<u>1.5%</u>	<u>\$114,661.07</u>
Total Office	48		539	2.5%	\$193,021.38
Neighborhood Mixed Use	44	17.3718	764	3.6%	\$273,857.61
Corridor Mixed Use	173	11.7983	2,041	9.5%	\$731,295.42
Downtown Mixed Use	<u>13</u>	61.0759	<u>794</u>	<u>3.7%</u>	<u>\$284,472.67</u>
Total Mixed Use	230		3,599	16.8%	\$1,289,625.70
Light Industrial	607	0.3003	182	0.8%	\$65,308.75
Heavy Industrial	<u>2,679</u>	0.1114	<u>298</u>	<u>1.4%</u>	<u>\$106,926.47</u>
Total Industrial	3,286		481	2.2%	\$172,235.21
Open Space	252	1.8888	476	2.2%	\$170,535.12
Public Facilities	276	1.8348	506	2.4%	\$181,436.70
Educational Facilities*	<u>0</u>	3.0708	<u>0</u>	<u>0.0%</u>	<u>\$0.00</u>
Total Public	528		982	4.6%	\$351,971.82
Total Non-Residential	4,413		7,873	36.7%	\$2,820,751.07
Total	7,005		21,466	100.0%	\$7,690,800.00

**Table 5-5
Police Facilities Impact Fee**

Land Use Category	\$ Impact	Estimated Units or Estimated Sq.Ft.	Fee Per Unit	Fee Per Sq.Ft.
Low Density Residential	\$2,648,195.91	9,109	\$290.74	
Medium Density Residential	\$1,889,457.55	4,395	\$429.91	
High Density Residential	<u>\$332,395.47</u>	2,384	\$139.43	
Total Residential	\$4,870,048.93	(units)		
Neighborhood Commercial	\$241,252.48	402,930		\$0.5987
Regional Commercial	\$350,513.67	1,332,936		\$0.2630
Service Commercial	\$90,719.14	1,054,152		\$0.0861
Highway Commercial	<u>\$131,411.66</u>	664,290		\$0.1978
Total Commercial	\$813,896.96	(sq.ft.)		
Office Residential	\$78,360.31	222,156		\$0.3527
Office	<u>\$114,661.07</u>	540,144		\$0.2123
Total Office	\$193,021.38	(sq.ft.)		
Neighborhood Mixed Use	\$273,857.61	479,160		\$0.5715
Corridor Mixed Use	\$731,295.42	1,883,970		\$0.3882
Downtown Mixed Use	<u>\$284,472.67</u>	849,420		\$0.3349
Total Mixed Use	\$1,289,625.70	(sq.ft.)		
Light Industrial	\$65,308.75	5,288,184		\$0.0123
Heavy Industrial	<u>\$106,926.47</u>	23,339,448		\$0.0046
Total Industrial	\$172,235.21	(sq.ft.)		
Open Space	\$170,535.12	0		\$0.0000
Public Facilities	\$181,436.70	2,404,512		\$0.0755
Educational Facilities*	<u>\$0.00</u>	3,702,600		\$0.0000
Total Public	\$351,971.82	(sq.ft.)		

* Educational Facilities will not be charged a Police Facilities Impact Fee

Attachment: Hanford Development Impact Fees Report - August 2019 (UE: Impact Fee Report Study Session)

SECTION 6 - WATER SUPPLY, TREATMENT AND STORAGE FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6: Public Services and Facilities provide the foundation for the City's provision of water infrastructure.

Policy P1: Adequate Water Services

Provide adequate water services to support the level of development identified in the land use element.

Policy P8: Impact Fees for Water Facilities

Adopt and periodically update a water impact fee to fund community-wide water supply, treatment, and distribution infrastructure needed to serve new growth.

6.1 - Methodology for Calculating Water Impact Fee

The recently adopted Hanford Water Master Plan analyzes in detail the type, amount, and cost of new water infrastructure that will be needed because of new future growth. The Water Master Plan used the same land use data as the General Plan. Table 6-1 shows the estimates costs from the Water Master Plan that are attributable to new growth. Table 6-2 uses the water demand coefficient from the Water Master Plan and an adjustment for fire flow needs to determine an estimated total gallons of water per day for each land use designation, along with an adjustment for a 20% reduction in fees for downtown uses to provide an impact dollar amount for each land use designation. Table 6-3 takes the total impact in the Open Space designation (water demand for new parks) and distributes it proportionally to the residential land use designations. Table 6-4 takes the adjusted dollar impact and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per dwelling unit basis. Non-residential uses will be assessed the fee on a per building square foot unit basis.

6.2 - Water Infrastructure Impact, Need and Cost

Based on Water Master Plan prepared by Akel Engineering, Table 6-1 shows the total estimated costs of future water infrastructure that is attributable to new growth. The total need is estimated at \$85,334,224.

**Table 6-1
Water System Improvements for Future Users**

Item	Item Total
Pipeline Improvements	\$ 52,224,293
Groundwater Wells	\$ 13,422,852
Pump Stations	\$ 7,686,014
Storage Tanks	\$ 12,001,065
Total Water System Costs for New Users	\$ 85,334,224

Source: Hanford Water Master Plan

6.3 - Determination of Water Impact Fee

Table 6-2 uses the water demand coefficient from the Water Master Plan and an adjustment for fire flow needs to determine an estimated total gallons of water per day for each land use designation. After adjusting for a 20% reduction in fees for downtown uses, the table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

Water use in the Open Space designation is for new city parks. Because the cost of new parks can be attributed to new residential uses, Table 6-3 takes the total impact in the Open Space designation and distributes it proportionally to the residential land use designations.

Table 6-4 takes the adjusted dollar impact and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per dwelling unit basis. Non-residential uses will be assessed the fee on a per building square foot unit basis. No fees are proposed for uses in the Educational Facilities or Open Space land use designations. Impact fees are highlighted in blue.

**Table 6-2
Distribution of Water Impact**

Land Use Category	Acres	Water Demand Coefficient (gpd/acre)	Fire Flow Factor Adjustment	Estimated Gallons per Day	20% Downtown Mixed Use Adjustment	% Impact	\$ Impact
Low Density Residential	2,013	1,810	1,500	6,663,030	6,667,131	24.17%	\$20,625,456.92
Medium Density Residential	455	2,450	1,500	1,797,250	1,798,356	6.52%	\$5,563,400.20
High Density Residential	<u>124</u>	3,260	1,500	<u>590,240</u>	<u>590,603</u>	<u>2.14%</u>	<u>\$1,827,092.13</u>
Total Residential	2,592			9,050,520	9,056,091	32.83%	\$28,015,949.26
Neighborhood Commercial	37	650	3,000	135,050	135,133	0.49%	\$418,048.24
Regional Commercial	102	820	3,000	389,640	389,880	1.41%	\$1,206,133.40
Service Commercial	121	530	3,000	427,130	427,393	1.55%	\$1,322,183.96
Highway Commercial	<u>61</u>	650	3,000	<u>222,650</u>	<u>222,787</u>	<u>0.81%</u>	<u>\$689,214.66</u>
Total Commercial	321			1,174,470	1,175,193	4.26%	\$3,635,580.27
Office Residential	17	1,710	3,000	80,070	80,119	0.29%	\$247,857.26
Office	<u>31</u>	1,060	3,000	<u>125,860</u>	<u>125,937</u>	<u>0.46%</u>	<u>\$389,600.53</u>
Total Office	48			205,930	206,057	0.75%	\$637,457.78
Neighborhood Mixed Use	44	1,550	3,000	200,200	200,323	0.73%	\$619,720.53
Corridor Mixed Use	173	1,100	3,000	709,300	709,737	2.57%	\$2,195,643.21
Downtown Mixed Use	<u>13</u>	3,510	3,000	<u>84,630</u>	<u>67,704</u>	<u>0.25%</u>	<u>\$209,449.30</u>
Total Mixed Use	230			994,130	977,764	3.54%	\$3,024,813.04
Light Industrial	607	610	3,500	2,494,770	2,496,306	9.05%	\$7,722,578.34
Heavy Industrial	<u>2,679</u>	690	3,500	<u>11,225,010</u>	<u>11,231,919</u>	<u>40.72%</u>	<u>\$34,747,098.57</u>
Total Industrial	3,286			13,719,780	13,728,225	49.77%	\$42,469,676.91
Open Space	252	2,690	0	677,880	678,297	2.46%	\$2,098,382.38
Public Facilities	276	530	3,000	974,280	974,880	3.53%	\$3,015,890.69
Educational Facilities	<u>170</u>	1,630	3,000	<u>787,100</u>	<u>787,584</u>	<u>2.86%</u>	<u>\$2,436,473.67</u>
Total Public	698			2,439,260	2,440,761	8.85%	\$7,550,746.74
Total Non-Residential	4,583			18,533,570	18,527,999	67.17%	\$57,318,274.74
Total	7,175			27,584,090	27,584,090	100.00%	\$85,334,224.00

Table 6-3
Redistribution of Open Space Water Impact to Residential Uses

Land Use Category	\$ Impact	Distribution of Open Space Costs to Residential Based on Percentage Impact	Revised \$ Impact
Low Density Residential	\$20,625,456.92	\$1,544,837.73	\$22,170,294.65
Medium Density Residential	\$5,563,400.20	\$416,696.25	\$5,980,096.45
High Density Residential	<u>\$1,827,092.13</u>	<u>\$136,848.40</u>	<u>\$1,963,940.54</u>
Total Residential	\$28,015,949.26	\$2,098,382.38	\$30,114,331.63

**Table 6-4
Water Impact Fee**

Land Use Category	\$ Impact	Estimated Units or Sq.Ft.	Fee Per Unit	Fee Per Sq.Ft.
Low Density Residential	\$22,170,294.65	9,109	\$2,434.02	
Medium Density Residential	\$5,980,096.45	4,395	\$1,360.66	
High Density Residential	<u>\$1,963,940.54</u>	2,384	\$823.80	
Total Residential	\$30,114,331.63	(units)		
Neighborhood Commercial	\$418,048.24	402,930		\$1.0375
Regional Commercial	\$1,206,133.40	1,332,936		\$0.9049
Service Commercial	\$1,322,183.96	1,054,152		\$1.2543
Highway Commercial	<u>\$689,214.66</u>	664,290		\$1.0375
Total Commercial	\$3,635,580.27	(sq.ft.)		
Office Residential	\$247,857.26	222,156		\$1.1157
Office	<u>\$389,600.53</u>	540,144		\$0.7213
Total Office	\$637,457.78	(sq.ft.)		
Neighborhood Mixed Use	\$619,720.53	479,160		\$1.2933
Corridor Mixed Use	\$2,195,643.21	1,883,970		\$1.1654
Downtown Mixed Use	<u>\$209,449.30</u>	849,420		\$0.2466
Total Mixed Use	\$3,024,813.04	(sq.ft.)		
Light Industrial	\$7,722,578.34	5,288,184		\$1.4603
Heavy Industrial	<u>\$34,747,098.57</u>	23,339,448		\$1.4888
Total Industrial	\$42,469,676.91	(sq.ft.)		
Open Space	\$0.00	0		\$0.0000
Public Facilities	\$3,015,890.69	2,404,512		\$1.2543
Educational Facilities	<u>\$2,436,473.67</u>	3,702,600		\$0.6580
Total Public	\$5,452,364.36	(sq.ft.)		

SECTION 7 - WASTEWATER COLLECTION AND TREATMENT/DISPOSAL FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6: Public Services and Facilities provide the foundation for the City's provisions of wastewater infrastructure.

Policy P9: Sufficient Collection and Treatment

Ensure provision of sufficient wastewater collection and treatment facilities to support the existing and new growth identified in the land use element.

Policy P14: Impact Fees for Wastewater Facilities

Adopt and periodically update a wastewater impact fee to fund community-wide wastewater collection and treatment needed to serve new growth.

7.1 - Methodology for Calculating Wastewater Impact Fee

The recently adopted Hanford Wastewater Master Plan analyzes in detail the type, amount, and cost of new wastewater infrastructure that will be needed because of new future growth. The Wastewater Master Plan used the same land use data as the General Plan. Table 7-1 shows the estimates costs from the Wastewater Master Plan that are attributable to new growth. Table 7-2 uses the unit flow factor from the Wastewater Master Plan along with an adjustment for a 20% reduction in fees for downtown uses to provide an impact dollar amount for each land use designation. Table 7-3 takes the total dollar impact per land use designation and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per dwelling unit basis. Non-residential uses will be assessed the fee on a per building square foot unit basis.

7.2 - Wastewater Infrastructure Impact Need and Cost

Based on Wastewater Master Plan prepared by Akel Engineering, Table 7-1 shows the total estimated costs of future water infrastructure that is attributable to new growth. The total need is estimated at \$65,370,516.

**Table 7-1
Wastewater System Improvements for Future Users**

Item	Item Total
Pipeline Improvements	\$ 40,783,211
Lift Station Improvements	\$ 5,587,305
WWTP Improvements	\$ 15,000,000
Treated Water Disposal Improvements	\$ 4,000,000
Total Water System Costs for New Users	\$ 65,370,516

Source: Hanford Wastewater Master Plan

7.3 - Determination of Wastewater Impact Fee

Table 7-2 uses the unit flow factor from the Wastewater Master Plan to determine an estimated total gallons per days of wastewater generated for each land use designation. After adjusting for a 20% reduction in fees for downtown uses, the table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

Table 7-3 takes the adjusted dollar impact and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per dwelling unit basis. Non-residential uses will be assessed the fee on a per building square foot unit basis. No fees are proposed for uses in the Open Space land use designations. Impact fees are highlighted in blue.

**Table 7-2
Distribution of Wastewater Impact**

Land Use Category	Acres	Unit Flow Factor (gpd/acre)	Estimated Gallons per Day	20% Downtown Mixed Use Adjustment	% Impact	\$ Impact
Low Density Residential	2,013	790	1,590,270	1,592,510	29.0%	\$18,986,751.33
Medium Density Residential	455	1350	614,250	615,115	11.2%	\$7,333,730.75
High Density Residential	124	2450	303,800	304,228	5.5%	\$3,627,167.12
Total Residential	2,592		2,508,320	2,511,854	45.8%	\$29,947,649.20
Neighborhood Commercial	37	640	23,680	23,713	0.4%	\$282,723.23
Regional Commercial	102	790	80,580	80,694	1.5%	\$962,070.86
Service Commercial	121	520	62,920	63,009	1.1%	\$751,222.37
Highway Commercial	61	640	39,040	39,095	0.7%	\$466,111.27
Total Commercial	321		206,220	206,511	3.8%	\$2,462,127.73
Office Residential	17	1650	28,050	28,090	0.5%	\$334,898.08
Office	31	1030	31,930	31,975	0.6%	\$381,222.67
Total Office	48		59,980	60,064	1.1%	\$716,120.75
Neighborhood Mixed Use	44	1250	55,000	55,077	1.0%	\$656,662.91
Corridor Mixed Use	173	900	155,700	155,919	2.8%	\$1,858,953.00
Downtown Mixed Use	13	2950	38,350	30,680	0.6%	\$365,783.22
Total Mixed Use	230		249,050	241,677	4.4%	\$2,881,399.12
Light Industrial	607	590	358,130	358,635	6.5%	\$4,275,830.68
Heavy Industrial	2,679	680	1,821,720	1,824,286	33.3%	\$21,750,108.24
Total Industrial	3,286		2,179,850	2,182,921	39.8%	\$26,025,938.92
Open Space	252	0	0	0	0.0%	\$0.00
Public Facilities	276	520	143,520	143,722	2.6%	\$1,713,532.01
Educational Facilities	170	800	136,000	136,192	2.5%	\$1,623,748.28
Total Public	698		279,520	279,914	5.1%	\$3,337,280.29
Total Non-Residential	4,583		2,974,620	2,971,086		\$35,422,866.80
Total	7,175		5,482,940	5,482,940		\$65,370,516.00

**Table 7-3
Wastewater Impact Fee**

Land Use Category	\$ Impact	Estimated Units - Estimated Sq.Ft.	Fee Per Unit	Fee Per Sq.Ft.
Low Density Residential	\$18,986,751.33	9,109	\$2,084.51	
Medium Density Residential	\$7,333,730.75	4,395	\$1,668.65	
High Density Residential	\$3,627,167.12	2,384	\$1,521.46	
Total Residential	\$29,947,649.20	(units)		
Neighborhood Commercial	\$282,723.23	402,930		\$0.7017
Regional Commercial	\$962,070.86	1,332,936		\$0.7218
Service Commercial	\$751,222.37	1,054,152		\$0.7126
Highway Commercial	\$466,111.27	664,290		\$0.7017
Total Commercial	\$2,462,127.73	(sq.ft.)		
Office Residential	\$334,898.08	222,156		\$1.5075
Office	\$381,222.67	540,144		\$0.7058
Total Office	\$716,120.75	(sq.ft.)		
Neighborhood Mixed Use	\$656,662.91	479,160		\$1.3704
Corridor Mixed Use	\$1,858,953.00	1,883,970		\$0.9867
Downtown Mixed Use	\$365,783.22	849,420		\$0.4306
Total Mixed Use	\$2,881,399.12	(sq.ft.)		
Light Industrial	\$4,275,830.68	5,288,184		\$0.8086
Heavy Industrial	\$21,750,108.24	23,339,448		\$0.9319
Total Industrial	\$26,025,938.92	(sq.ft.)		
Open Space	\$0.00	0		\$0.0000
Public Facilities	\$1,713,532.01	2,404,512		\$0.7126
Educational Facilities	\$1,623,748.28	3,702,600		\$0.4385
Total Public	\$3,337,280.29	(sq.ft.)		

SECTION 8 - STORM DRAINAGE FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6: Public Services and Facilities provide the foundation for the City's provisions of storm drainage infrastructure.

Policy P15: Adequate Storm Water Services

Provide adequate storm water drainage infrastructure to support the level of development identified in the land use element.

Policy P22: Impact Fees for Storm Water Facilities

Adopt and periodically update a wastewater drainage impact fee to fund area-wide storm water drainage needed to serve new growth.

8.1 - Methodology for Calculating Storm Drainage Impact Fee

The recently adopted Hanford Storm Drainage Master Plan analyzes in detail the type, amount, and cost of new storm drainage infrastructure that will be needed because of new future growth. The Storm Drainage Master Plan used the same land use data as the General Plan. Table 8-1 shows the estimated costs from the Storm Drainage Master Plan that are attributable to new growth. Table 8-2 uses the impervious surface percentage factor from the Storm Drainage Master Plan along with an adjustment for a 20% reduction in fees for downtown uses to provide an impact dollar amount for each land use designation. Table 8-3 takes the total dollar impact per land use designation and further divides it by the estimated number of acres in each the land use designation in which it is constructed. Both residential and non-residential uses will be assessed the fee on a per acre basis.

8.2 - Storm Drainage Infrastructure Impact Need and Cost

Based on Wastewater Master Plan prepared by Akel Engineering, Table 7-1 shows the total estimated costs of future water infrastructure that is attributable to new growth. The total need is estimated at \$22,760,781.

Table 8-1
Storm Drainage System Improvements for Future Users

Item	Item Total
Pipelines	\$ 18,519,227
Retention Basins	\$ 4,241,554
Total Storm Drain System Costs for New Users	\$ 22,760,781

Source: Hanford Storm Drainage Master Plan

8.3 - Determination of Storm Drainage Impact Fee

Table 8-2 uses the impervious surface percentage estimated for use land use designation in the Storm Drainage Master Plan as a factor to determine an estimated impact of storm drainage needs for each land use designation. After adjusting for a 20% reduction in fees for downtown uses, the table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

Table 8-3 takes the adjusted dollar impact and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per dwelling unit basis. Non-residential uses will be assessed the fee on a per building square foot unit basis. No fees are proposed for uses in the Open Space land use designations. Impact fees are highlighted in blue.

Table 8-2
Distribution of Storm Drainage Impact

Land Use Category	Acres	Impervious Surface %	Acres Impervious	20% Downtown Mixed Use Adjustment	% Impact	\$ Impact
Low Density Residential	2,013	50%	1,007	1,007	21.0%	\$4,768,870.51
Medium Density Residential	455	55%	250	250	5.2%	\$1,185,702.78
High Density Residential	124	60%	74	74	1.5%	\$352,512.63
Total Residential	2,592		1,331	1,332	27.7%	\$6,307,085.92
Neighborhood Commercial	37	90%	33	33	0.7%	\$157,777.83
Regional Commercial	102	90%	92	92	1.9%	\$434,955.10
Service Commercial	121	90%	109	109	2.3%	\$515,976.15
Highway Commercial	61	90%	55	55	1.1%	\$260,120.21
Total Commercial	321		289	289	6.0%	\$1,368,829.30
Office Residential	17	60%	10	10	0.2%	\$48,328.34
Office	31	90%	28	28	0.6%	\$132,192.24
Total Office	48		38	38	0.8%	\$180,520.58
Neighborhood Mixed Use	44	90%	40	40	0.8%	\$187,627.69
Corridor Mixed Use	173	90%	156	156	3.2%	\$737,717.97
Downtown Mixed Use	13	90%	12	9	0.2%	\$44,326.73
Total Mixed Use	230		207	205	4.3%	\$969,672.39
Light Industrial	607	80%	486	486	10.1%	\$2,300,808.27
Heavy Industrial	2,679	80%	2,143	2,144	44.6%	\$10,154,638.13
Total Industrial	3,286		2,629	2,630	54.7%	\$12,455,446.40
Open Space	252	0%	0	0	0.0%	\$0.00
Public Facilities	276	70%	193	193	4.0%	\$915,395.71
Educational Facilities	170	70%	119	119	2.5%	\$563,830.69
Total Public	698		312	312	6.5%	\$1,479,226.40
Total Non-Residential	4,583		3,475	3,474	72.3%	\$16,453,695.08
Total	7,175		4,806	4,806	100.0%	\$22,760,781.00

**Table 8-3
Storm Drainage Impact Fee**

Land Use Category	\$ Impact	Estimated Acres	Fee Per Acre
Low Density Residential	\$4,768,870.51	2,013	\$2,369.04
Medium Density Residential	\$1,185,702.78	455	\$2,605.94
High Density Residential	\$352,512.63	124	\$2,842.84
Total Residential	\$6,307,085.92		
Neighborhood Commercial	\$157,777.83	37	\$4,264.27
Regional Commercial	\$434,955.10	102	\$4,264.27
Service Commercial	\$515,976.15	121	\$4,264.27
Highway Commercial	\$260,120.21	61	\$4,264.27
Total Commercial	\$1,368,829.30		
Office Residential	\$48,328.34	17	\$2,842.84
Office	\$132,192.24	31	\$4,264.27
Total Office	\$180,520.58		
Neighborhood Mixed Use	\$187,627.69	44	\$4,264.27
Corridor Mixed Use	\$737,717.97	173	\$4,264.27
Downtown Mixed Use	\$44,326.73	13	\$3,409.75
Total Mixed Use	\$969,672.39		
Light Industrial	\$2,300,808.27	607	\$3,790.46
Heavy Industrial	\$10,154,638.13	2,679	\$3,790.46
Total Industrial	\$12,455,446.40		
Open Space	\$0.00	252	\$0.00
Public Facilities	\$915,395.71	276	\$3,316.65
Educational Facilities	\$563,830.69	170	\$3,316.65
Total Public	\$1,479,226.40		

SECTION 9 - PARKS AND RECREATION FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 5: Open Space, Conservation & Recreation provide the foundation for the City's provisions of new park facilities.

Policy P050: Parks, Recreation, and Open Space Master Plan

Prepare and periodically update a Parks, Recreation, and Open Space Master Plan to plan for new growth identified in the land use element.

Policy 065: Development Impact Fee for Parks

Adopt and periodically update a park development impact fee to fund new neighborhood and community parks needed to serve new growth.

9.1 - Methodology for Calculating Parks and Recreation Impact Fees

Based upon the policies in the General Plan, the City's goal is to provide 3.5 acres of parkland per 1,000 persons. The City is currently ahead of that goal, so only the unimproved acres designated on the General Plan Land Use Map were used. This is 113.7 acres. To estimate the cost of developing this land, Table 9-1 provides a cost estimate to develop a hypothetical 10-acre park. Table 9-2 takes 1/10 of that cost and multiplies it by 113.7 acres to determine total park development costs. Table 9-3 divides the total park impact costs among the estimated future dwelling units. Non-residential uses are not charged the parks impact fee.

9.2 - Parks and Recreation Impact, Need and Cost

Table 9-1 is a cost estimate for developing a hypothetical new 10-acre park. Unit costs were prepared by a licensed landscape architect and are based on unit costs from actual new parks recently constructed. The total cost of a 10-acre park is estimated at \$3,295,317. This means that it would cost an estimated \$329,531 per acre to provide new park space to new residents. The General Plan's Land Use Designation Map identifies 113.7 acres of land for future neighborhood and community parks. Table 9-2 multiplies these numbers to arrive at an estimated new park development cost. The table also estimates new development's share of a future indoor recreational facility.

**Table 9-1
Development Costs for Hypothetical 10-acre Park**

Item	Unit	Quantity	Unit Cost	Item Total
Detectable Warning Surface	Each	3	\$500	\$1,500
Fire Hydrants	Each	1	\$8,000	\$8,000
Water Line	Linear Ft.	75	\$25	\$1,875
Electrical Service	Each	1	\$30,000	\$30,000
Perimeter Sidewalk (6 Ft. Wide, 4" Th.)	Linear Ft.	2,000	\$7	\$14,000
Street Trees - 15 gallon	Each	66	\$250	\$16,500
Security Lights	Each	12	\$4,000	\$48,000
Curb, Gutter and Pave-out	Linear Ft.	1,900	\$69	\$131,100
Turf @ 25% of Total Sq. Ft.	Sq. Ft.	97,950	\$0.67	\$65,627
Park Trees - 15 gallon	Each	140	\$250	\$35,000
Shrubs - 5 gallon	Each	1,000	\$55	\$55,000
Shrubs - 1 gallon	Each	1,200	\$36	\$43,200
Irrigation Backflow Preventer (3" w/Cage)	Each	1	\$8,000	\$8,000
Irrigation Controller	Each	1	\$15,000	\$15,000
Irrigation System	Sq. Ft.	392,000	\$2	\$784,000
20'x40' Picnic Shelter	Each	2	\$126,000	\$252,000
Signage, Striping & Markings	Each	1	\$10,000	\$10,000
Tot Lot w/ Installation	Each	1	\$300,000	\$300,000
Engineered Wood Fill Safety Surface	Sq. Ft.	5,000	\$3.50	\$17,500
Trash Receptacles	Each	10	\$570	\$5,700
Bike Rack	Each	1	\$550	\$550
10-acre Park Development Subtotal				\$1,842,552
Contingency			15%	\$276,383
Design			15%	\$276,383
Land Acquisition	Acres	10.0	\$90,000	\$900,000
10-acre Park Acquisition and Development Cost				\$3,295,317

Source: Hanford Parks Dept., QK

Attachment: Hanford Development Impact Fees Report - August 2019 (UE: Impact Fee Report Study Session)

Table 9-2
Park Improvements for Future Users

Acquisition and Development Cost per Acre				\$329,531.70
Anticipated New Park Acreage and Cost	Acres	113.7	\$329,532	\$37,467,754
Anticipated Costs for Indoor Recreational Facility				\$7,500,000
Proportion of Indoor Recreational Facility Attributable to New Growth				
	\$7,500,000	at 35.36%		\$2,652,000
Total Park Impact Costs				\$40,119,754

9.3 - Determination of Park Development Impact Fee

Table 9-3 takes the dollar impact and divides it by the estimated number of future residential dwelling units to arrive at a proposed impact fee that can be charged to each new residence based on the land use designation in which it is constructed. Since the General Plan allows residential uses in several non-residential land use designations, the Low Density Residential fee can be charged to single-family residences and the High Density Residential fee can be charged to multi-family residences. Impact fees are highlighted in blue.

Table 9-3
Park Cost Distribution and Impact Fee

Land Use Category	Acres	% Impact	Total \$ Impact	Estimated Units	Fee Per Unit
Low Density Residential	2,013	77.66%	\$31,157,818	9,109	\$3,420.74
Medium Density Residential	455	17.55%	\$7,042,627	4,395	\$1,602.42
High Density Residential	124	4.78%	\$1,919,309	2,384	\$805.08
Total Residential	2,592		\$40,119,754		

SECTION 10 - REFUSE/RECYCLING COLLECTION

The following General Plan Objectives and Policies in the General Plan's Chapter 6: Public Services and Facilities provide the foundation for the City's provisions of general government facilities.

Policy P77: Provision of Government Facilities

Provide space for adequate facilities to meet the City's government functions for existing and future residents, businesses, and visitors.

Policy P79: Impact Fees for General Government Facilities

Require developers to contribute impact fees to fund the cost of providing expanded general government facilities needed to support new population growth and development.

10.1 - Methodology for Calculating Refuse/Recycling Collection Impact Fee

In Hanford, while the cost to collect and dispose of refuse and recyclable solid waste is covered by user fees, the cost to provide refuse trucks, containers, and dumpsters is covered by impact fees. New development generates a need for additional trucks, containers, and dumpsters. Table 10-1 estimates the costs of these items. Table 10-2 provides a fee per unit for residential uses. Table 10-3 provides a formula for determining the impact fee for each new based upon the types of commercial dumpsters and residential containers that the use demands.

10.2 - Refuse/Recycling Collection Impact Need and Cost

Table 10-1 lists the items and estimated costs of solid waste trucks, containers, and dumpsters. Item costs were provided by the Hanford Public Works Department.

Table 10-1
Estimated Refuse/Recycling Unit Costs

Item	Item Cost
Side-load Truck (Residential)	\$310,000
Rear-load Truck (Commercial)	\$300,000
100-gallon Residential Container Set of 3	\$175
1 cubic yard Dumpster	\$550
2 cubic lard Dumpster	\$770
3 cubic yard Dumpster	\$840
6 cubic yard Dumpster	\$1,450

Source: Hanford Public Works Dept.

10.3 - Determination of Calculating Refuse/Recycling Impact Fee

Table 10-2 estimates the residential fee by attributing 0.1% of the cost of a new residential (side-load) truck to each new residential unit plus the costs of one residential container. The Public Works Department estimates that one truck is needed for every 1,000 residences. The impact fee for a residential unit using a residential container is shown in blue.

Table 10-3 estimates the commercial fee by attributing 0.1% of the cost of a new commercial truck to each new commercial use plus the costs of however many commercial containers that use requires. The inputs shown in yellow would change based on the uses actual need. The actual fee is determined on a per use basis based on the number and type of dumpsters needed by the use plus \$300 for uses share of a commercial truck.

Table 10-2
Distribution of Refuse/Recycling Impact

Land Use Category	% Truck per Unit	\$ Impact of Truck	No. Containers per Unit	\$ Impact of Container	Fee Per Unit
Residential	0.100%	\$310	1	\$ 175.00	\$485
Commercial	0.100%	\$300	varies	varies	Based on Formula

Table 10-3
Commercial Refuse Impact Fee Formula

Type	Fee
0.1% Share of commercial truck	\$300.00
Per No. of 1 cubic yard dumpsters	\$550.00
Per No. of 2 cubic yard dumpsters	\$770.00
Per No. of 3 cubic yard dumpsters	\$840.00
Per No. of 6 cubic yard dumpsters	\$1,450.00

SECTION 11 - CIRCULATION FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 4: Transportation & Circulation provide the foundation for the City's provisions of circulation infrastructure.

Policy T1: Coordination of Circulation and Land Use

Develop a circulation network that reinforces the desired land use pattern for Hanford, as identified in the land use element.

Policy T3: Circulation Map

Identify the locations of existing and future Highways, Major Arterials, Arterials, Collectors, and Minor Collectors with the Planned Area Boundary on the Circulation Map. Locations shown shall be fixed, with allowance for slight variation from the depicted alignments of new Collectors and Minor Collectors.

Policy T36: Traffic Impact Fees

Periodically review and update the traffic impact fee program to ensure new development contributes its fair share of funding for new street, intersection, and highway improvements.

11.1 - Methodology for Calculating Circulation Impact Fee

Figure 11-1 identifies the future streets, intersections, and signals that will be needed to implement the circulation goals of the General Plan. Table 11-1 lists the identified improvements. Each of these improvements has an estimated cost which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth. Table 11-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. Because some uses' vehicle trips are more often a result what is called pass-by trip (i.e. getting fuel for the car while on the way to work), Table 11-3 estimates an adjustment factor to adjust the raw daily trip estimates. Table 11-4 makes this adjustment and provides a trip demand factor for each identified use. identifies most typical land uses and develops a trip demand factor for each land use. Table 11-5 uses the estimated total future residential units and total future non-residential square footage to estimate the total future vehicle trips. Table 11-6 divides the total costs from Table 11-1 by the total trips from Table 11-5 to generate a cost per vehicle trip. Table 11-7 identifies the impact fee by multiplying the trip demand factor from Table 11-4 by the cost per vehicle trip in Table 11-6. Because of the desire to provide the downtown uses with a 20% reduction in fees, the impact fees for downtown uses are shown in Table 11-8. Fee amounts vary by the type of units used.

11.2 - Circulation Infrastructure Impact Need and Cost

Figure 11-1 shows that General Plan Circulation Map and identifies the future streets, intersections, and signals that will be needed to implement the circulation goals of the General Plan. The General

Plan goals, policies, and resulting map are based upon the estimated future growth of the city up to 2035. Only improvements attributable to future growth were included. Table 11-1 lists the identified improvements along with one grade separation project, the 9th Avenue interchange project, and seven other Caltrans projects. Each of these improvements has an estimated cost which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth.

Table 11-1
Traffic Circulation Costs

Item	Count	Unit	Unit Cost	Total Facilities
Limited Arterial Roadway Improvements	13.90	miles	\$1,579,717	\$21,958,071
Arterial Roadway Improvements	36.31	miles	\$1,579,717	\$57,359,536
Collector Roadway Improvements	15.74	miles	\$599,339	\$9,433,591
Intersection Improvements	66	number	\$400,000	\$26,400,000
Traffic Signal Improvements	27	number	\$400,000	\$10,800,000
Railroad Grade Separation	1	number	\$15,000,000	\$15,000,000
9th Avenue Interchange	1	number	\$5,000,000	\$5,000,000
Other Caltrans Improvements	7	intersections	\$500,000	\$3,500,000
Subtotal				\$149,451,198
Contingency			15%	\$22,417,680
Engineering			15%	\$22,417,680
Total Traffic Circulation Costs				\$194,286,557

Source: Hanford General Plan, Hanford Public Works Dept.

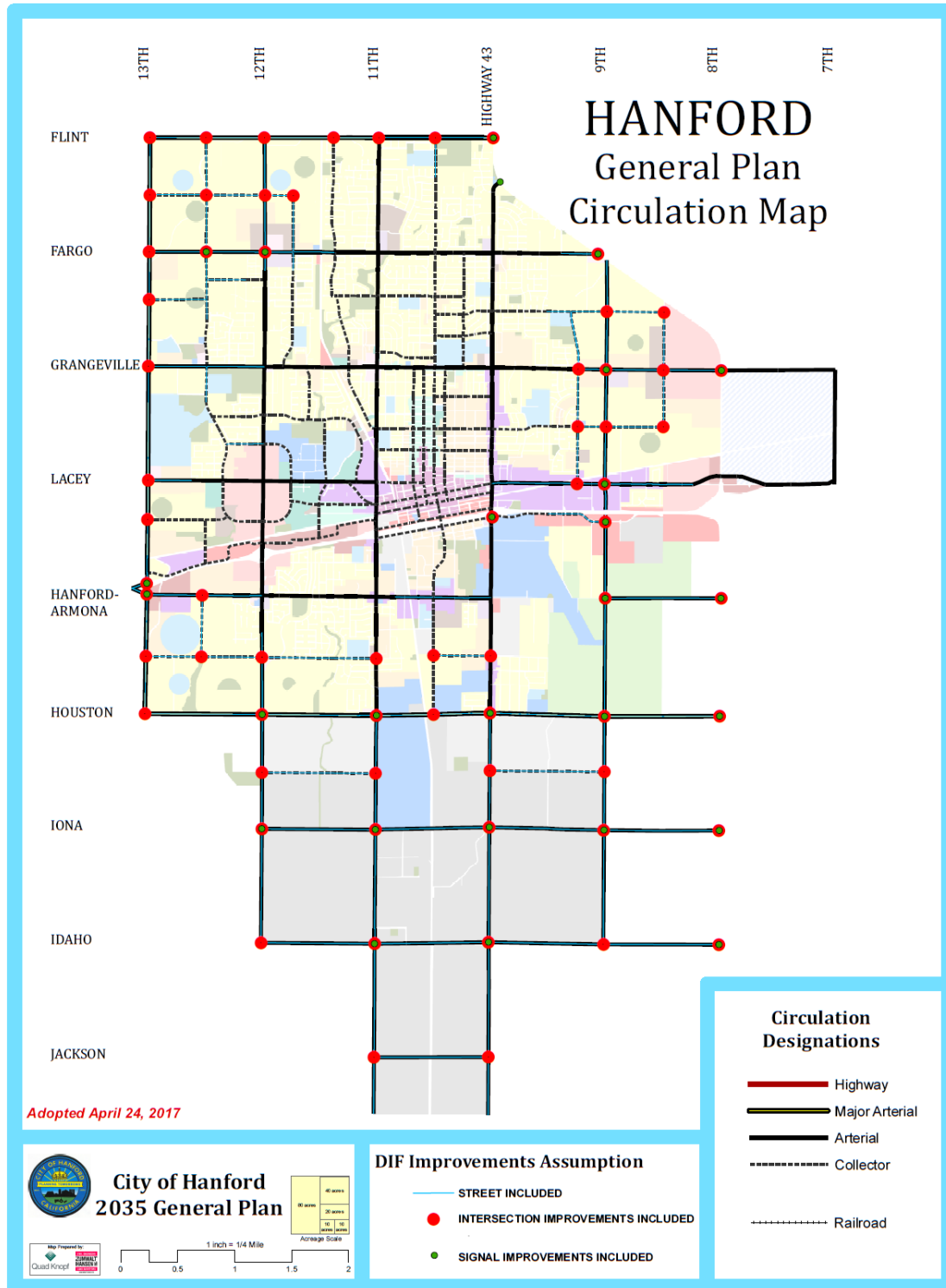


Figure 11-1
Future Streets, Intersections, and Signals Included

11.3 - Determination of Circulation Impact Fee

Table 11-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. The ITE Manual provides an industry standard for estimating vehicle trips by land use. Because some uses' vehicle trips are more often a result what is called pass-by trip (i.e. getting fuel for the car while on the way to work), Table 11-3 estimates an adjustment factor to adjust the raw daily trip estimates.

Table 11-2
Land Use Category and Corresponding ITE Category

Land Use Category	Corresponding ITE Category
Single-Family Residential	Single Family Detached Housing (210)
Multi-Family Residential	Apartment (220)
Senior Residential/Assisted Living	Senior Adult Housing - Attached (252)
Hotel/Motel (per room)	Midpoint of Hotel (310) and Motel (320)
Retail (<100KSF) (unless specifically listed below)	Neighborhood Shopping Center
Retail (>100KSF)	Shopping Center (820)
Convenience Store - without gas station	Convenience Market (Open 15-16 hours) (852)
Gas Station - with or without convenience store	Gasoline/Service Station (Avg. of 944 and 945)
Motor vehicle sales, minor and major repair	Automobile Care Center (942)
Restaurant - no drive-thru	Restaurant (Avg. of 931 and 932)
Restaurant with drive-thru - stand-alone	Fast-Food Restaurant w/ Drive-Through Window (934)
Restaurant with drive-thru within a shopping center	Pro-rated from 4:1 ratio of Categories 820 and 930
General Office / Bank	General Office Building (710)
Medical/Dental Office	Medical-Dental Office Building (720)
Government	Government Office Building (730)
Industrial/Service Commercial	Avg. of Gen. Light Ind. (110) & Gen. Heavy Ind. (120)
Warehouse/Distribution < 100,000 sq.ft.	Warehousing (150)
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	Special Traffic Analysis in Central Valley
Religious Institution or Facility	Church (560)

**Table 11-3
Land Use Category Adjustment Factor**

Land Use Category	Primary Trips	Diverted Trips	Pass-by Trips	Trip Type Factor	Trip Length Factor	Adjustment Factor
Single-Family Residential	86%	11%	3%	94%	1.145	1.0791
Multi-Family Residential	86%	11%	3%	94%	1.145	1.0791
Senior Residential/Assisted Living	86%	11%	3%	94%	1.145	1.0791
Hotel/Motel (per room)	58%	38%	4%	87%	1.101	0.9528
Retail (<100KSF) (unless specifically listed below)	45%	40%	15%	75%	0.623	0.4674
Retail (>100KSF)	47%	31%	22%	70%	0.754	0.5294
Convenience Store - without gas station	21%	51%	28%	59%	0.623	0.3692
Gas Station - with or without convenience store	21%	51%	28%	59%	0.406	0.2404
Motor vehicle sales, minor and major repair	21%	51%	28%	59%	0.406	0.2404
Restaurant - no drive-thru	51%	37%	12%	79%	0.681	0.5364
Restaurant with drive-thru - stand-alone	51%	37%	12%	79%	0.681	0.5364
Restaurant with drive-thru within a shopping center	51%	37%	12%	79%	0.681	0.5364
General Office / Bank	77%	19%	4%	91%	1.275	1.1638
Medical/Dental Office	60%	30%	10%	83%	0.928	0.7652
Government	50%	34%	16%	76%	0.870	0.6565
Industrial/Service Commercial	79%	19%	2%	93%	1.304	1.2163
Warehouse/Distribution < 100,000 sq.ft.	92%	5%	3%	96%	1.696	1.6236
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	92%	5%	3%	96%	1.696	1.6236
Religious Institution or Facility	64%	25%	11%	83%	0.739	0.6116

Table 11-4 multiplies the adjustment factor from Table 11-3 by the average daily trips identified in the ITE manual to determine a trip demand factor for each identified use. The trip demand factor represents the adjusted number of vehicle trips generated by the use per unit. Residential units are the number of dwelling units and most commercial uses are on a per 1,000 square feet basis. However, hotel units are the number of hotel rooms and gas stations are the number of fueling positions (i.e. gas pumps).

Table 11-4
Trip Demand Factor by Land Use Category with Adjustment Factor

Land Use Category	Adjustment Factor	Avg. Daily Trips	Units	Trip Demand Factor
Single-Family Residential	1.0791	9.57	Dwelling Unit	10.33
Multi-Family Residential	1.0791	6.72	Dwelling Unit	7.25
Senior Residential/Assisted Living	1.0791	3.48	Dwelling Unit	3.76
Hotel/Motel (per room)	0.9528	6.90	Room	6.57
Retail (<100KSF) (unless specifically listed below)	0.4674	64.41	1,000 Sq.Ft.	30.10
Retail (>100KSF)	0.5294	42.94	1,000 Sq.Ft.	22.73
Convenience Store - without gas station	0.3692	737.99	1,000 Sq.Ft.	272.49
Gas Station - with or without convenience store	0.2404	165.67	Fueling Position	39.83
Motor vehicle sales, minor and major repair	0.2404	23.72	1,000 Sq.Ft.	5.70
Restaurant - no drive-thru	0.5364	108.55	1,000 Sq.Ft.	58.23
Restaurant with drive-thru - stand-alone	0.5364	496.12	1,000 Sq.Ft.	266.13
Restaurant with drive-thru within a shopping center	0.5364	133.38	1,000 Sq.Ft.	71.55
General Office / Bank	1.1638	11.01	1,000 Sq.Ft.	12.81
Medical/Dental Office	0.7652	33.87	1,000 Sq.Ft.	25.92
Government	0.6565	11.95	1,000 Sq.Ft.	7.85
Industrial/Service Commercial	1.2163	4.24	1,000 Sq.Ft.	5.16
Warehouse/Distribution < 100,000 sq.ft.	1.6236	2.62	1,000 Sq.Ft.	4.25
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	1.6236	1.26	1,000 Sq.Ft.	2.05
Religious Institution or Facility	0.6116	9.11	1,000 Sq.Ft.	5.57

Source: Brief Guide of Vehicular Traffic for the San Diego Region; ITE Trip Generation Manual

Table 11-5 uses the estimated total future residential units and total future non-residential square footage to estimate the total future vehicle trips. Table 11-6 divides the total costs from Table 11-1 by the total trips from Table 11-5 to generate a cost per vehicle trip.

Table 11-5
Estimated Total Trips from New Growth

Land Use Designation	Estimated Units	Estimated Sq.Ft.	Trip Demand Factor	Trips from New Growth
Low Density Residential	9109		10.33	94,063
Medium Density Residential	4395		7.25	31,870
High Density Residential	2384		7.25	17,288
Total Residential				143,221
Neighborhood Commercial		402,930	30.10	12,130
Regional Commercial		1,332,936	22.73	30,302
Service Commercial		1,054,152	5.70	6,012
Highway Commercial		664,290	152.98	101,622
Total Commercial		3,454,308		150,067
Office Residential		222,156	12.81	2,847
Office		540,144	12.81	6,921
Total Office		762,300		9,767
Neighborhood Mixed Use		479,160	38.89	18,637
Corridor Mixed Use		1,883,970	33.37	62,860
Downtown Mixed Use		707,850	26.37	18,665
Total Mixed Use		3,212,550		100,162
Light Industrial		5,288,184	5.16	27,272
Heavy Industrial		23,339,448	4.25	99,281
Total Industrial		28,627,632		126,553
Open Space		0	0.00	0
Public Facilities		2,404,512	6.41	15,405
Educational Facilities		3,702,600	0.00	
Total Public		6,107,112		15,405
Total Estimated Trips from New Growth				545,174

Source: Hanford General Plan

Table 11-6
Cost per Trip Estimate

Costs Needed from Impact Fees	\$194,286,557
Total Trip Growth	545,174
Cost per Trip applied to Fees	\$356.38

Table 11-7 identifies the impact fee by multiplying the trip demand factor from Table 11-4 by the cost per vehicle trip in Table 11-6. Because of the desire to provide the downtown uses with a 20% reduction in fees per City Resolution No. 95-47-R, the impact fees for downtown uses are shown in Table 11-8. Fee amounts vary by the type of units used. Residential fees are based on the number of dwelling units and most commercial uses are based on a per 1,000 square feet basis. However, hotels are based on the number of hotel rooms and gas stations are based on the number of fueling positions. Fees are shown in blue.

Table 11-7
Circulation Facilities Cost Allocation and Fee (except within Downtown Mixed Use)

Land Use Category	Cost Per Trip	Trip Demand Factor	Impact Fee per Unit	Unit
Single-Family Residential	\$356.38	10.33	\$3,680.26	Dwelling Unit
Multi-Family Residential	\$356.38	7.25	\$2,584.26	Dwelling Unit
Senior Residential/Assisted Living	\$356.38	3.76	\$1,338.28	Dwelling Unit
Hotel/Motel (per room)	\$356.38	6.57	\$2,342.81	Room
Retail (<100KSF) (unless specifically listed below)	\$356.38	30.10	\$10,728.56	1,000 Sq.Ft.
Retail (>100KSF)	\$356.38	22.73	\$8,101.59	1,000 Sq.Ft.
Convenience Store - without gas station	\$356.38	272.49	\$97,110.38	1,000 Sq.Ft.
Gas Station - with or without convenience store	\$356.38	39.83	\$14,195.43	Fueling Position
Motor vehicle sales, minor and major repair	\$356.38	5.70	\$2,032.45	1,000 Sq.Ft.
Restaurant - no drive-thru	\$356.38	58.23	\$20,750.88	1,000 Sq.Ft.
Restaurant with drive-thru - stand-alone	\$356.38	266.13	\$94,840.43	1,000 Sq.Ft.
Restaurant with drive-thru within a shopping center	\$356.38	71.55	\$25,497.49	1,000 Sq.Ft.
General Office / Bank	\$356.38	12.81	\$4,566.27	1,000 Sq.Ft.
Medical/Dental Office	\$356.38	25.92	\$9,236.50	1,000 Sq.Ft.
Government	\$356.38	7.85	\$2,795.92	1,000 Sq.Ft.
Industrial/Service Commercial	\$356.38	5.16	\$1,837.87	1,000 Sq.Ft.
Warehouse/Distribution < 100,000 sq.ft.	\$356.38	4.25	\$1,515.95	1,000 Sq.Ft.
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	\$356.38	2.05	\$729.04	1,000 Sq.Ft.
Religious Institution or Facility	\$356.38	5.57	\$1,985.71	1,000 Sq.Ft.
Other Uses Option	\$356.38	Est. trips	\$356.38	trip

Table 11-8
Circulation Facilities Cost Allocation and Fee (Downtown Mixed Use)

Land Use Category	Cost per Trip with 20% Downtown Mixed Use Adjustment	Trip Demand Factor	Impact Fee per Unit	Unit
Single-Family Residential	\$285.10	10.33	\$2,944.21	Dwelling Unit
Multi-Family Residential	\$285.10	7.25	\$2,067.41	Dwelling Unit
Senior Residential/Assisted Living	\$285.10	3.76	\$1,070.62	Dwelling Unit
Hotel/Motel (per room)	\$285.10	6.57	\$1,874.25	Room
Retail (<100KSF) (unless specifically listed below)	\$285.10	30.10	\$8,582.85	1,000 Sq.Ft.
Retail (>100KSF)	\$285.10	22.73	\$6,481.27	1,000 Sq.Ft.
Convenience Store - without gas station	\$285.10	272.49	\$77,688.30	1,000 Sq.Ft.
Gas Station - with or without convenience store	\$285.10	39.83	\$11,356.35	Fueling Position
Motor vehicle sales, minor and major repair	\$285.10	5.70	\$1,625.96	1,000 Sq.Ft.
Restaurant - no drive-thru	\$285.10	58.23	\$16,600.71	1,000 Sq.Ft.
Restaurant with drive-thru - stand-alone	\$285.10	266.13	\$75,872.34	1,000 Sq.Ft.
Restaurant with drive-thru within a shopping center	\$285.10	71.55	\$20,397.99	1,000 Sq.Ft.
General Office / Bank	\$285.10	12.81	\$3,653.01	1,000 Sq.Ft.
Medical/Dental Office	\$285.10	25.92	\$7,389.20	1,000 Sq.Ft.
Government	\$285.10	7.85	\$2,236.73	1,000 Sq.Ft.
Industrial/Service Commercial	\$285.10	5.16	\$1,470.30	1,000 Sq.Ft.
Warehouse/Distribution < 100,000 sq.ft.	\$285.10	4.25	\$1,212.76	1,000 Sq.Ft.
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	\$285.10	2.05	\$583.23	1,000 Sq.Ft.
Religious Institution or Facility	\$285.10	5.57	\$1,588.56	1,000 Sq.Ft.
Other Uses Option	\$285.10	Est. trips	\$285.10	trip

Note: Not all listed uses are currently allowed in the Downtown Mixed Use Zone. This table does not supersede the Zoning Ordinance.

The Other Uses Option at the bottom of Tables 11-7 and 11-8 can be used for uses that do not fit into one of the listed land use categories. In these cases, the estimated trips can be identified by a traffic impact assessment prepared specifically for that use, or some other method that is accepted by the Public Works Director.

SECTION 12 - COMPARISON OF PROPOSED FEES TO PREVIOUS FEES AND FEES OF NEARBY CITIES

State law does not require that fees be compared to previous studies or to other cities' fees. However, both public officials and developers usually like to have some idea about how the recommended impact fees compare with other cities' impact fees. This section compares the proposed fees with Hanford's current fees the fees of other nearby cities' fees.

12.1 - Comparison to Current Impact Fee Schedule

The following three tables compare the proposed impact fee with the existing impact fee. Table 12-1 shows the proposed and existing fees for fire, police, water, wastewater, and parks. These fees are charged on a per unit basis for residential uses and a per 1,000 sq.ft. basis for other uses. The final column shows the net difference of all five fees.

Table 12-1
Comparison of Proposed and Current Development Impact Fees for
Fire, Police, Water, Wastewater and Parks

Land Use Category	Proposed Fire Fee per Unit	Existing Fire Fee per Unit	Fire Difference	Proposed Police Fee per Unit	Existing Police Fee per Unit	Police Difference	Proposed Water Fee per Unit	Existing Water Fee per Unit	Water Difference
Low Density Residential	\$535.78	546.43	-\$10.65	\$290.74	344.12	-\$53.38	\$2,434.02	2,099.49	\$334.53
Medium Density Residential	\$301.18	480.88	-\$179.70	\$429.91	302.84	\$127.07	\$1,360.66	1,616.77	-\$256.11
High Density Residential	\$151.32	480.88	-\$329.56	\$139.43	302.84	-\$163.41	\$823.80	1,616.77	-\$792.97
Neighborhood Commercial	\$0.4495	\$0.6467	-\$0.1972	\$0.5987	\$0.4074	\$0.1913	\$1.0375	\$1.3398	-\$0.3023
Regional Commercial	\$0.3746	\$0.6467	-\$0.2721	\$0.2630	\$0.4074	-\$0.1444	\$0.9049	\$1.3398	-\$0.4349
Service Commercial	\$0.5619	\$0.6467	-\$0.0848	\$0.0861	\$0.4074	-\$0.3213	\$1.2543	\$1.3398	-\$0.0855
Highway Commercial	\$0.4495	\$0.6467	-\$0.1972	\$0.1978	\$0.4074	-\$0.2096	\$1.0375	\$1.3398	-\$0.3023
Office Residential	\$0.1873	\$0.6467	-\$0.4594	\$0.3527	\$0.4074	-\$0.0547	\$1.1157	\$1.3398	-\$0.2241
Office	\$0.2107	\$0.6467	-\$0.4360	\$0.2123	\$0.4074	-\$0.1951	\$0.7213	\$1.3398	-\$0.6185
Neighborhood Mixed Use	\$0.4495	\$0.6467	-\$0.1972	\$0.5715	\$0.4074	\$0.1641	\$1.2933	\$1.3398	-\$0.0465
Corridor Mixed Use	\$0.4495	\$0.6467	-\$0.1972	\$0.3882	\$0.4074	-\$0.0192	\$1.1654	\$1.3398	-\$0.1744
Downtown Mixed Use	\$0.0749	\$0.6467	-\$0.5718	\$0.3349	\$0.4074	-\$0.0725	\$0.2466	\$1.3398	-\$1.0932
Light Industrial	\$0.1307	\$0.0646	\$0.0661	\$0.0123	\$0.0405	-\$0.0282	\$1.4603	\$1.2793	\$0.1810
Heavy Industrial	\$0.1307	\$0.0646	\$0.0661	\$0.0046	\$0.0405	-\$0.0359	\$1.4888	\$1.2793	\$0.2095
Open Space	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
Public Facilities	\$0.0523	\$0.0000	\$0.0523	\$0.0755	\$0.0000	\$0.0755	\$1.2543	\$0.2770	\$0.9773
Educational Facilities	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.6580	\$0.2770	\$0.3810

Table 12-1 (continued)

Land Use Category	Proposed Wastewater Fee per Unit	Existing Wastewater Fee per Unit	Wastewater Difference	Proposed Parks Fee per Unit	Existing Parks Fee per Unit	Parks Difference	Net Difference per Unit
Low Density Residential	\$2,084.51	2588.16	-\$503.65	\$3,420.74	3174.32	\$246.42	\$13.27
Medium Density Residential	\$1,668.65	2362.05	-\$693.40	\$1,602.42	2792.76	-\$1,190.34	-\$2,192.48
High Density Residential	\$1,521.46	2362.05	-\$840.59	\$805.08	2792.76	-\$1,987.68	-\$4,114.21
Neighborhood Commercial	\$0.7017	\$1.4687	-\$0.7670				-\$1.08
Regional Commercial	\$0.7218	\$1.4687	-\$0.7469				-\$1.60
Service Commercial	\$0.7126	\$1.4687	-\$0.7561				-\$1.25
Highway Commercial	\$0.7017	\$1.4687	-\$0.7670				-\$1.48
Office Residential	\$1.5075	\$1.4687	\$0.0388				-\$0.70
Office	\$0.7058	\$1.4687	-\$0.7629				-\$2.01
Neighborhood Mixed Use	\$1.3704	\$1.4687	-\$0.0983				-\$0.18
Corridor Mixed Use	\$0.9867	\$1.4687	-\$0.4820				-\$0.87
Downtown Mixed Use	\$0.4306	\$1.4687	-\$1.0381				-\$2.78
Light Industrial	\$0.8086	\$0.7342	\$0.0744				\$0.29
Heavy Industrial	\$0.9319	\$0.7342	\$0.1977				\$0.44
Open Space	\$0.0000	\$0.0000	\$0.0000				\$0.00
Public Facilities	\$0.7126	\$0.3034	\$0.4092				\$1.51
Educational Facilities	\$0.4385	\$0.3034	\$0.1351				\$0.52

Table 12-2 compares the current impact fees with the proposed impact fees storm drainage. These fees are charged on a per acre basis. Table 12-3 compared the current impact fees and proposed impact fees for circulation. The per unit basis varies. It can be found in Table 11-8.

Table 12-2
Comparison of Proposed and Current Development Impact Fees for Storm Drainage

Land Use Category	Proposed Storm Drain Fee per Acre	Existing Storm Drain Fee per Acre*	Storm Drain Difference
Low Density Residential	\$2,369.04	\$2,874.37	-\$505.33
Medium Density Residential	\$2,605.94	\$3,695.62	-\$1,089.68
High Density Residential	\$2,842.84	\$3,284.99	-\$442.15
Neighborhood Commercial	\$4,264.27	\$7,391.24	-\$3,126.97
Regional Commercial	\$4,264.27	\$7,391.24	-\$3,126.97
Service Commercial	\$4,264.27	\$7,391.24	-\$3,126.97
Highway Commercial	\$4,264.27	\$7,391.24	-\$3,126.97
Office Residential	\$2,842.84	\$4,927.49	-\$2,084.65
Office	\$4,264.27	\$7,391.24	-\$3,126.97
Neighborhood Mixed Use	\$4,264.27	\$7,391.24	-\$3,126.97
Corridor Mixed Use	\$4,264.27	\$7,391.24	-\$3,126.97
Downtown Mixed Use	\$3,409.75	\$7,391.24	-\$3,981.49
Light Industrial	\$3,790.46	\$6,569.99	-\$2,779.53
Heavy Industrial	\$3,790.46	\$6,569.99	-\$2,779.53
Open Space	\$0.00	\$0.00	\$0.00
Public Facilities	\$3,316.65	\$0.00	\$3,316.65
Educational Facilities	\$3,316.65	\$0.00	\$3,316.65

* Used Inside OCL amounts for Existing Fees

Table 12-3
Comparison of Proposed and Current Development Impact Fees for Circulation

Land Use Category (Proposed)	Proposed Circulation Fee per Unit	Corresponding Existing Land Use Category	Existing Circulation Fee per Unit	Circulation Difference
Single-Family Residential	\$3,680.26	Single-Family Residential	\$3,244.77	\$435.49
Multi-Family Residential	\$2,584.26	Multi-Family Residential	\$2,230.14	\$354.12
Senior Residential/Assisted Living	\$1,338.28	Senior Residential/Assisted Living	\$1,099.75	\$238.53
Hotel/Motel (per room)	\$2,342.81	Hotel/Motel (per room)	\$3,047.30	-\$704.49
Retail (<100KSF) (unless specifically listed below)	\$10,728.56	Discount Store	\$10,507.21	\$221.35
Retail (<100KSF) (unless specifically listed below)	\$10,728.56	General/Specialty Retail	\$13,816.68	-\$3,088.12
Retail (<100KSF) (unless specifically listed below)	\$10,728.56	Supermarket/Grocery Store	\$23,373.95	-\$12,645.39
Retail (<100KSF) (unless specifically listed below)	\$10,728.56	Hardware/Paint Store	\$17,374.69	-\$6,646.13
Retail (<100KSF) (unless specifically listed below)	\$10,728.56	Furniture Store	\$1,695.59	\$9,032.97
Retail (>100KSF)	\$8,101.59	Shopping Center	\$14,102.68	-\$6,001.09
Convenience Store - without gas station	\$97,110.38	Convenience Store - without gas station	\$112,358.40	-\$15,248.02
Gas Station - with or without convenience store	\$14,195.43	Gas Station - without convenience store	\$24,855.04	-\$10,659.61
Gas Station - with or without convenience store	\$14,195.43	Gas Station with Convenience Store	\$30,871.32	-\$16,675.89
Motor vehicle sales, minor and major repair	\$2,032.45	Auto Repair/Sales	\$4,766.72	-\$2,734.27
Restaurant - no drive-thru	\$20,750.88	Quality Restaurant (full service)	\$12,393.47	\$8,357.41
Restaurant - no drive-thru	\$20,750.88	High Turnover (limited without drive-thru)	\$30,718.11	-\$9,967.23
Restaurant with drive-thru - stand-alone	\$94,840.43	Fast Food (limited with drive-thru)	\$75,109.89	\$19,730.54
Restaurant with drive-thru within a shopping center	\$25,497.49	Fast Food (limited with drive-thru)	\$75,109.89	-\$49,612.40
General Office / Bank	\$4,566.27	General Office	\$2,839.60	\$1,726.67
General Office / Bank	\$4,566.27	Bank	\$16,884.40	-\$12,318.13
Medical/Dental Office	\$9,236.50	Medical/Dental Office	\$9,298.51	-\$62.01
Government	\$2,795.92	Government	\$23,469.29	-\$20,673.37
Industrial/Service Commercial	\$1,837.87	Industrial/Service Commercial	\$1,848.81	-\$10.94
Warehouse/Distribution < 100,000 sq.ft.	\$1,515.95	Warehouse/Distribution < 100,000 sq.ft.	\$1,304.04	\$211.91
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	\$729.04	Warehouse/Distribution > 100,000 sq.ft.	\$1,304.04	-\$575.00
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	\$729.04	Mini-Storage	\$806.94	-\$77.90
Religious Institution or Facility	\$1,985.71	Religious Institution of Facility	\$1,896.47	\$89.23
Other Uses Option (per trip)	\$356.38	Other Uses Option (per trip)	\$340.48	\$15.90

Using these tables, when assuming four single-family homes per acre, Table 12-4 shows the percentage increase (decrease) in the proposed fees from the existing fees for a new single-family dwelling.

Table 12-4
Comparison of Proposed and Current Development Impact Fees for a Single-family Residence

Type of Fee	Proposed	Current	% Increase (Decrease)
Fire, Police, Water, Wastewater, Parks	\$8,765.79	\$8,752.52	0.2%
Circulation	\$3,680.26	\$3,244.77	13.4%
Storm Drainage	\$592.26	\$638.75	-7.3%
Refuse	\$485.00	\$352.64	37.5%
TOTAL	\$13,523.31	\$12,988.68	4.1%

* Assumes 4.5 units per acre

12.2 - Comparison to Other Cities' Impact Fees

Table 12-5 compares the proposed fees with other nearby cities' fees by estimating the fees for a single-family residence in each of the cities. The comparison is not completely equitable because cities charge for different impacts and each city's impact are unique to their city.

Table 12-5
Comparison of Proposed Development Impact Fees for a Single Family
Residential Dwelling Unit with Nearby Cities' Estimate Fees
(rounded to nearest dollar)

Proposed Hanford	Visalia	Tulare	Lemoore	Dinuba	Porterville	Selma	Delano
\$13,523	\$27,005	\$11,049	\$13,114	\$24,921	\$13,371	\$15,989	\$19,972

Notes:

Visalia does not provide water service.

Tulare fee based on 1800-1899 sq.ft. residence.

SECTION 13 - IMPLEMENTATION

The new impact fees will be effective 60 days after they are adopted by resolution by the City Council. In order to effectively implement the impact fee program, several practices and procedures must be established. This section discusses accounting, collection, and reimbursement.

13.1 - Accounting

Proceeds from the development impact fees must be collected and segregated into separate accounts to ensure that fees are used for the purposes and projects for which the fees are collected. The City need not provide separate accounts for different projects or improvements that are part of a specific impact fee and can utilize these monies for any project included in the original fee justification based on present day priorities. For example, traffic impact fees may be used for the highest priority traffic project that was included in the fee justification, as determined by the City Council. Annual reporting to the City Council of the status of each impact fee fund is required by law.

13.2 - Collection of Fees

Government Code Section 66007, adopted in 2007, states that the agency shall not require the collection of impact fees for residential development projects until either the final inspection has been made or the certificate of occupancy has been issued, whichever comes first. Most cities meet this requirement by identifying the amount of the fees when the building permit is issued, and then flagging the project so that final inspection is not given until the fees are paid. This code section does not apply to non-residential development projects.

13.3 - Non-conforming Buildings

There can be uncertainty about whether to collect impact fees when it is found that a building or dwelling has been constructed without proper building permits. When an unpermitted building or dwelling is discovered by the City and made to obtain a building code conformance permit, impact fees should also be paid. The City may consider waiver of fees where the current owner was not the builder of the unpermitted structure. In such a case, it should be adopted as a clear, unambiguous policy requiring the property owner to provide the proof that they purchased the property after the unpermitted structure was built.

13.4 - Increase in Fees for Inflation

Impact fees and the standard reimbursement amounts should be adjusted at least once per year to account for inflation. These adjustments are usually based upon Engineering News Record Construction Costs Index (ENRCCI), which estimates a general percentage change in construction costs over the previous year.

It is strongly recommended that, as part of the initial adoption of impact fees, the Council direct City staff to automatically increase fees once a year based on ENRCCI, as opposed to having the Council vote for increases every year. Voting once to authorize automatic yearly increases allows the City to collect the full and current amount of impact fees on vesting tentative map subdivisions when new homes are constructed on those maps.

13.5 - Credits and Reimbursements

From time to time there will be instances where a developer may construct an infrastructure improvement for which fees are being collected. In these cases, the City can provide a fee credit in exchange for the actual infrastructure improvement that is constructed. Many cities provide a credit based on actual costs of construction. However, if actual unit costs are higher than are estimated in this study due to special circumstance, inflation, or otherwise, then those cities will be paying out more than they would have collected. An alternative approach that better protects the City from the risk of cost fluctuation is to only provide a credit based on the unit costs in this report and the master plans it relied upon for costs. This puts the risk of cost fluctuation on the developer. If costs are higher, the developer must cover that cost. Conversely, if the developer can build the infrastructure improvements for less, then the developer gets to keep that cost savings.

It is recommended that the amount of any fee credits be specifically identified in writing and approved by the City Engineer prior to approval of a final map for a residential project or issuance of a building permit for a non-residential project. If the amount to be credited is greater than amount of the impact fee, and cash reimbursement can be identified in writing and approved by the City Engineer and the Finance Director. The cash reimbursement for residential projects should be paid at final occupancy (the same time the fees are paid). The City can choose to withhold payment if there is not money in the fund to pay the reimbursement. In this event, the cash reimbursement would be paid when the fund has been built back up through the collection of impact fees from other projects. That way the City is not responsible to borrow from other funds to pay out a cash reimbursement. All credits must be paid from their respective impact fee account. One account cannot pay a credit for another account.

Figures 13-1 and 13-2 list the types of credits and credit amounts that can be provided if the developer constructs improvements. Improvements that are not specifically listed in their respective master plans would only be creditable at the discretion of the Public Works Director. The amount of the credit should be adjusted at the same rate that the impact fees are adjusted.

Table 13-1
Available Impact Fee Credits from Water, Wastewater, and Storm Drainage Impact Fee Accounts

Item	Credit per Unit	Unit
Water		
12" Pipeline	\$173.25	lineal foot
18" Pipeline	\$210.28	lineal foot
Groundwater Well (1,500 gpm)	\$1,200,259.00	each
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	each
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	each
Storage Tank (1.5 MG)	\$3,419,975.00	each
Land for Storage Tank or Well	\$40,000.00	acre
Wastewater		
12" Gravity Main	\$301.53	lineal foot
15" Gravity Main	\$316.08	lineal foot
18" Gravity Main	\$341.21	lineal foot
21" Gravity Main	\$370.30	lineal foot
24" Gravity Main	\$384.85	lineal foot
27" Gravity Main	\$444.36	lineal foot
30" Gravity Main	\$522.39	lineal foot
36" Gravity Main	\$649.35	lineal foot
18" Force Main	\$304.39	lineal foot
Lift Station	\$1,382.80	gpm
Storm Drain		
21" Pipeline	\$219.54	lineal foot
24" Pipeline	\$259.21	lineal foot
30" Pipeline	\$318.72	lineal foot
36" Pipeline	\$378.24	lineal foot
42" Pipeline	\$437.75	lineal foot
48" Pipeline	\$517.10	lineal foot
60" Pipeline	\$596.45	lineal foot
96" Pipeline	\$1,014.36	lineal foot
Retention Basin (0 to 5 acre feet)	\$33,040.08	acre foot
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	acre foot
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	acre foot
Retention Basin (Over 20 acre feet)	\$6,816.16	acre foot

Table 13-2
Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts

Item	Credit per Unit	Unit
Circulation - Arterial and Major Arterial Street		
Median Curb (both sides)	\$20.00	lineal foot
Median Concrete (16' wide)	\$160.00	lineal foot
Pavement (one side - 22' wide)	\$79.59	lineal foot
Circulation - Collector Street		
Pavement (one side - 18' wide)	\$56.76	lineal foot
Circulation - Street Intersections		
Traffic Signal	\$400,000.00	each
Intersection Improvements (full)	\$400,000.00	each
Parks - Must be Identified in General Plan		
Park Improvements	\$184,255.15	acre
Land for Park	\$90,000.00	acre



**AGENDA
STAFF REPORT**

MEETING DATE: 8/20/2019	AGENDA SECTION: A
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SUBJECT:

City Clerk: Approve minutes from the City Council Special Meeting held on June 10, 2019.

RECOMMENDATION:

Approve minutes from the City Council Special Meeting held on June 10, 2019.

FISCAL IMPACT:

ATTACHMENTS:

6.10.19 minutes



**CITY COUNCIL MEETING
MINUTES**

June 10, 2019 5:00 PM

Council Chambers

400 N. Douty St.

5:00 PM CALL TO ORDER SPECIAL SESSION:

Mayor Sorensen called the meeting to order at 5:00 p.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
John Draxler	Vice Mayor	Present	4:45 PM
Martin Devine	Council Member	Present	4:50 PM
Sue Sorensen	Mayor	Present	4:50 PM
Art Brieno	Council Member	Present	4:59 PM
Francisco Ramirez	Council Member	Present	4:58 PM

FLAG SALUTE:

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Jerry Irons, Hanford - He expressed appreciation for Darrel Pyle and said that Oklahoma is getting a good person.

Bob Ramos, Hanford - He said he was pleased Mr. Pyle wouldn't be here [in Hanford] any longer. He feels the City Manager and other high-positioned people in the City should live in Hanford.

Nathan Odom, Hanford - He urged the Council to not rush the hiring decision.

Dennis Ham, Hanford - He encouraged the Council to review the compensation package that will be offered to a new City Manager.

Mayor Sorensen adjourned to Closed Session at 5:11 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. Public Employee Resignation (GC 54957)

Attachment: 6.10.19 minutes (Clerk: Approve Minutes 6/10/19)

B. Public Employment (GC 54957)

Title: Interim City Manager

CLOSED SESSION ACTION REPORT:

The Council reconvened for Open Session at 6:45 p.m.

City Attorney Ty Mizote stated the employment contract with Mr. Darrel Pyle will be amended to show an extension of employment through July 5, 2019.

OPEN SESSION:**A. Discussion and action on City Manager resignation and extension of existing Employment Contract to allow for completion of pending work.**

The Council discussed extending Mr. Pyle's contract through July 5, 2019.

B. Discussion and direction regarding appointment of Interim City Manager.

Vice Mayor Draxler stated the he would like the Interim City Manager to have a familiarity with the local area. He said he would prefer someone local; as in, from the San Joaquin Valley. Council Members Devine, Ramirez, and Brieno echoed the Vice Mayor's thoughts. Council Member Devine also stated the Interim City Manager should be someone who is not interested in applying for the permanent position.

C. Discussion and direction regarding recruitment of new City Manager.

Human Resources Manager, Sarah Cardoza explained that an Interim City Manager would be limited to 960 hours. She asked the Council if they prefer running the recruitment in-house or hiring a recruiting agency which could cost approximately \$30,000.00. Council Member Devine said he would prefer recruiting locally within the [San Joaquin] Valley at first; however, if good applicants are not responding after a certain timeframe, he suggests expanding to a broader statewide or even nationwide recruitment effort.

Vice Mayor Draxler agreed with Council Member Devine. Mayor Sorensen cautioned against recruiting too narrowly to find only local applicants. She said the City runs the risk of missing out on great applicants who might live outside of the Valley; she prefers a statewide recruitment effort. She prefers to run a recruitment in-house instead of through an agency.

Ms. Cardoza said she could open the recruitment on July 1, 2019. She is drafting a recruitment flyer and will send the draft to the Council for review. Mayor Sorensen asked Ms. Cardoza to make sure the Council is updated regularly on the progress of the recruitment.

ADJOURNMENT:

Mayor Sorensen adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk

Attachment: 6.10.19 minutes (Clerk: Approve Minutes 6/10/19)



**AGENDA
STAFF REPORT**

MEETING DATE: 8/20/2019	AGENDA SECTION: B
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SUBJECT:

City Clerk: Approve minutes from the City Council Special Meeting held on June 17, 2019.

RECOMMENDATION:

Approve minutes from the City Council Special Meeting held on June 17, 2019.

FISCAL IMPACT:

ATTACHMENTS:

6.17.19 special meeting



CITY COUNCIL MEETING MINUTES

June 17, 2019 7:00 PM

Council Chambers

400 N. Douty St.

5:00 PM CALL TO ORDER STUDY SESSION:

Vice Mayor Draxler called the Study Session to order at 5:01 p.m.

ROLL CALL BY CITY CLERK:

Present: Martin Devine, Francisco Ramirez, John Draxler, Art Brieno, Sue Sorensen (5:03 p.m.)

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

No comments.

STUDY SESSION:

A. Enterprise Budget Review

City Manager Darrel Pyle and Finance Director, Paula Lofgren reviewed the Proposed Budget for each department with the Council. Public Works Director, Lou Camara and Utilities & Engineering Director, John Doyel also provided specific department budget information for the Council. Regarding the General Fund, Mr. Pyle explained that the City has money to add new positions the Council had discussed earlier in the year. The positions are for a Community Development Liaison (estimated full-time: \$120,000.00 salary + benefits); Human Resources Analyst (estimated full-time \$100,000.00 salary + benefits); and a Finance Department reorganization to provide Accountant-level support for the additional responsibilities necessitated by the cannabis industry (estimated full-time \$70,000.00 salary + benefits). It is also recommended to advance pay-off the agreement with Pinnacle Pointe LLC, which would then put back an additional \$320,000.00 in the General Fund which would provide latitude in future meet-and-confer session with bargaining units. Additional approved General Fund budget items were for two POP Officers who would primarily focus on the homeless population, part time employees in Solid Waste, and changing a current part-time position to full-time in the City Clerk's department. Mr. Pyle also explained to the Council the agreement during the first budget review meeting to meet with and hire a public relations firm before hiring a full-time Public Information Officer in order to gauge the scope of work that will be required by such a position.

7:00 PM CALL TO ORDER SPECIAL MEETING:

Mayor Sorensen called the meeting to order at 7:04 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
John Draxler	Vice Mayor	Present	4:50 PM
Martin Devine	Council Member	Present	4:35 PM
Sue Sorensen	Mayor	Late	5:03 PM
Art Brieno	Council Member	Present	4:59 PM
Francisco Ramirez	Council Member	Present	4:55 PM

INVOCATION:

Invocation led by Police Chief Parker Sever.

FLAG SALUTE:**RECOGNITIONS/PROCLAMATIONS:****STAFF COMMUNICATIONS:**

Police Chief Parker Sever - The Police Department's third K-9 officer has completed training.

Community Development Director, Lou Camara - Street work will begin on July 1st.

Utilities & Engineering Director, John Doyel - The intersection of 13th and Grangeville will be completely closed down for the traffic light project.

Interim Fire Chief Erik Brotemarkle - The City's new ladder truck is en route to Hanford.

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Bob Ramos, Hanford - He said he's confused by the Special Meeting and Regular Meeting.

Michelle Brown, Main Street Hanford - On Saturday, June 22nd and Saturday, June 29th there will be artists painting downtown utility boxes.

Diane Sharp, Hanford - She requested the Council consider adopting an emergency ordinance for food trucks during the summer months.

Mark Pratter, Hanford - He gave his input on the City Manager position.

COUNCIL RESPONSE TO PUBLIC COMMENT:

Attorney Ray Carlson responded to Mr. Ramos's request to explain the difference between a Special Meeting and a Regular Meeting.

Mayor Sorensen asked Dir. Mata if there is an expected date for presenting a food truck ordinance to the Council. Dir. Mata stated she did not have a date at that time, but is working on it and will keep the Council updated.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Art Brieno, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

- A. City Clerk: Approve minutes from the City Council meeting held on April 16, 2019.
- B. City Clerk: Approve minutes from the City Council special meeting held on April 23, 2019.
- C. City Clerk: Approve minutes from the City Council special meeting held on May 22, 2019.
- D. City Clerk: Deny claim and direct the City Clerk to send notification of denial to claimant, Tanya McBroom.
- E. Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50.
- F. Utilities and Engineering: Authorize staff to advertise for bids for the FY 17-18 Pavement Resurfacing Project: 12th Avenue from Hanford Armona Road to Springcrest Street; Lacey Boulevard from 11th Avenue to Irwin Street.
- G. Utilities and Engineering: Approve a Notice of Completion for the Storm Drain Catch Basin Flat Grate Conversion Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- H. Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 922 (Mustang Drive & Devon Street)
- I. Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 918 Unit II, Bella Vista Subdivision and adopt Resolution No. 19-19-R annexing additional properties into Assessment District No. 18-01 (Centennial Drive & Devon Street)
- J. Public Works: Adopt Resolution 19-16-R, approving the Annual Engineer's Report and Intention to Levy and Collect Assessments as outlined, pursuant to Chapter 3 of the Landscape and Lighting Act of 1972.
- K. Utilities & Engineering: Adopt Resolutions 19-17-R and 19-18-R regarding Tract No.916, Pacific Grove Addition No. 2, Initiation of Landscape Assessment District Proceedings (12th Avenue and Bristol Lane)
- L. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Community Development: Introduce and waive the first reading of Ordinance 19-07, approving Municipal Code Amendment No. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring.

Mayor Sorensen stated that she has to recuse herself from the discussion on this item. She has contacted the Fair Political Practices Committee (FPPC) regarding her ability to vote on such zoning matters as the current agenda item, however, she has yet to receive their official response. She read a request from the 198/43 LLC that the first reading of this ordinance be continued to July 2, 2019 so all members of the Council may be able to cast a vote. After Mayor Sorensen recused herself, Vice Mayor Draxler opened the discussion to the other Council Members on the topic of continuing the item until July. Council Member Ramirez said he would be agreeable to that request. Council Member Ramirez made a motion to continue the public hearing until July 2, 2019, seconded by Vice Mayor Draxler. Motion failed 2-2.

Motion to Continue the First Reading of Ordinance 19-07 to July 2, 2019

RESULT:	FAILED [2 TO 2]
MOVER:	Francisco Ramirez, Council Member
SECONDER:	John Draxler, Vice Mayor
AYES:	Draxler, Ramirez
NAYS:	Devine, Brieno
RECUSED:	Sorensen

Vice Mayor Draxler opened the Public Hearing. Dir. Mata provided background information on the municipal code amendment presented before the Council. The Planning Commission heard this item and made a recommendation for it to be approved by the Council. At the Planning Commission meeting there were 2 people who spoke in favor of the amendment and 14 who spoke in opposition. Most of the opposing comments addressed the potential effects on the downtown property owners and businesses. Staff's response to the opposing comments is that the proposed amendment does not change the MX-D zone (downtown), it changes the CR zone and according to the findings for approval the Council is limited to looking at the zone that is proposed to be changed. She also noted that downtown property owners do not have a vested right to the current zoning since State law allows for City Council to make changes to the General Plan and Zoning Ordinance.

Council Member Ramirez asked about Serrano's Furniture and if they would need to go through the conditional use permitting process again if the zoning was amended. Dir. Mata answered they would not and if the zoning were amended to allow furniture stores over 20,000 sq. ft., they could use up the entire space of the area they are leasing. Council Member Ramirez said he did not want to limit businesses and if they [businesses] have an opportunity to grow, they should be allowed to grow. He said he felt that downtown was about to experience a lot of economic growth because of cannabis dispensaries and staked a future re-election on this statement.

Council Member Brieno asked if the project down east [Costco Project] completed an environment impact report (EIR). Dir. Mata answered in the affirmative. He said that major work needs to be done

on East Lacey Blvd. He said that he thinks the EIR is relevant to the decision on the zoning amendment. Dir. Mata stated the EIR that was prepared for the Costco project was a leakage study on retail; it did not evaluate for offices, facilities, or food catering type businesses. The leakage study evaluated how much money was leaving the regional market area; therefore, it would be difficult to do a study to evaluate the impact of money moving from the downtown area to other areas within the same regional market area.

Vice Mayor Draxler stated after reviewing the leakage study, he was amazed how much money is leaving Hanford because people choose to shop elsewhere. He thinks more people are lost instead of gained when the Council tries to shelter the downtown businesses through zoning. He said it would be fair to the citizens to not have them drive to Visalia or Fresno for example when they could be having their tax dollars go back into their own hometown.

Council Member Devine disagreed and said he doesn't think anybody has to leave the city in order to purchase items they need. He thinks the zoning protections were put in place for a reason and they have worked; they have kept the downtown safe. He speculated that the 198/43 LLC is having problems filling their spaces near Costco and feels they now want to change the game so to speak.

Council Member Ramirez asked Dir. Mata how many businesses were interested in coming to Hanford, but then weren't able to do so because of the zoning. Dir. Mata said there were many furniture stores that were interested and had to be turned away. Those stores have since moved to other cities. Council Member Ramirez said he knew of thirteen major retailers that wanted to do business in Hanford. He said that it's not true that changing the zoning would end small businesses.

Council Member Devine reiterated that he doesn't feel it's time to change the zoning. He said he would not support the amendment.

Vice Mayor Draxler opened the floor for public comment.

Comments from those IN FAVOR:

John Kashian, Manager of 198/43 LLC. - He said since 2015 the retail environment has changed. In other cities all over the Valley it is common to have mixed uses in zoning. He asked the Council to approve the amendment.

Comments from those OPPOSED:

Evette Gomez, Hanford - She is a business owner in downtown. She thinks the item has potential to do damage to downtown.

Jeff Garcia, Hanford - He said the zoning ordinance has saved the downtown area.

Diane Sharp, Hanford - She referred to pages in the staff report containing names of property owners and business owners in downtown. She said she agrees with Martin Devine. She stated the downtown is to be cherished and fostered.

Michelle Brown, Main Street Hanford - She spoke about encouraging sustainability in older areas of the city like the downtown Hanford.

Michael Mayor, Hanford - He said he agreed with Council Member Devine. He stated he is an optometrist in Hanford and the city does not need an optometrist in Costco or Target.

Bob Ramos, Hanford - He stated he has no financial ties to downtown. He said the downtown area is the heart of Hanford and changing the zoning would decimate the downtown businesses. He thinks when the population gets to 100,000 bigger stores will come to Hanford.

Dan Chin, Hanford - He said that there needs to be an EIR done. He is opposed to the zoning amendment.

Craig Johnson, Hanford - He stated his opposition to the zoning amendment. He stated he begs Council Member Ramirez to not vote against his "house," (referring to District B which encompasses downtown).

Paula Lehn, Hanford - She voiced her opposition to the zoning amendments. She stated the FAST building still has 25% vacancy even with the zoning protections.

Angel Galvan, Hanford - She spoke as a member of the Planning Commission and stated she did not vote to approve the amendment. The final vote was 4-3.

REBUTTAL for those IN FAVOR

No Comments.

Vice Mayor Draxler closed the Public Comment portion of the hearing.

Council Member Brieno asked about Mr. Chin's statement that an EIR needs to be completed. Attorney Ray Carlson stated that everything heard in the public comment was argument and speculation as opposed to actual facts and it's difficult to establish a cause and effect. He said there isn't substantial evidence to support the proposition that there should be an EIR.

Council Member Ramirez proposed the Council to review the land uses individually and attempt to reach consensus on specific uses. Dir. Mata read off each use line by line. The Council reached consensus on approving the following uses:

C5-College or university CONDITIONAL

C14-Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar PERMITTED

E1-Business support service PERMITTED

G5-Health or fitness facility, large CONDITIONAL

Council Member Ramirez made a motion to uphold the Planning Commission's recommendation on the following uses: C5, C14, E1, and G5; seconded by Vice Mayor Draxler.

Council Member Brieno stated that people show up [to Council meetings] because they have a vested interest in the community. He said that zoning has its purpose and helps certain portions of a community. He addressed Mr. Kashain and said that if there was a little more work he probably could have had a consensus on his amendment. Council Member Brieno further stated to Mr. Kashain that if he invested in something, he probably would have had more help. He then said the old Courthouse needs investment.

Vice Mayor Draxler said he believes we need an incentive program for people to come downtown as well as incentives to get people to stay.

RESULT:	APPROVED AS AMENDED [3 TO 1]
MOVER:	Francisco Ramirez, Council Member
SECONDER:	John Draxler, Vice Mayor
AYES:	Draxler, Brieno, Ramirez
NAYS:	Devine
RECUSED:	Sorensen

GENERAL BUSINESS:

- A. Introduce and pass to a second reading, an amendment to Ordinance Section 10.16.130(B) of the City of Hanford Municipal Code, to prohibit parking at any time on Seventh Street west of 11th Avenue.

Mayor Sorensen rejoined the Council on the dais.

Dir. Doyel provided an overview of the project and stated that it is necessary for pedestrian safety.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Francisco Ramirez, Council Member
SECONDER:	Art Brieno, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

- B. City Clerk: Designate a voting delegate and alternate(s) for the League of California Cities Annual Conference.

The Council reached consensus on designating Vice Mayor John Draxler as the voting member at the League of California Cities Annual Conference. Council Member Ramirez was designated as the alternate.

RESULT:	CONSENSUS
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- C. Police: Authorize a letter in opposition to AB 516 Authority to remove vehicles.

Chief Sever provided an overview of AB 516. It would prohibit law enforcement from removing vehicles that have five or more parking citations, towing vehicles with expired registrations, towing vehicles in violation of 72 hour restrictions. This could have a dramatic effect on the community and law enforcement agencies are against this bill. This bill has implications for allowing homeless people to live in vehicles and they wouldn't be towed.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Draxler, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

D. Final Budget Discussions

City Manager Pyle asked the Council for their availability to meet the following week to approve the final budget. The Council reached consensus to meet Tuesday, June 25th at 5:15 p.m.

COUNCIL REPORTS/COMMENTS:

A. Council Comments

Council Member Brieno - He asked about the Kings County group to address homelessness. Council Member Devine said he will attend the meetings to stay involved.

Council Member Ramirez - He presented a trophy he won at a bowling tournament at the San Joaquin Valley Policy Conference he attended.

Council Member Devine - He said he and Vice Mayor Draxler will meet with the Chamber of Commerce the following week.

Mayor Sorensen - She asked for a line in the agenda to be for Future Agenda Items in a queue.

COUNCIL FUTURE AGENDA ITEMS:

A. Council Agenda Items

Council Member Brieno - He asked about a job description for volunteers for the Council Members. He also asked if the City would reach out to property owner of the lot across the street from his house. Attorney Ty Mizote said they have the contact information and will begin discussions.

Mayor Sorensen adjourned the Council to Closed Session at 9:54 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. Public Employment (GC 54957)

Public Employment
Title: Interim City Manager

ADJOURNMENT:

Mayor Sorensen adjourned the meeting at 10:07 p.m.

Respectfully,

Sarah Martinez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: C
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SUBJECT:

Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50 (9th Avenue and Hanford-Armona Road).

RECOMMENDATION:

That the City Council, by motion, continue the Emergency Resolution for the Treatment Project at Well No. 50 located at 9th Avenue and Hanford-Armona Rd.

BACKGROUND:

The City Municipal Code requires the City Council to take action to continue the Emergency Resolution at each regular Council Meeting until the project is complete.

Currently, the contractor is finalizing the installation and will start the testing and startup procedures. Staff anticipates Well No. 50 to be placed into the system around the first week of September.

FISCAL IMPACT:

No fiscal impact is realized.

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019

AGENDA SECTION: D

SUBJECT:

Public Works: Purchase of 26 (three cubic yard) commercial refuse containers from Consolidated Fabricators Corporation, in the amount of \$21,599.20 (tax and freight included).

RECOMMENDATION:

That the City Council, by motion, authorize the purchase of 26 (three cubic yard) commercial refuse containers from Consolidated Fabricators Corporation of Van Nuys, California, in the amount of \$21,599.20 (tax and freight included).

BACKGROUND:

To keep up with requests for new refuse service and to replace commercial containers that have deteriorated and cannot be repaired, the Public Works Department - Refuse Division budgets funds annually for the purchase of new containers to maintain an adequate inventory.

Quotes were solicited from three vendors with two proposals returned. See summary below:

- 1) - Consolidated Fabricators Corporation - \$21,599.20 (Low bid)
- 2) - Wastequip, Taft Ca. - \$32,644.08
- 3) - Rudco Products, Inc., Simpsonville, SC. - No Quote provided.

Consolidated Fabricators, Inc., has provided the City with metal refuse containers for commercial applications for the past few years and their customer service is outstanding. The bins being purchased are for refuse service (white bins) as well as our commercial commingled recycling program (blue bins).

FISCAL IMPACT:

The FY 19/20 Refuse Division Fixed Asset Budget provides \$42,000.00 for the purchase of three cubic yard commercial solid waste and recycling container bins.

ATTACHMENTS:

Consolidated Fabricators Quote
Wastequip Quote
FY 19/20 -Refuse Fixed Asset Budget

CONSOLIDATED FABRICATORS CORP.



TOLL FREE (800) 339-8335

Website: www.con-fab.com • E-mail: sales@con-fab.com

CONTAINER QUOTE

14620 ARMINTA ST. • VAN NUYS, CA 91402

(818) 901-1005 • FAX (818) 787-6312

901 SIMMERHORN RD. • GALT, CA 95632

(209) 745-4604 • FAX (209) 745-4219

8

SHOP 006

CUSTOMER HANF01

INVOICE TO:	CITY OF HANFORD FINANCE DEPT. ST. 315 NO. DOUTY STREET HANFORD, CA 93230 TERRY WHILES 559-585-2550 Fax 559-583-1529		DELIVER TO:	CITY OF HANFORD PUBLIC WORKS-REFUSE 900 S. 10TH AVE. HANFORD, CA 93230 JASON RIDGEWAY 559-585-2569 Fax 559-583-1529	
P.O.#			DATE ORDERED	07/17/19	DATE REQUIRED 08/30/19
TERMS	NET 30 DAYS	QUOTED BY	AA	W.O.# QA9663	SALES PERSON ERIK SALVATIERRA

ITEM NO.	ORDERED	DESCRIPTION	UNIT PRICE	UNIT TOTAL
11313	12	3 YD SPECIAL REAR LOADER W/LID BAFFLE & SPECIAL BUMPERS	720.00	8640.00
FRTNT	2	FREIGHT - NON-TAXABLE DMT	0.00	0.00

LIDS	19022	- 2 YD R.L. DURAFLEX PLASTIC LIDS L3149DH
CHANNELS	19995	- E.L. 12" BOT TO BOT 12" CENTERED ON SIDES
CASTERS	28035	- 6" X 2" PHENOLIC CASTERS 4 EA SWIVEL
DRAIN PLUG	RSBC	- RIGHT SIDE BOTTOM CENTER
I.D.		NONE
OPTION A	FIW	- FULL INSEAM WELD
OPTION B	21966	- PULL HANDLES - 12" CENTER TO CENTER ON BANDING
OPTION C	18941-1	- LID ROD ASSY, STD 60" R.L. COTTER PIN/COTTER PIN
OPTION D	WTEST	- WATERTEST
OPTION E	COM	- 1 - WASHER ON EACH END OF LEACH BAR
OPTION F	PACKET	- SPECIAL TOP BUMPERS, REAR CASTERPADS
OPTION G	OFO	- OUTRIGGERS FRONT ONLY
OPTION H	31399-1	- OPTIONS ASSY. 3 YD R.L. #11313 CHANNELS, CASTERS, PULL HANDLES, ETC.

SERIAL #'s

COMMENTS

ATTACHMENT(C)
SHIP WITH WO# A9662
PLEASE SEND TOUCH UP PAINT

UN	XX
PR IN	
PR OUT	

COLOR:
WHITE

SUB TOTAL	8640.00	
DISC.	IN PRICE	
TAX	626.40	7.250
TOTAL	9266.40	
PAID	0.00	
BAL. DUE	9266.40	

Attachment: Consolidated Fabricators Quote (PW: Purchase of Refuse Containers (metal bins))

CONSOLIDATED

CONTAINER QUOTE



FABRICATORS CORP.

TOLL FREE (800) 339-8335

Website: www.con-fab.com • E-mail: sales@con-fab.com

14620 ARMINTA ST. • VAN NUYS, CA 91402

(818) 901-1005 • FAX (818) 787-8312

901 SIMMERHORN RD. • GALT, CA 95632

(209) 745-4604 • FAX (209) 745-4219

8

SHOP

006

CUSTOMER

HANF01

INVOICE TO:	CITY OF HANFORD FINANCE DEPT. ST. 315 NO. DOUTY STREET HANFORD, CA 93230 TERRY WHILES 559-585-2550 Fax 559-583-1529		DELIVER TO:	CITY OF HANFORD PUBLIC WORKS-REFUSE 900 S. 10TH AVE. HANFORD, CA 93230 JASON RIDGEWAY 559-585-2569 Fax 559-583-1529			
P.O.#			DATE ORDERED	07/17/19	DATE REQUIRED	08/30/19	
TERMS	NET 30 DAYS	OK'D BY	AA	W.O.#	QA9662	SALES PERSON	ERIK SALVATIERRA

ITEM NO.	ORDERED	DESCRIPTION	UNIT PRICE	UNIT TOTAL
11313	14	3 YD SPECIAL REAR LOADER W/LID BAFFLE & SPECIAL BUMPERS	720.00	10080.00
FREIGHT	2	FREIGHT - NON-TAXABLE DMT	761.00	1522.00

LIDS	19022	- 2 YD R.L. DURAFLEX PLASTIC LIDS L3149DH
CHANNELS	19995	- E.L. 12" BOT TO BOT 12" CENTERED ON SIDES
CASTERS	28035	- 6" X 2" PHENOLIC CASTERS 4 EA SWIVEL
DRAIN PLUG	RSBC	- RIGHT SIDE BOTTOM CENTER
I.D.		NONE
OPTION A	FIW	- FULL INSEAM WELD
OPTION B	21966	- PULL HANDLES - 12" CENTER TO CENTER ON BANDING
OPTION C	18941-1	- LID ROD ASSY, STD 60" R.L. COTTER PIN/COTTER PIN
OPTION D	WTEST	- WATERTEST
OPTION E	COM	- 1 - WASHER ON EACH END OF LEACH BAR
OPTION F	PACKET	- SPECIAL TOP BUMPERS, REAR CASTERPADS
OPTION G	OFO	- OUTRIGGERS FRONT ONLY
OPTION H	31399-1	- OPTIONS ASSY. 3 YD R.L. #11313 CHANNELS, CASTERS, PULL HANDLES, ETC.
SERIAL #'s		
COMMENTS		ATTACHMENT(C) SHIP WITH WO# A9663 PLEASE SEND TOUCH UP PAINT

HANFO

UN	XX
PR IN	
PR OUT	
COLOR:	L.A. WEBSTER BLUE

SUB TOTAL	11602.00	
DISC.	IN PRICE	
TAX	730.80	7.250
TOTAL	12332.80	
PAID	0.00	
BAL. DUE	12332.80	

Attachment: Consolidated Fabricators Quote (PW: Purchase of Refuse Containers (metal bins))



27506 Highway 119, Taft, CA, 93268
PHONE: 877-333-4414 FAX: 209-333-4422
WQ-10125717

14.D.b

Sell To:

Contact Name	Jason Ridgeway	Ship To Name	City of Hanford
Bill To Name	City of Hanford	Ship To	900 10th Ave
Bill To	315 N Douly St Hanford, CA 93230-3903 USA		Hanford, CA 93230 USA
Email	jridgeway@cityofhanfordca.com		
Phone	(559) 585-2569		

Quote Information

Salesperson	Rob Vezina	Created Date	8/8/2019
Salesperson Email	vezina@wastequip.com	Expiration Date	8/22/2019
Salesperson Phone	(818) 406-2573	Quote Number	WQ-10125717
			Please Reference Quote Number on all Purchase Orders

Model	Product Description	Description	Quantity	Sales Price	Total Price
Special Other Small Container	Special Other Small Container - CA (See Details for Product Information)	3yd Rear Load Container with Side Fork Pockets			
		Plastic Lids	26.00	\$1,095.00	\$28,470.00
		6" x 2" Rubber Swivel Casters			
Payment Terms	Net 30 Days if credit has been established	Subtotal		\$28,470.00	
Shipping Terms	FOB Origin	Shipping		\$2,110.00	
		Tax		\$2,064.08	
		Grand Total		\$32,644.08	

Special Instructions

Special Instructions Customer responsible for off loading with Fork Lift

Additional Information

Additional Terms Our Quote is a good faith estimate, based on our understanding of your needs. Subject to our acceptance, your Order is an offer to purchase our Products and services in accordance with the Wastequip Terms & Conditions of Sale ("WQ T&C") located at: <https://www.wastequip.com/terms-conditions-of-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. These WQ T&Cs may be updated from time to time and are available by hard copy upon request.

Additional Information Pricing is based on your anticipated Order prior to the expiration of this Quote, including product specifications, quantities and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume. Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change.



27506 Highway 119, Taft, CA, 93268
PHONE: 877-333-4414 FAX: 209-333-4422
WQ-10125717

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

Attachment: Wastequip Quote (PW: Purchase of Refuse Containers (metal bins))

SUB ACCT1 SUB ACCT2

000-299 SERIES
300-599 SERIES

EQUIPMENT

VEHICLES (ROLLING STOCK)

SORT3 SORT4

SORT1 SORT2

GEN FUND ONLY

FUND	DIV	OBJECT CODE	DESC	TITLE	QTY	UNITS	AMOUNT SUB#1	SUB#2	ALL FUNDS TOTAL	459,675
001	1511	800169	PD- SPECIALTY EQUIP	LASER AIMING DEVICE	10	\$ 1,110	11,100	801	11,100	11,100
001	1519	800121	COMPUTER/MDT/MONITOR	MDT	2	\$ 6,020	12,040	801	23,140	12,040
001	1519	800137	RADIOS/OTHER ELECTR	HAND HELD RADIO	2	\$ 2,930	5,860	801	29,000	5,860
001	1519	800188	VEHCLS-UNDER 6000LB	TRUCK	2	\$ 59,890	119,780	830	148,780	119,780
001	1719	800129	SPORTS/GAME/EXERCISE EQUIP	AIR HOCKEY TABLE	1	\$ 2,500	2,500	801	151,280	2,500
001	1721	800121	COMPUTER/MDT/MONITOR	SURFACE PRO	1	\$ 1,500	1,500	801	152,780	1,500
001	1722	800137	RADIOS/OTHER ELECTR	HANDHELD RADIO	1	\$ 2,500	2,500	801	155,280	2,500
001	1722	800197	OTHER MOTORIZED VEHCL	GATOR UTILITY VEHICLE	1	\$ 24,000	24,000	801	179,280	24,000
001	2011	800127	CAMERA/VIDEO/SRVLCN/DRONE	CAMERA/INTERSECTION	3	\$ 22,200	66,600	801	245,880	66,600
001	2011	800187	HEAVY EQUIP/MACHINES	ASPHALT ZIPPER AZ480	1	\$ 213,795	213,795	801	459,675	213,795
306	2031	800118	TRASH/RECYCLE CONT	1YD	10	\$ 550	5,500	801	465,175	-
306	2031	800118	TRASH/RECYCLE CONT	2YD	10	\$ 770	7,700	801	472,875	-
306	2031	800118	TRASH/RECYCLE CONT	3YD	30	\$ 840	25,200	801	498,075	-
306	2031	800118	TRASH/RECYCLE CONT	RESIDENTIAL AUTOMATED	1550	\$ 60	93,000	801	591,075	-
306	2031	800118	TRASH/RECYCLE CONT	CONTAINER LIDS AUTOMATED	300	\$ 25	7,500	801	598,575	-
306	2031	800118	TRASH/RECYCLE CONT	2YD FOODWASTE	7	\$ 1,000	7,000	801	605,575	-
306	2031	800118	TRASH/RECYCLE CONT	3YD RECYCLE	20	\$ 840	16,800	801	622,375	-
306	2031	800118	TRASH/RECYCLE CONT	6YD RECYCLE	7	\$ 1,150	8,050	801	630,425	-
358	2061	800127	CAMERA/VIDEO/SRVLCN/DRONE	MAINLINE INSP CAMERA SYSTEM	1	\$ 8,000	8,000	801	638,425	-
358	2061	800160	HAND/SPECIAL TOOLS	ACETYLENE TORCH SET	1	\$ 1,800	1,800	801	640,225	-
358	2061	800181	MISC EQUIP-PW	FENCE LINE TRIMMER	1	\$ 1,500	1,500	801	641,725	-
361	2072	800198	NON-MOTRZED VEHCL	PORTABLE 150 GENSET (SPLIT 2050/2072)	1	\$ 36,820	36,820	830	678,545	-
390	2081	800114	FIRE HYDRANTS	FIRE HYD 4-1/2 RESIDENTIAL	7	\$ 1,460	10,220	801	688,765	-
390	2081	800114	FIRE HYDRANTS	FIRE HYD 4-1/2 COMMERCIAL	4	\$ 2,050	8,200	801	696,965	-
390	2081	800114	FIRE HYDRANTS	FIRE HYDRANT METER 3"	3	\$ 340	1,020	801	697,985	-
390	2081	800193	VEHCLS-OVER 19.5KLBS	HYDRO EXC TRUCK (SPLIT 2050/2081)	1	\$ 89,740	89,740	830	787,725	-
390	2081	800198	NON-MOTRZED VEHCL	PORTABLE 300 GENSET (SPLIT 2050/2081)	1	\$ 52,640	52,640	830	840,365	-
417	2102	800103	BUILDINGS	STORAGE CONTAINER	1	\$ 7,700	7,700	801	848,065	-
417	2102	800112	HVAC/FURNACE/COOLING	HVAC/TEEN CENTER UNIT #3	1	\$ 6,500	6,500	801	854,565	-
417	2102	800150	FIXTURES/LIGHTING	LONGFIELD/LAMP REPL	1	\$ 950	950	801	855,515	-
417	2102	800184	MISC EQUIP-BLD MAINT	PORTABLE MIG WELDER	1	\$ 1,580	1,580	801	857,095	-
417	2102	800184	MISC EQUIP-BLD MAINT	ROLL UP DOORS/FLEET	1	\$ 18,670	18,670	801	875,765	-



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: E
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SUBJECT:

Public Works: Purchase of one Asphalt Pavement Reclamation Machine from Asphalt Zipper Inc., of American Fork Utah, in the amount of \$229,295.14 (tax and freight included).

RECOMMENDATION:

That the City Council, by motion:

Approve the purchase of one 480Xi-200E Asphalt Pavement Reclamation Machine from Asphalt Zipper Inc., of American Fork Utah, in the amount of \$229,295.14 (tax and freight included).

BACKGROUND:

The FY 19/20 Street Division Fixed Asset Budget provides funds to purchase an asphalt pavement reclaimer /stabilizer machine for the repair / renovation of city streets. The City currently has no ability to perform pavement grinding or roadway sub-base stabilization without contracting for these services. Contracting for services is generally limited to larger quantities of work thus making it difficult to obtain quotes for smaller roadway projects. Quotes received are expensive and the City is generally at the contractors mercy for scheduling of project repairs. This purchase would enable city staff to make needed repairs in various locations within the City on an as needed basis. One such project location would be the renovation of Idaho Avenue between 10th Avenue and the BN&SF railroad tracks. This area of roadway is in dire need of repairs. By utilizing city staff to perform the needed sub-base reclamation work and hiring a contractor for resurfacing the roadway only, the City could potentially save tens of thousands of dollars on this street repair project alone. There are several other neighborhood streets that are in need of similar repairs. With the proper equipment staff can perform many of these repairs in a cost effective and more timely manner.

City staff is recommending that this sole source purchase be approved based upon this equipment meeting a specialized need for the department. Asphalt Zipper, Inc., is the sole manufacturer of a unique line of portable, self -powered pavement reclamation / stabilization equipment that can be mounted on a front-end loader (See attached manufacturer letter). The proposed equipment will

be utilized in precisely that manner. The equipment will be mounted when needed on our existing front-end loader for use in grinding / milling asphalt pavement for road repairs. Fully self propelled pavement grinding machines can cost anywhere from \$500,000 or more depending on there size and complexity. The Asphalt Zipper machine comes with a full two year warranty. The city's street superintendent is familiar with the equipment having purchased and utilized the machine from his past work experience in Fresno County. Asphalt Zipper Inc., provides full product support and excellent customer service.

FISCAL IMPACT:

FY 19/20 Street Division Fixed Asset Budget provides \$230,000 for the purchase of an asphalt pavement reclamation machine. Funding for the purchase will be from gas tax reserves (fund 040). The current fund balance in the account as of 8/12/19 is approximately \$900,000. Attached for council review is a copy of the budget page for item.

ATTACHMENTS:

Asphalt Zipper Quote
Product Brochure
Product Specification - 480Xi-200E with Wheel Assist
Sole source manufacturer and supplier letter
Budget Page
Idaho Avenue (Industrial Park) - Road condition

Asphalt Zipper

Proposal

World Leader in Portable Reclaimers / Stabilizers / Utility Trenchers

831 East 340 South, American Fork, Utah 84003 tel: (801) 847-3200 fax: (801) 847-3250

Today's Date: **7/29/2019**

City of Hanford CA 559-585-2565
 900 S 10th Ave rsterling@cityofhanfordca.co
 Hanford, CA 93230 Russ Sterling

Expires: **7/31/2019**
 Proposal good to end of July 2019

Factory Rep: Ken Follett

Field Rep: Jason Paas

Machine Description	Qty	Price	Total
480Xi-200E Reclaimer / Stabilizer (48-inch / 1.2 m)	1	\$ 213,795.00	\$ 213,795.00
- Cummins® 200 HP Intercooled Turbo Diesel Engine - Tier 4 Final - Magnum Duty Fairfield® Planetary Gear Box - Pulverize up to 12-inch (300 mm) thick asphalt - On-board Active Hydraulic Top-Hatch, Depth Control and Material Handling - Spray System with Interchangeable Nozzles - ZipTec™ Enhanced Pulverizing System (PATENTED) - Integrated - Wireless Remote Control, Extra Bits, Blocks & Service Tools - Includes Operation Manuals and Training at Your Location			...
• Z-PRO™ [X] 48-inch (1.2 m) Cutter Head	INSTALLED	Included	
• VersaMount™ Universal Bucket Coupler with Hydraulic Clamping System		Included	
• Accu-Trak™ Wheel Assist with Power Steering		Included	
• Wheel Assist Custom Trailer (US) 2- 5/16" Ball Hitch		Included	
• 300 Gallon (Hitch Mount) Water Supply System		Included	
• 2-YEAR WARRANTY (Includes upgraded 1-Year extension) - Unlimited Hours		\$ 4,500.00	\$ 4,500.00
Options			
		\$ (4,500.00)	\$ (4,500.00)
Notes		Freight:	\$ -
		Subtotal:	\$ 213,795.00
	Mapleton, Utah	7.25% Sales Tax:	\$ 15,500.14
		TOTAL	\$ 229,295.14

*Order Deposit:

Customer Signature: _____

Date: _____

Signature indicates acceptance of this Proposal/Invoice based on satisfactory performance of the Asphalt Zipper Machine.

Terms and Conditions: This proposal is a preliminary estimate; all prices are in US Dollars. Final sales price subject to approval by Asphalt Zipper accounting. Price does NOT include sales tax or GST (Canada); applicable sales tax or GST will be added to final invoice. Machine availability and specifications are subject to change at anytime by Asphalt Zipper. *A Deposit is required for all Orders. All returns and cancelled custom orders are subject to a 20% restocking fee plus any freight charges.

Attachment: Asphalt Zipper Quote (PW: Street Division - Asphalt Pavement Reclamation Machine Purchase)

NO MORE

Potholes, Ruts, Cracks...

We believe in solving
road problems, not just
covering them up.

Asphalt Zipper

720Xi 2602



Asphalt Zipper

World Leader in Portable Reclaimers/Stabilizers and Utility Trenchers



Scan code for
on-line version
of brochure.

Attachment: Product Brochure (PW: Street Division -Asphalt Pavement Reclamation Machine Purchase)

A Game Changer for Road Repairs



"In my 25 years in construction, prior to spending 11 years as a professor, the Asphalt Zipper is the most innovative product I've seen come out of the construction industry in my time."

Dr. Charles R. Glagola, P.E.
Professor, University of Florida
NOVA Award Juror



"I have seen the bigger machines work and I was skeptical of this smaller machine. Once you see the finished product, there is no difference."

Charlie Tewalt
Supervisor
Mt. Vernon, WA





"I have been in this road business for 42 years. We have to find a way to make our money go farther and the Zipper is the best game in town that we have found. It totally exceeded my expectations."

Jerry Sikes
Public Works Director
Suwannee County, FL



"Budget is ever on my mind. I am constantly looking for things that will save us time and money, and this piece of equipment has saved us both. You can't get any better than that."

Pat Bell
Commissioner
Jackson County, GA



"The good thing about it is every time I use it I know I am saving money. If you're not Zipping, you are wasting money."

Jerry Haynie
Road Manager
Lafayette County, MS



Why Most Road Repairs Don't Last

It's All About the Base

Common methods only treat the surface. As a result, many of these repairs have to

SYMPTOMS	UNDERLYING PROBLEMS	COMMON TREATMENTS
 Alligator Cracking	 Base Problems Insufficient or deteriorated base flexes under heavy loads, causing cracks.	 Crack Seal Overlay or Mill and Fill Base Problems Surface is sealed or covered, but underlying base problem persists.
 Potholes	 Base Problems Cracks encircle areas that eventually are flipped out.	 Filling Potholes Overlay or Mill and Fill Base Problems Pothole is filled or covered, but base is still compromised.
 Rutting & Shoving	 Base Problems Unstable, insufficient or deteriorated base buckles and warps under heavy loads.	 Mill and Fill Base Problems Raised areas are milled down and an overlay is applied.

be redone again and again.

NET RESULTS



Base Problems

Cracks soon reappear and get worse.



Base Problems

Cracks continue to surface, potholes reappear and widen.



Base Problems

Because underlying problem was not addressed, ruts return in new surface.

All these base problems ultimately lead to ...



"Surface treatment is like putting lipstick on a pig. You can doll it up all you want to, but you still have a pig."

Terry Garrett
Road Superintendent
Brownwood, TX

BASE RECONSTRUCTION

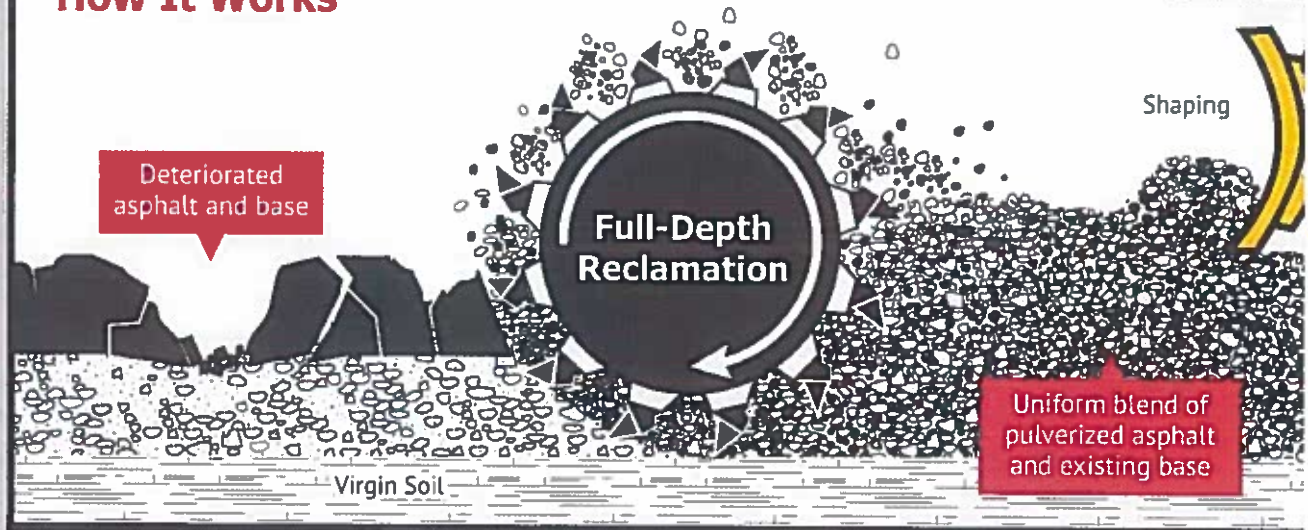
A time-consuming and expensive process



Generally, the old asphalt has to be ripped up and hauled off, the subsurface replaced with new fill, the roadbed recompact, and the road repaved.

All the Benefits of Reclamation/Stabilization in a Pow

How It Works

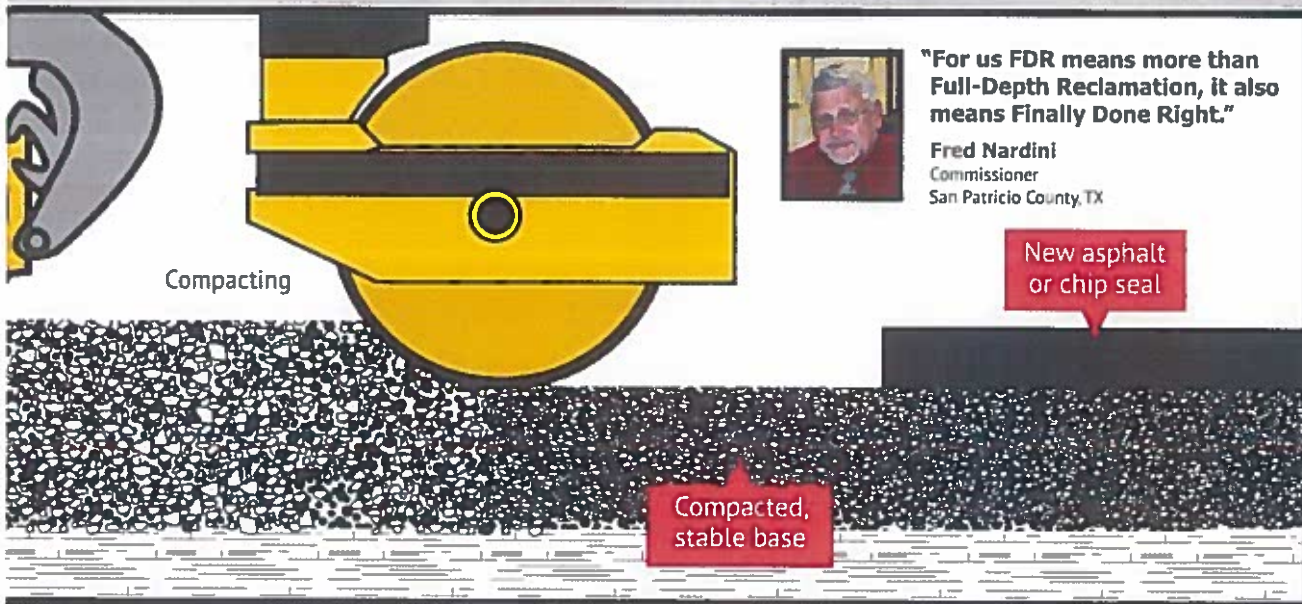


Asphalt Zipper® machines are ideal for Full-Depth Reclamation and Stabilization projects. Full-Depth Reclamation is the process of pulverizing asphalt, chip seal or gravel surfaces into a material comparable to spec road base. Stabilization is simply the process of blending reclaimed material in place with underlying materials or incorporating additional materials or additives to produce a more stable base.



Pulverizes **CRAP** (Cracked, Rutted, Alligatored, Potholed asphalt or chip seal) into **RAP** (Recycled Asphalt Product), producing a spec-comparable road base.

erful, Compact, Easily Transported Machine



"For us FDR means more than Full-Depth Reclamation, it also means Finally Done Right."

Fred Nardini
Commissioner
San Patricio County, TX

New asphalt
or chip seal

Compacted,
stable base

Asphalt Zipper® reclaimers/stabilizers are the **easiest, most cost-effective way to do Full-Depth Reclamation and Stabilization.**

- ▶ **Cost and Time Savings of up to 70% or more**
- ▶ **Recycles existing asphalt, chip seal, etc., into reusable material**
- ▶ **Reduces or eliminates the cost of new material, trucking and fuel**
- ▶ **Solves most base problems instead of just covering them up**
- ▶ **Results in longer-lasting repairs**



"Compared to traditional asphalt road reconstruction methods, full-depth reclamation has numerous engineering, economic and environmental benefits."

Spencer Guthrie, Ph.D.
Professor of Pavement and
Materials Engineering
Brigham Young University



"We took the Zipped material to our lab and found it was a spec-quality product."

Art Reeve, P.E.
County Engineer
Del Norte County, CA



"A half mile that used to take us 4 weeks digging out we can now stabilize with our Zipper in 2 days, which saves us a tremendous amount of time and money."

Shane Ramsey
Assistant Road & Bridge Director
Pulaski County, AR

How Any Municipality Can Afford an Asphalt Zipper®

How a Small Town Got an Asphalt Zipper® without Adding a Penny to Their Budget

The town of Walsh, Colorado (pop. 720), opted to spread the cost of purchase over 5 years through a special financing program available to municipalities. A benefit of this program is that the first payment is not due for one full year. After completing their needed road work for the season, they found that what they had saved in road repair expenses by using the Zipper more than covered their annual payment. In effect, they were able to acquire an Asphalt Zipper® without adding one cent to their budget.



Street in Walsh, Colorado, that was repaired doing Full-Depth Reclamation with their Asphalt Zipper® and then chip-sealed.



"The Zipper has more than paid for itself. In fact, it paid for itself within the first year."

James Dubois
Superintendent
Walsh, CO (pop. 720)

Using Operating Funds to Purchase an Asphalt Zipper®

Many municipalities purchase their Asphalt Zipper® with a special 5-year municipal program using operating funds, rather than capital funds, from sources like:

- ▶ **Materials Budget.** The full-depth reclamation process pulverizes existing roads and turns them into road base. This significantly reduces new road base costs and is also a very "Green" process.
- ▶ **Internal Road Repairs Budget.** Now you can more cost-effectively perform your own repairs, using your own team and equipment.
- ▶ **External Contractor Budget.** Using your own crews with your own equipment saves up to 50%, or more, on contractor costs and empowers you to do projects on your own schedule.
- ▶ **Rental Budget.** Owning your own pulverizing capability means you don't have to rent from others. Plus, the substantial time savings can reduce other equipment rental and operational costs.

Special Municipal Program

- ▶ **Spreads cost over 5 years**
- ▶ **Nothing down; first annual payment not due for an entire year**
- ▶ **Low municipal interest rate**
- ▶ **With less than 40 hours of use, savings most often are greater than annual payment; Zipper pays for itself**



"Our first job took us only 8 hours to 'Zip' one mile of road, incorporate an emulsion and roll it all back down, and we saved \$65,000. Even if the machine had cost twice as much, it would be worth every penny."

Dugan Sewell
Street Superintendent, Brady, TX



"The 5-year muni program enabled us to buy an Asphalt Zipper. The Zipper is more productive than we thought, and the savings have far exceeded our annual payment. We couldn't be happier."

Melvin Lanier
Road & Bridge Supervisor, Custer County, ID

Comparative Cost of Conventional Reconstruction versus Full-Depth Reclamation (FDR)

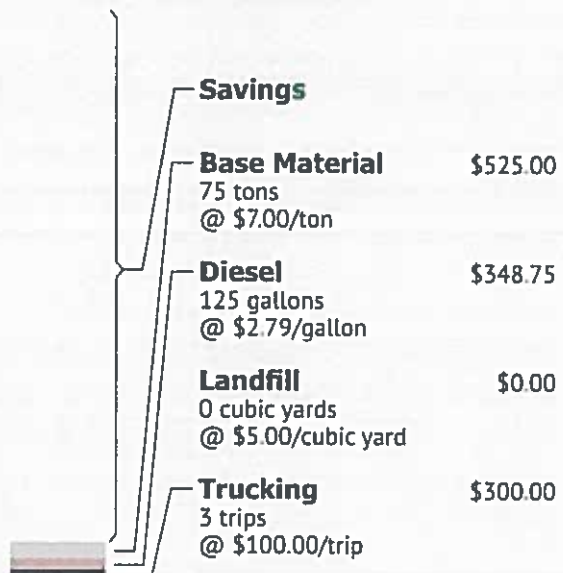
Quarter-mile 24-foot-wide road with 6" thick asphalt. (Source: Portland Cement Association study.)
Costs shown reflect national averages at time of printing. Actual costs may vary in different areas.

Conventional Reconstruction



Total **\$17,842.50**

Full-Depth Reclamation



Total **\$1,173.75**

\$16,668.75 Savings = 93%

Cost Savings Pay for the Machine

Full-Depth Reclamation is significantly faster and costs substantially less than Conventional Reconstruction. Municipalities and road departments that employ this proven method find that the savings from just a few projects are often more than enough to cover an appropriated annual payment—or even the full cost of an Asphalt Zipper® machine in the first year.

Similar savings can also be realized even on small patches as well as larger projects.

Are You Already Paying for a Zipper without Getting the Benefits?



"We were going to spend the money anyway on temporary repairs and then spend it again and again as problems resurfaced. Why not buy this piece of equipment, become more productive and eliminate those costs? It has worked out beyond even our finance office's expectations."

Mark Eddington
Utility Superintendent, Pompano Beach, FL

Ultimate Versatility—Use in Asphalt, Chip Seal, Gravel,

PATCHES



"We can do more in a day with the Zipper than we could do the old way with a backhoe in a week."

Jake Sones
Road Manager
Lamar County, MS

FULL-WIDTH ROADS



"What would have taken 6 to 8 weeks to dig out, we did in 2 weeks with the Zipper."

Stephen Stangland
Public Works Supervisor
Napa County, CA

Using Additives

Mixing in additives (crushed rock, cement, fly ash, lime, etc.) with the Asphalt Zipper® can provide even greater stability and strength.



Cement-stabilization project in Elmore County, Alabama.



"Our Asphalt Zippers have enabled us to cement-stabilize 503 miles of our roads over the past 12 years, because we can now do in a day what used to take 2 weeks."

Richie Beyer, P.E.
County Engineer, Elmore County, AL
Past president, National Association of County Engineers

GRAVEL ROADS



"We can do up to a mile and a half of gravel roads per day with our Zipper for a lot less money, and they last longer."

Edgar Laney
County Commissioner
Palo Pinto County, TX



Spread additional material or additive.

etc.

SHOULDERS

"It used to take 2 guys a full day to do what we do in less than 2 hours with the Zipper."

Mike Stenhouse
Street Superintendent
Renton, WA

SURFACE MILLING

"With labor, fuel, and asphalt all four bridge decks came in at just under \$100,000, saving the state \$250,000."

State Department of Transportation

PARKING LOTS

"We can easily pulverize a 10,000 square foot parking lot by mid-morning and have it graded and ready to pave by mid-afternoon."

Jay Armstrong
President, Armstrong Paving
St. Mary's, Ontario, Canada

SOIL STABILIZATION

"The Asphalt Zipper is very good for stabilization. It's very efficient and it's very easy to train crews on."

Dr. Curtis F. Berthelot, P.Eng.
Associate Professor
University of Saskatchewan



Uniformly blend with an Asphalt Zipper.®



"The incorporation of small amounts of additives such as cement or fly ash can turn even the worst roadways into stronger, more durable and longer-lasting pavements."

Greg Halsted, P.E.
Manager, Pavements and Geotechnical Markets
Portland Cement Association

Absolute Fastest, Most Economical Way to Open Utility



Asphalt Zipper® machines simultaneously cut a straight edge and pulverize asphalt into reusable material that can be used in the trench as bedding or fill. The "Zipped" trench can be driven over immediately.

Superior Straight Edge for Better Bonding Surface



University research has proven that a scarified, interlocking "Zipped" edge improves joint bond strength 25 percent over a saw-cut edge.*

*W. Spencer Guthrie, PhD, Dennis L. Egget, PhD, Keith H. Woffinden, EIT, "Effect of Scarification on Asphalt Patch Joint Strength," Transportation Research Board Annual Meeting, 2005



- ▶ Open 300 feet of trench in 20 minutes
- ▶ Cut a straight edge and pulverize asphalt into reusable material in one step
- ▶ Do in minutes what used to take hours or days
- ▶ Make T-Cuts for asphalt repairs or inseting trench plates

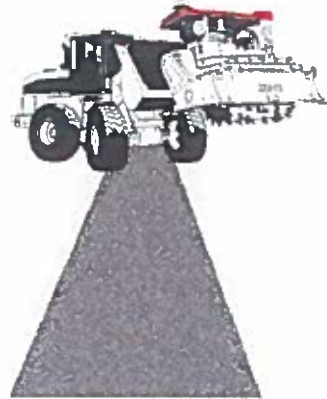


"The Zipper makes a very clean edge, which enables a cold lap joint with no problem whatsoever."

J. J. DeCorby
Superintendent, Sururus Pipeline, Inc.
British Columbia

Trench

Comparison—300 Foot Trench



Traditional Method

VS.

Asphalt Zipper Method

- Saw-cutting
- Chunking
- Loading
- Hauling
- Disposal
- Backfill



8+ hours



SAVINGS PAY FOR MACHINE
opening as little as **2400** linear feet per year

- Just Zip-it®

20 minutes

Opening a 300 foot trench that would take 8 hours or longer by saw-cutting, chunking, loading, hauling, disposal and backfill, can be "Zipped" in as little as 20 minutes ... with cost savings that are just as impressive.



7:00
Start
Zipping



7:05
Start
digging



7:20
300 feet of
trench Zipped



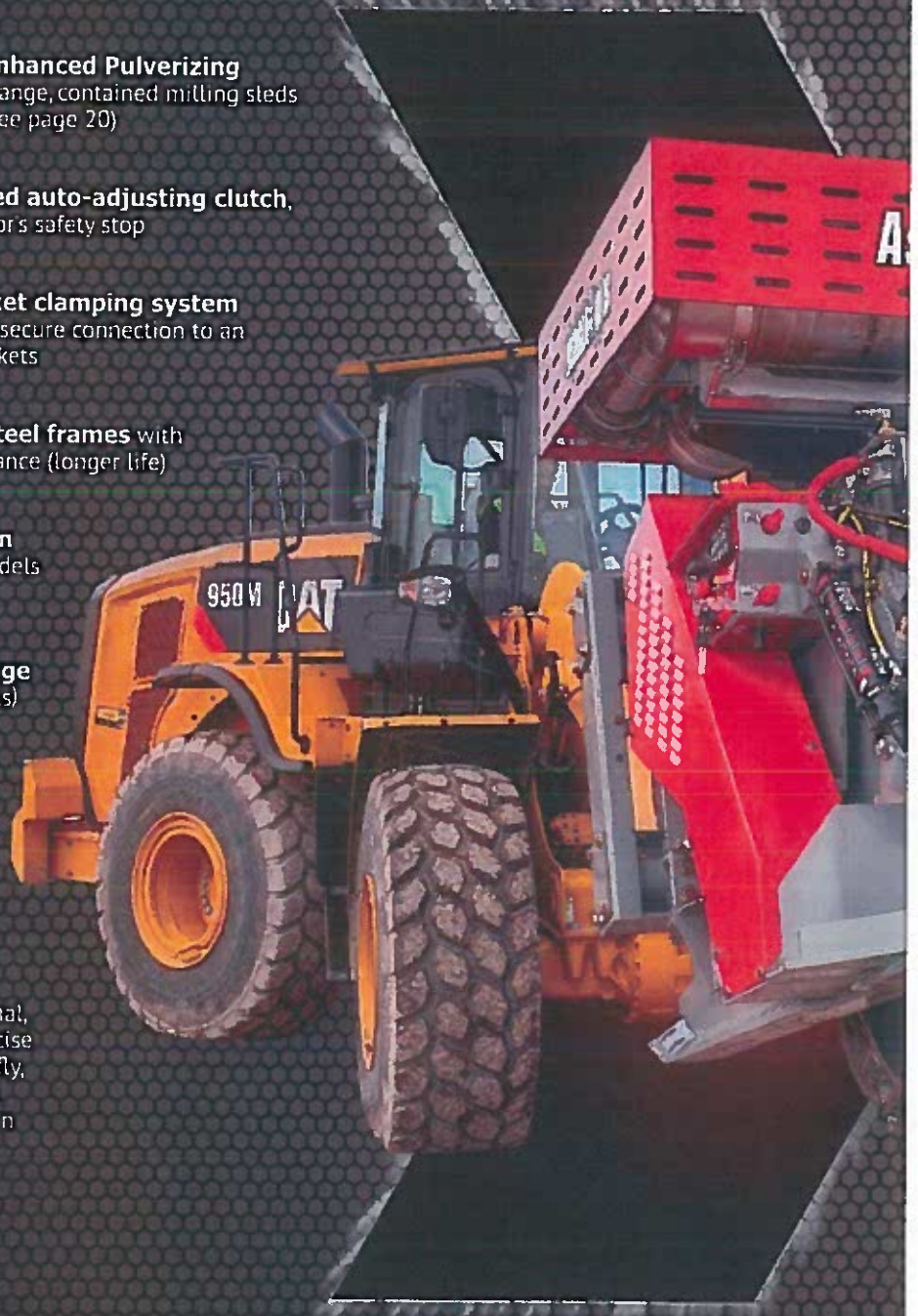
"Our guys can't even finish their coffee before it's time to start digging."

Danny Dambach
Vista Irrigation District
Vista, CA

All-New

Completely re-engineered, with new fe

- ▶ **NEW Integrated ZipTec™ Enhanced Pulverizing System**, now with full depth range, contained milling sleds and an adjustable rear baffle (see page 20)
- ▶ **NEW Hydraulically activated auto-adjusting clutch**, remote start and loader operator's safety stop
- ▶ **NEW Vastly improved bucket clamping system** (X1 models) for an easier, more secure connection to an even wider range of loader buckets
- ▶ **NEW Hardox®-reinforced steel frames** with greater internal abrasion resistance (longer life)
- ▶ **NEW Hydraulic safety-chain system** (X1 models and all models with Accu-Trak™ Wheel Assist)
- ▶ **NEW Independent, full-range depth adjustment** (X1 models)
- ▶ **NEW Automatic hydraulic belt tensioning** that is dynamically self-adjusting and releases tension when not in use, for greater longevity
- ▶ **Improved Accu-Trak™ Wheel Assist System** (optional, see page 21) for even more precise maneuvering, now with on-the-fly, remote-controlled, independent wheel depth adjustment for even greater control



Models

atures and improvements throughout

Asphalt Zipper

720Xi 260E

- ▶ **NEW Quick-Load™** guiding system on all custom trailers
- ▶ **Up to 5X** improved planetary cooling, with innovative liquid cooling jacket
- ▶ **Improved Z-Pro™** X cutter heads now standard for 360X, 480X, 480Xi, 720Xi and 960Xi models
- ▶ **Industry-leading visibility** for host vehicle operator
- ▶ **NEW Hydraulically secured top hatch** (Xi models) with built-in shock absorption
- ▶ **NEW Push cooling** for lower under-hood temperatures
- ▶ **NEW Upgraded control panel** (on machine), with locking cover
- ▶ **NEW Milling sled** for easier leveling, with contained grinding chamber (see page 20)
- ▶ **Upgraded control box** for cabin of host vehicle, with improved display
- ▶ **NEW Upgraded remote control** with expanded functionality
- ▶ **NEW Heavier-duty planetary / gear box** (420X and 300X)

Reclaimers/Stabilizers

**Power, Production and
Unsurpassed Reliability**



720Xi
6 foot / 1.8 meter

Fits mid to large loaders.

Engine Type	Cummins	Tier 4 Final
Engine Size	200 hp	
Weight	12,800 lb	5806 kg
Cutting Width	72"	1829 mm
Maximum Depth	12"	305 mm

Features Dual-Frame ZipTec™ Enhanced Pulverizing System (see page 20).

Other cutting widths available.

960Xi 96" cutting width model also available.

Accu-Trak™ Wheel Assist compatible (see page 21).

Shown with optional
Accu-Trak™ Wheel Assist System



Six Sigma Certified Precision Engineering

Asphalt Zipper's Six Sigma Black Belt Certified engineers employ state-of-the-art methodologies in every aspect of the design and manufacturing process. Asphalt Zipper® engineers have set new benchmarks in safety, quality, power, performance and unsurpassed reliability.

480Xi

4 foot / 1.2 meter

Fits mid to large loaders.

Engine Type Cummins Tier 4 Final

Engine Sizes 200 hp • 260 hp

Weight 11,500 lb 5216 kg
11,550 lb 5239 kg

Cutting Width 48" 1219 mm

Maximum Depth 12" 305 mm

Other cutting widths available.

Features Dual-Frame ZipTec™ Enhanced Pulverizing System (see page 20).

Accu-Trak™ Wheel Assist compatible (see page 21).



420X

3½ foot / 1.1 meter

Fits most backhoes.

Engine Type Cummins Tier 4 Final

Engine Size 120 hp

Weight 5800 lb 2631 kg

Cutting Width 42" 1067 mm

Maximum Depth 10" 254 mm

Other cutting widths available.

Features ZipTec™ Enhanced Pulverizing System (see page 20).

Accu-Trak™ Wheel Assist compatible (see page 21).

Backhoe-Mount



420X-110B (Tier 3) model shown



Standard warranty for all machines

HOT RODS are the most powerful for each model. Specs shown in **RED**.

Utility Trenchers

360X

3 foot / 0.9 meter

Fits small to midsize loaders.

Engine Type Cummins Tier 4 Final

Engine Size 173 hp

Weight 7400 lb 3357 kg

Cutting Width 36" 914 mm

Maximum Depth 12" 305 mm

Other cutting widths available.

480X 48" cutting width model also available.

Features ZipTec™ Enhanced Pulverizing System (see page 20).



HOT-ROD
model shown



Backhoe-Mount

300X

2½ foot / 0.8 meter

Fits most backhoes.

Engine Type Cummins Tier 4 Final

Engine Size 120 hp

Weight 5500 lb 2495 kg

Cutting Width 30" 762 mm

Maximum Depth 10" 254 mm

Other cutting widths available.

Features ZipTec™ Enhanced Pulverizing System (see page 20).



300X-110B (Tier 3) model shown



HOT-RODS are the most powerful for each model. Specs shown in **RED**.

Standard warranty for all machines

Cutter Heads

Cutter Head Options



Z-PROX

Outstanding all-around reclamation/stabilization head with increased production and durability, particularly in thicker pavements.

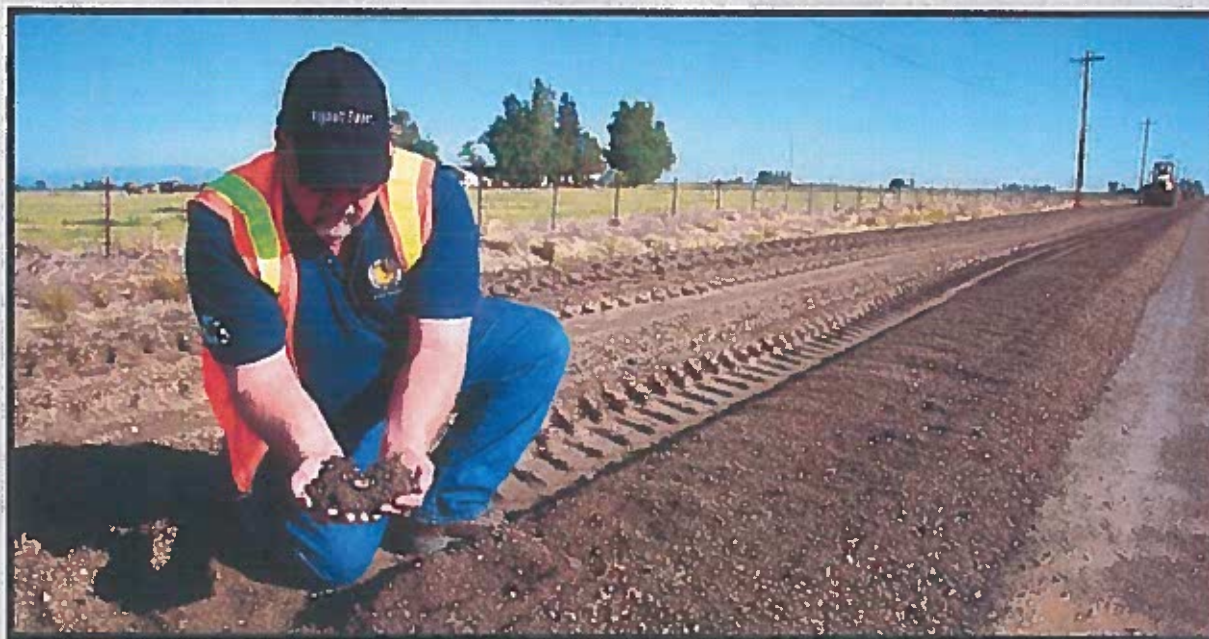


420X/300X

Excellent for a wide variety of reclamation/stabilization projects. Specifically engineered for the 420X and 300X models.

Available Widths	18"	24"	30"	36"	42"	48"	72"	96"
	457 mm	609 mm	762 mm	914 mm	1067 mm	1219 mm	1829 mm	2438 mm

Custom sizes also available. Not all cutter head models and widths available for all machines.

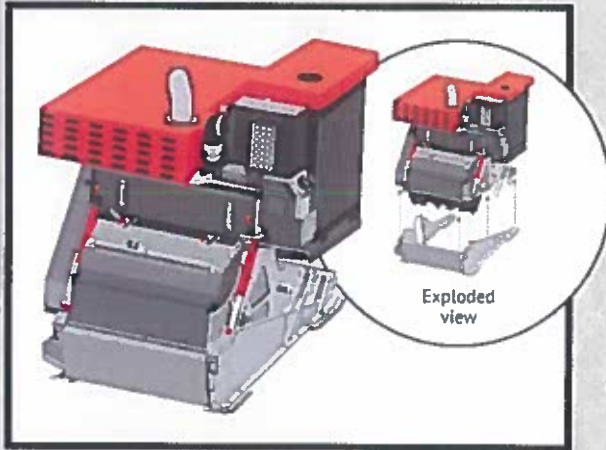


All cutter heads are computer designed and field proven for uniform pulverization and blending.

ZipTec™ Enhanced Pulverizing Systems



Asphalt Zipper's patented ZipTec™ Enhanced Pulverizing Systems improve the already unmatched pulverizing capability of Asphalt Zipper® machines, especially in thin, cracked or alligatored asphalt and chip seal.



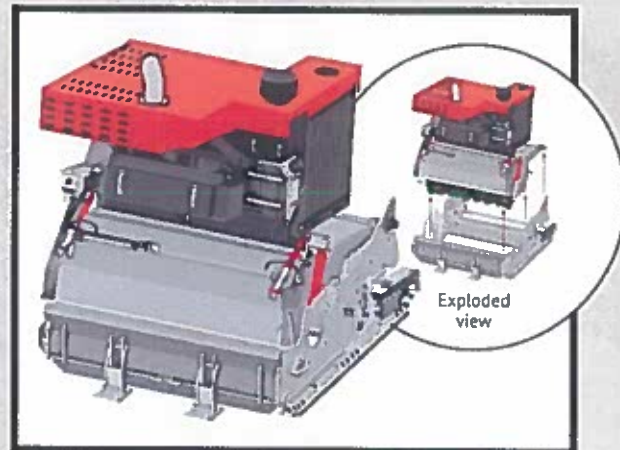
ZipTec™ (300X, 360X, 420X, 480X)

- ▶ Adjustable baffle for controlling material size
- ▶ Milling sled with contained grinding chamber for uniform pulverization and blending
- ▶ Front guard plate for significant reduction of pavement lift-up



"The material coming out of our Asphalt Zipper is second to none. We also love being able to easily control material size with the adjustable baffle."

Patrick Zellner
Street Maintenance Manager, Renton, WA



Dual-Frame ZipTec™ (480Xi, 720Xi, 960Xi)

- ▶ Integrated internal and external frame assembly
- ▶ Hydraulically controlled telescoping baffle for maximum control of material size
- ▶ Extended milling sled with fully contained grinding chamber for best achievable pulverization and blending
- ▶ Front guard plate for significant reduction of pavement lift-up
- ▶ Pivoting front gate that allows surface additives through while maintaining maximum material containment
- ▶ External frame that provides independent depth control for greater accuracy in milling applications

Accu-Trak™ Wheel Assist System

Patented Wheel Assist for Greater Precision and Smaller Host Vehicles (Optional)

Asphalt Zipper's optional Accu-Trak™ Wheel Assist enables larger, more powerful Asphalt Zipper® machines to be operated on smaller host vehicles by offsetting a portion of the machine's weight to a front wheel system, much like a wheelbarrow. Most models include remote-controlled power steering. (Requires upgraded trailer.)

- ▶ **Precise, remote-controlled** power steering
- ▶ **Independent depth adjustment**
for even greater ease and control
- ▶ **Active hydraulic safety-chain system**
for a secure connection
- ▶ **Enables operation on smaller**
host vehicles



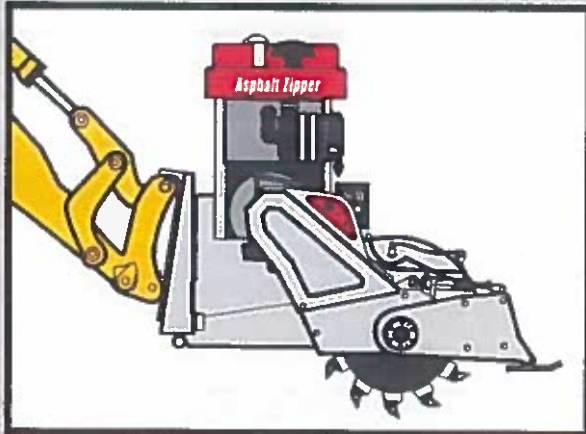
720X-260E shown
with optional Wheel Assist Mount
300 gallon water supply tank



"We love our wheel assist. It's easier and more efficient in every way, especially with our small loader. With the remote-controlled power steering, we're able to do jobs with almost surgical precision."

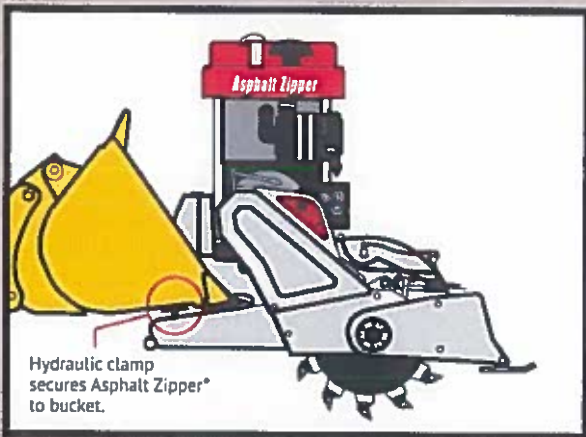
John "JD" Donnelly
Public Works Director, Seguin, TX

Widest Range of Mounting Options



Quick Coupler

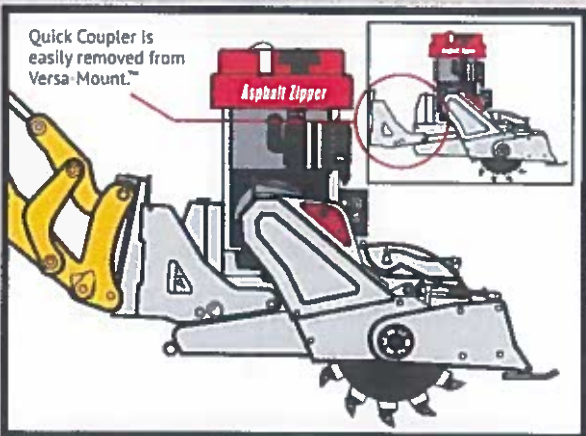
Mounts Asphalt Zipper® to your loader's Quick Coupler system. (Requires upgraded trailer.)



Hydraulic clamp secures Asphalt Zipper® to bucket.

Versa-Mount™ Universal Coupler

Mounts Asphalt Zipper® to the widest range of loaders and backhoes, with patented Versa-Mount™ universal bucket mounting system.



Quick Coupler is easily removed from Versa-Mount™.

Versa-Mount™ Quick Coupler

Mounts Asphalt Zipper® to either the Quick Coupler or, when removed, to the Versa-Mount™ system, providing the flexibility of using either mounting system. (Requires upgraded trailer.)

Side Shift and Tilt (Optional)



Helpful for working close to curbs and along shoulders, the Side Shift and Tilt attachment can be easily added to either Quick Coupler option. Provides up to 36" of side shift and up to 9° of tilt. Includes Quick Coupler hooks (not shown). (Requires upgraded trailer.)



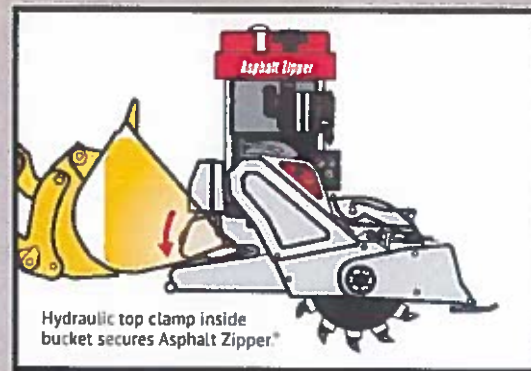
"The Versa-Mount makes it easy to share among all four of our precincts, each of which has a different model of loader."

Bill Davis
Road Foreman, Wichita County, TX



"We can use it on any loader we have in any section. We have six sections in the county and one Asphalt Zipper. It's a do-all piece of equipment."

Paul Wynek
Supervisor of County Roads, Burlington County, NJ



New hydraulic top-clamping Versa-Mount™ system (on X1 models)



Superior Visibility

The low-profile design of Asphalt Zipper™ machines provides superior visibility with all mounting options.

Controls & Monitoring

Proven controls and monitoring systems are strategically located throughout to provide unsurpassed safety, ease and convenience.

Machine Control Panel



Allows safe and easy control of all machine functions and emergency stop (E-Stop).

Wireless Remote Control



Enables convenient control of engine speed, depth adjustment and machine stop, plus other features, depending on options.

Host Vehicle Control Box



Provides loader operator with a comprehensive engine monitoring computer, tachometer and hard-wired emergency stop (E-Stop).

Easy to Operate and Main

Easy to Load/Unload



The Asphalt Zipper® is easy to load and unload from its custom trailer. Mounts securely to the widest variety of loaders or backhoes in just minutes.

Easy to Transport (on optional custom trailer)



Asphalt Zipper® custom trailers are the easiest way to transport from site to site behind most work trucks. Plus, with an on-board custom tool box you'll always have everything you need for operation and routine maintenance in one secure place.

- ▶ Custom inset for a lower center of gravity
- ▶ Convenient working deck for routine maintenance
- ▶ Transport behind most work trucks

tain

Water Systems

Easy to Maintain



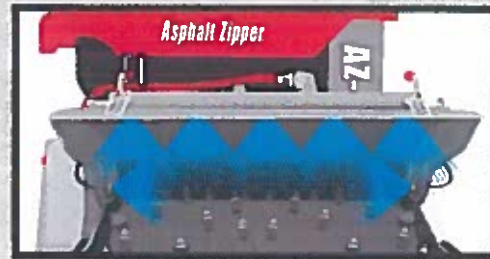
Top-opening hatch simplifies bit inspection and replacement.



"It's great. The guys love it. It's real simple, easy to transport and easy to use."

Marty DiAlexander
Street Supervisor
Ft. Lauderdale, FL

Spray System



The Asphalt Zipper® Spray System distributes water evenly throughout the cutting chamber, reducing dust, extending bit life and improving compaction.

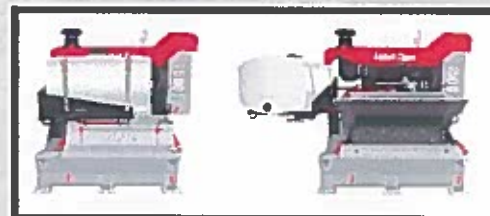
Water Supply Systems (Optional)



Hitch Mount
150 or 300 Gallon
(loaders)



Boom Mount
150 Gallon
(backhoes)



Swivel Mount 150 Gallon
(not available for all models)



Wheel Assist Mount 150 or 300 Gallon



"The benefits of being able to pull behind a truck are tremendous."

Jim Ramming
Owner, Ramming Paving
Austin, TX

Unsurpassed Service and Support

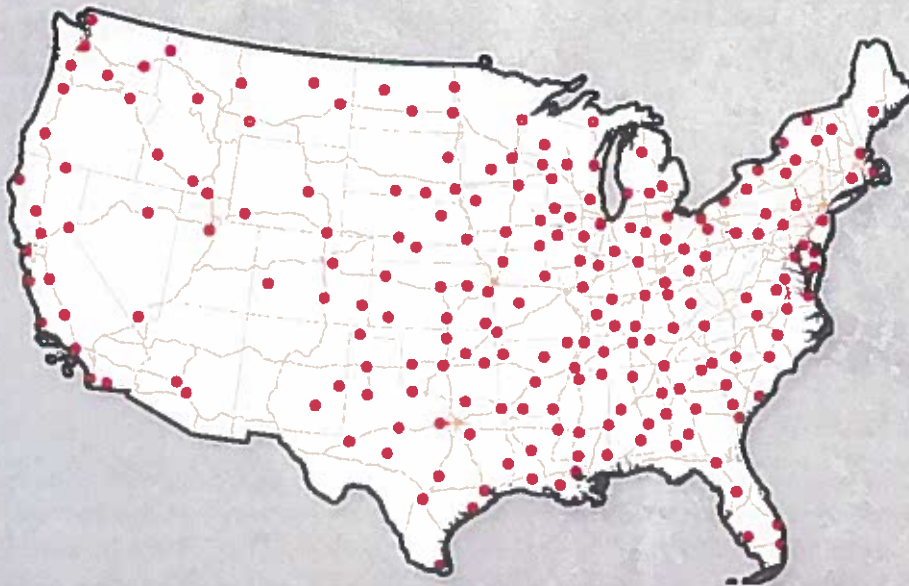
"We've been really impressed with the service and personal help. I'd like to thank Asphalt Zipper for what I believe is a disappearing business tradition of keeping customers feeling like family."

John Leigh
Chief Mechanic, Kleenco
Chattanooga, TN



Asphalt Zipper's network of highly skilled field representatives have been with the company for an average of 16+ years, with unparalleled experience in every aspect of asphalt grinding, Full-Depth Reclamation and Stabilization. They know the equipment and the processes inside and out and have already helped thousands just like you. Asphalt Zipper® service is also unique in that you have direct and immediate access to factory technical experts and engineers backed with a nationwide network of service partners.

Service Partner Locations



"I can't brag enough about Asphalt Zipper's customer service; it's second to none. It's quicker and easier than anything we've ever worked with. Their people really know their stuff and have always helped our crew every step of the way."

Beth Wisenbaker
Commissioner
Hopkins County, TX

Top 10 Reasons Municipalities Love Asphalt Zipper®

- ✓ **Safety**
Proven operation protocols, intuitive controls and monitoring systems throughout provide unsurpassed safety, ease and convenience for both the host vehicle operator and ground workers.
- ✓ **Process Expertise and Training**
You receive training from, and have ongoing access to, highly skilled field representatives with unparalleled experience in all aspects of portable reclamation.
- ✓ **Durability**
Precision-engineered, Six Sigma Black Belt Certified machines ensure unsurpassed reliability.
- ✓ **Quality of Material Produced**
Produces the finest, most uniform material achievable.
- ✓ **Mounting Versatility**
Connects to the widest range of loaders and backhoes with the widest range of mounting options.
- ✓ **Ease of Transport**
Easy to pull behind most work trucks. No low boy or flatbed required.
- ✓ **Up Time**
Direct and immediate access to factory technical experts and engineers gets the quickest answers to keep you up and running.
- ✓ **Visibility**
Low-profile designs provide superior visibility with all mounting options.
- ✓ **Local Service Options**
Service partner locations nationwide provide more options for getting your machine serviced wherever your projects take you.
- ✓ **Thousands of Happy Customers**
All of the above factors combined make Asphalt Zipper® machines the best value in portable reclamation.

Asphalt Zipper

World Leader in Portable Reclaimers/Stabilizers and Utility Trenchers

What Others Are Saying about Asphalt Zipper



Asphalt Zipper® Wins Prestigious International Construction Award



"The NOVA Award is the pinnacle. It's recognized as the top award in construction worldwide."

Dr. Robert I. Carr, P.E.
Professor of Engineering
University of Michigan



"We've increased our production 400 percent with the Zipper. We used to do 1 to 2 patches per day. Now we do 7 or 8 with the same budget and crew."

Tom Steinberger
Arizona DOT



"You can't beat it. We are all in the same budget crunch, and the best bang for your dollar is through a machine like this. I haven't seen anything that will equal the Asphalt Zipper. I would recommend it 150%."

Virgil Hardy
Public Works Manager
Siskiyou County, CA



"We did cost studies using different types of reclamation processes and we found this one to be the least expensive."

Bob Johnson
Public Works Director
Glenn County, CA



"It will pay for itself in a short period of time. The guys love it. They know no piece of equipment will ever take the place of a good man but this equipment helps a good man do a better job."

Mike Ackerman
Street Supervisor
Round Rock, TX



"Of all the companies I have dealt with, I would put Asphalt Zipper right at the top."

Tim Dow
Town of Lisbon, NY



"Until you see one at work, you won't believe what this machine will do. It will grind a road as good as any big machine I have seen, and cost-wise you can't beat it. This is one of the best pieces of equipment we have bought."

Rodney Colvin
Road Foreman
Lincoln Parish, LA

Asphalt Zipper

Toll-free: **1-888-ZIPPER-8**
(1-888-947-7378)

Direct: +1 (801) 785-0706

www.asphaltzipper.com

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**IMPROVING
AMERICA
ONE ROAD AT A TIME**

LOCAL REPRESENTATIVE

U.S. Patent nos. 7036252, 7066555, 7144087, 8177456, 10086867
Other U.S. and international patents pending.

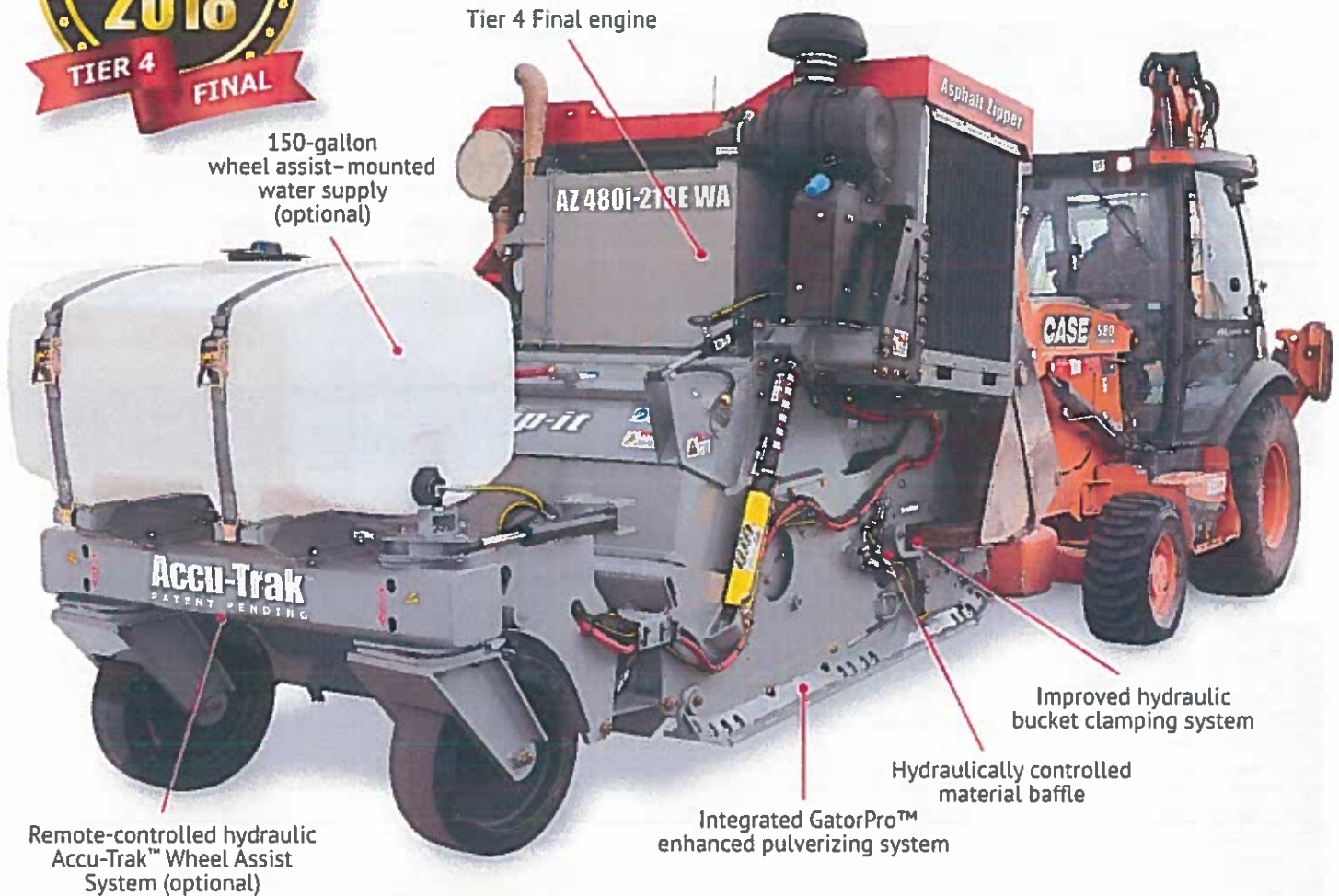
© 2019 Asphalt Zipper

July 2019

Asphalt Zipper

World Leader in Portable Reclaimers/Stabilizers

AZ 480i / 720i
WITH WHEEL-ASSIST
SPECIFICATIONS



4' or 6' Cutting Width Loader/Backhoe-Mounted Reclaimer/Stabilizer

The **ALL NEW** AZ 480i and AZ 720i (Tier 4 Final) with Accu-Trak™ Wheel Assist System (patent pending) harness the power and productivity of much larger self-propelled reclaimers into a very powerful, versatile and affordable loader attachment, with innovative upgrades and improvements throughout. Powered by a Cummins turbo-diesel (Tier 4 Final) engine, these machines will pulverize up to 12-inch-thick asphalt in a single pass. Street patches, full road repairs, base stabilization and opening utility trenches in asphalt are just a few of their many uses.

Controls



Side-mounted machine controls



Host vehicle in-cabin

Specifications

	AZ 480i-200E	HOT-ROD MODEL AZ 480i-260E	AZ 720i-260E	Planetary	Magnum-duty Fairfield planetary
Engine Options	Cummins 200 hp turbo-diesel	Cummins 260 hp turbo-diesel	Cummins 260 hp turbo-diesel	Transport	Tows behind most newer 1-ton pickup trucks on tandem-axle trailer (included)
Torque	685 ft-lb 929 N·m	730 ft-lb 987 N·m	730 ft-lb 987 N·m	Mounting	4' model mounts on most backhoes and loaders; 6' model mounts on most loaders
Cutting Speed*	4800 ft ² /hr 445 m ² /hr	6000 ft ² /hr 557 m ² /hr	7200 ft ² /hr 669 m ² /hr	Cutting Teeth	Bullet-head, carbide-tipped
Weight**	12,000 lbs 5443 kg	12,000 lbs 5443 kg	14,000 lbs 6350 kg	Depth Control	Hydraulic
Cutting Width	48 in (36" available) 1219 mm (914 mm available)		72 in (48" available) 1829 mm (1219 mm available)	Additional Features	• Integrated GatorPro™ enhanced pulverizing system • Top-opening bit hatch • Hydraulic bucket clamping system
Cutting Depth	0 to 12 in 0 to 304 mm				

* Actual results may vary, depending on asphalt thickness, hardness, temperature, oil content, age, desired grind, etc.

** With standard cutter head installed, without Accu-Trak™ Wheel Assist System or trailer.

Asphalt Zipper reserves the right to change specifications at any time
U.S. Patent nos. 7036252, 7066555. Other U.S. and Canadian patents pending.

Asphalt Zipper

World Leader in Portable Reclaimers/Stabilizers

Toll-free: 888-ZIPPER-8 (947-7378)

310 West 700 South, Pleasant Grove, UT 84062
Main: 801-785-0706 • Fax: 801-772-0909

www.asphaltzipper.com

January 2018

Packet Pg. 124



Asphalt Zipper

World Leader in Portable Reclaimers/Stabilizers and Utility Trenchers

SUBJECT: Sole Source Manufacturer and Supplier

May 3, 2019

To Whom It May Concern:

Since 1994, Asphalt Zipper, Inc., has been the sole manufacturer of a unique line of portable, self-powered reclamation/stabilization, milling and utility trenching machines with proprietary designs and features not found in any other equipment. These models include the AZ 360, AZ 500, 300X, 420X, 480X, 480Xi, 720Xi, 960Xi and other models. Exclusive capabilities and technologies, protected by United States patents 7036252, 7066555, 7144087, 8177456 and 10086867, with other U.S. and international patents pending, include:

- **Versa-Mount™ Bucket Mounting System** allows your Asphalt Zipper® to be mounted to a wide range of front-end loaders, and backhoes. This also means if your loader or backhoe breaks down your Asphalt Zipper can easily be mounted to the bucket of another rental or loaner wheel loader or backhoe.
- **Versa-Mount™ Quick Coupler and Side Shift & Tilt** enables your Asphalt Zipper to connect to either the quick coupler of your loader or backhoe or to the Versa-Mount™ bucket mounting system.
- **ZipTec™ Enhanced Pulverizing System** improves the already unmatched pulverizing capability of Asphalt Zipper machines, especially in thin, cracked or alligatored asphalt and chip seal.
- **Accu-Trak™ Wheel Assist System** is a favored option that provides precise, remote-controlled power steering and enables larger, more powerful Asphalt Zipper machines to be operated on smaller host vehicles.

In addition, Asphalt Zipper, Inc., is the only manufacturer that makes and supplies custom DOT-approved trailers, specifically engineered for each machine, that provide safe transport, a lower center of gravity and a work bench with moveable storage platform.

Other companies manufacture asphalt pulverizing or grinding machines that are either self-propelled, self-powered or draw power from the hydraulics of host equipment. However, none of these combine the portability, production capabilities and patented technologies found in Asphalt Zipper machines.

Factory Direct Sales and Service. In the United States, Asphalt Zipper machines, components, and replacement parts are sold factory-direct through Asphalt Zipper's exclusive team of factory and locally based Asphalt Zipper experts. These seasoned professionals have been with Asphalt Zipper for an average of 16+ years. This unique, factory-direct approach not only allows Asphalt Zipper to sell direct to customers at the lowest possible price but, more importantly, it provides superior in-the-field training and support, along with unmatched technical and process expertise. Asphalt Zipper service is also unique in that you have direct and immediate access to factory technical experts and engineers, backed with a nationwide network of service partners.

Respectfully,

Terry Hansen
President & CEO
Asphalt Zipper, Inc.

ASPHALT ZIPPER WORLD HEADQUARTERS

310 West 700 South • Pleasant Grove, Utah 84062, USA • Telephone +1 (801) 785-0706 • www.asphaltzipper.com

City of Hanford Fiscal Year 2019-2020 Budget

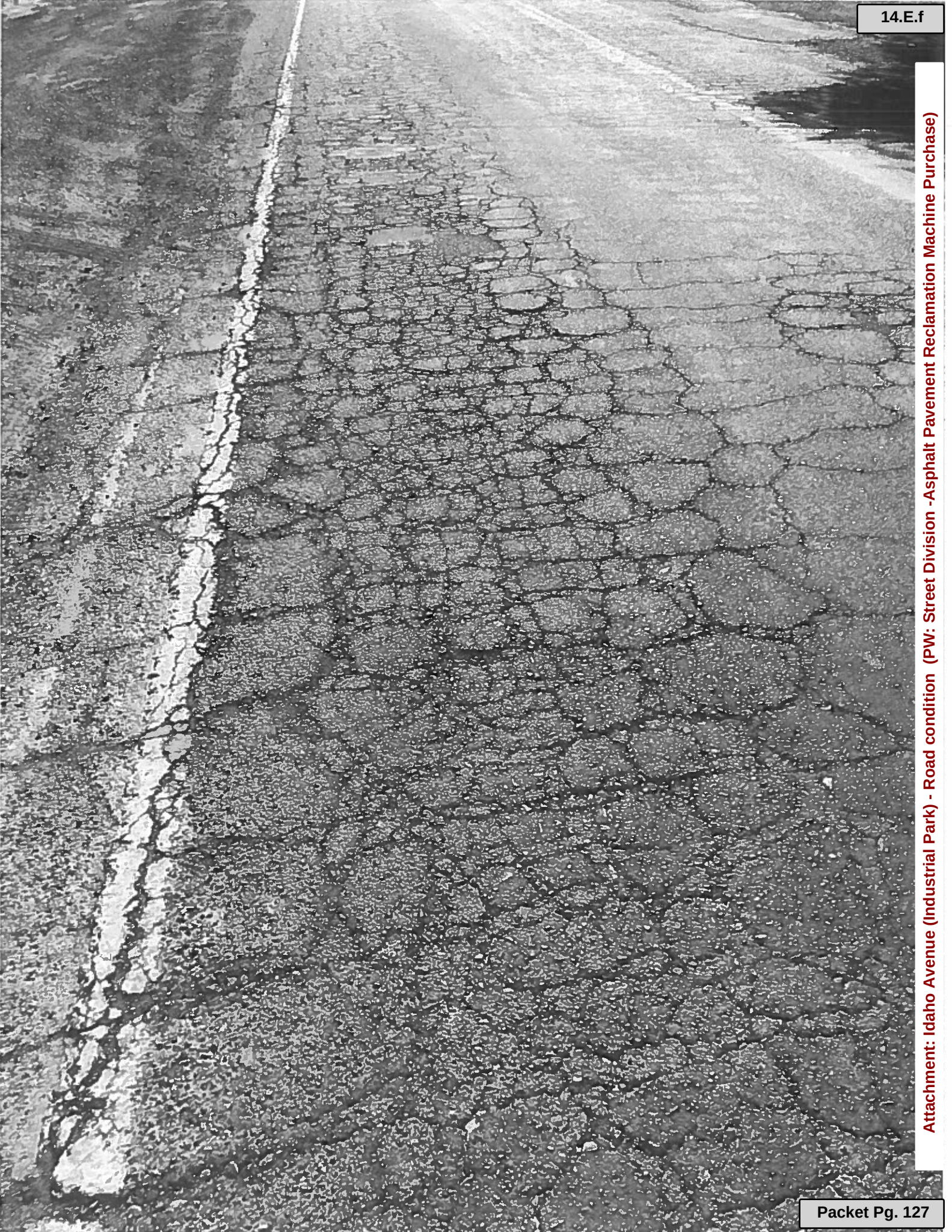
PUBLIC WORKS - STREET MAINTENANCE

LINE ITEM DETAIL

FUND: 0001 ORG: 20110000

		FY2016	FY2017	FY2018	FY2019	FY2020
		ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET
PERSONNEL SERVICES						
7010	REGULAR EMPLOYEES	498,748	557,519	542,975	730,290	668,010
7013	PART-TIME EMPLOYEES	37,123	37,796	35,790	54,000	54,000
7015	OVERTIME	2,787	6,390	5,360	8,380	6,000
7018	INCENTIVE PAY	7,175	8,673	9,563	10,750	8,220
7020	HOLIDAY-IN-LIEU	1,039	71	-	-	-
7023	DIFFERENTIAL	562	535	353	590	590
7025	OUT OF CLASS	31	306	148	-	-
7027	VACATION PAYOFF	-	-	1,533	-	-
7034	CELL PHONE ALLOWANCE	610	648	557	750	750
7110	RETIREMENT	166,722	183,620	207,844	223,720	244,130
7116	RETIREMENT-DEF COMP	3,930	3,894	3,771	4,390	4,390
7149	OTHER PERSONNEL BENEFITS	13,133	12,615	20,140	21,390	21,380
7160	GROUP INSURANCE	39,346	50,202	-	-	-
7160-001	INSURANCE-MEDICAL	-	-	49,069	48,310	44,190
7160-002	INSURANCE-DENTAL	-	-	2,416	4,540	3,660
7160-003	INSURANCE-VISION	1,098	1,015	918	1,080	910
7160-004	INSURANCE-LIFE	-	-	879	850	670
7169	WORKERS' COMP INSURANCE	48,175	33,629	32,974	38,950	46,200
7300	UNIFORM EXPENSE	3,654	5,239	5,317	4,940	5,300
Subtotal		824,134	902,152	919,608	1,152,930	1,108,400
SERVICES AND SUPPLIES						
7320	COMMUNICATIONS	808	551	347	1,180	1,180
7330	LIABILITY INSURANCE	14,410	15,210	15,930	16,410	22,970
7400	FLEET MAINTENANCE	181,620	179,520	179,770	191,050	192,380
7410	FLEET REPLACEMENT RESERVE	126,100	129,200	120,150	166,570	201,060
7420	BUILDING RENTAL	5,840	6,660	6,600	6,970	8,023
7421	BLDG CPTL/EQPT REPL RSRVE	600	600	600	610	620
7430	COMPUTER MAINTENANCE	90	-	-	-	-
7431	COMPUTER REPLACEMNT RSRV	100	320	320	340	320
7432	IT SERVICES	1,800	2,690	2,350	3,200	3,300
7440	OFFICE EXPENSE	395	245	886	360	750
7450	PUBLICATIONS AND DUES	50	100	210	320	320
7495	PROF AND SPEC SERVICES	7,243	2,139	3,185	9,500	7,000
7550	OTHER CONTRACTUAL SERVICE	-	-	10,000	11,600	10,000
7580	RENTS AND LEASES-EQUIP	10,284	11,893	1,859	13,000	13,000
7600	SPECIAL DEPARTMENTAL EXP	57,915	35,979	65,187	99,550	99,550
7720	STREET CONST & MAINT MTRL	321,841	297,906	137,333	400,450	400,000
7770	TRAINING/TRAVEL/MEETING	2,190	887	205	2,000	2,000
7780	UTILITIES-ELECTRICITY	444,868	433,882	462,685	445,000	465,000
7790	UTILITIES-PRKG LOT ELECTR	3,511	996	1,398	3,720	3,720
Subtotal		1,179,666	1,118,777	1,009,014	1,371,830	1,431,193
TRANSFERS/REIMBURSEMENTS						
9134	C/A-GAS TAX	(550,000)	(510,000)	(510,000)	(500,000)	(630,000)
9164	C/A-STORM DRAINAGE	(84,179)	(88,596)	(85,710)	(85,710)	(85,710)
9167	C/A-STREET CLEANING	(41,539)	(30,470)	(121,535)	(30,470)	(30,470)
Subtotal		(675,718)	(629,066)	(717,245)	(616,180)	(746,180)
FIXED ASSETS						
800100	FIXED ASSETS	-	21,364	146,823	115,120	66,600
800187	ASPHALT ZIPPER -FR 0040 GAS TAX	-	-	-	-	230,000
Subtotal		-	-	-	-	230,000
NET EXPENDITURES		1,328,081	1,391,863	1,211,377	1,908,580	2,023,413

Attachment: Budget Page (PW: Street Division -Asphalt Pavement Reclamation Machine Purchase)





AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: F
--------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 916, Pacific Grove Addition No. 2 (12th Avenue and Berkshire Lane)

RECOMMENDATION:

That the City Council, by motion, approve the Final Map and Subdivision Agreement for Tract No. 916 and accept all easements and dedications offered for public use.

BACKGROUND:

The final subdivision map for Tract No. 916, Pacific Grove Addition No. 2, an 18 -lot subdivision located as shown on the attached map, has been checked and approved by staff. The developer of Tract No. Tract No. 916, Pacific Grove Addition No. 2, is Daley Enterprises, Inc., a California Corporation. All required fees have been paid, and proper improvement security for all required subdivision improvements has been posted in accordance with the attached Subdivision Agreement, which has been reviewed and approved by the Utilities and Engineering Department and signed by the developer.

FISCAL IMPACT:

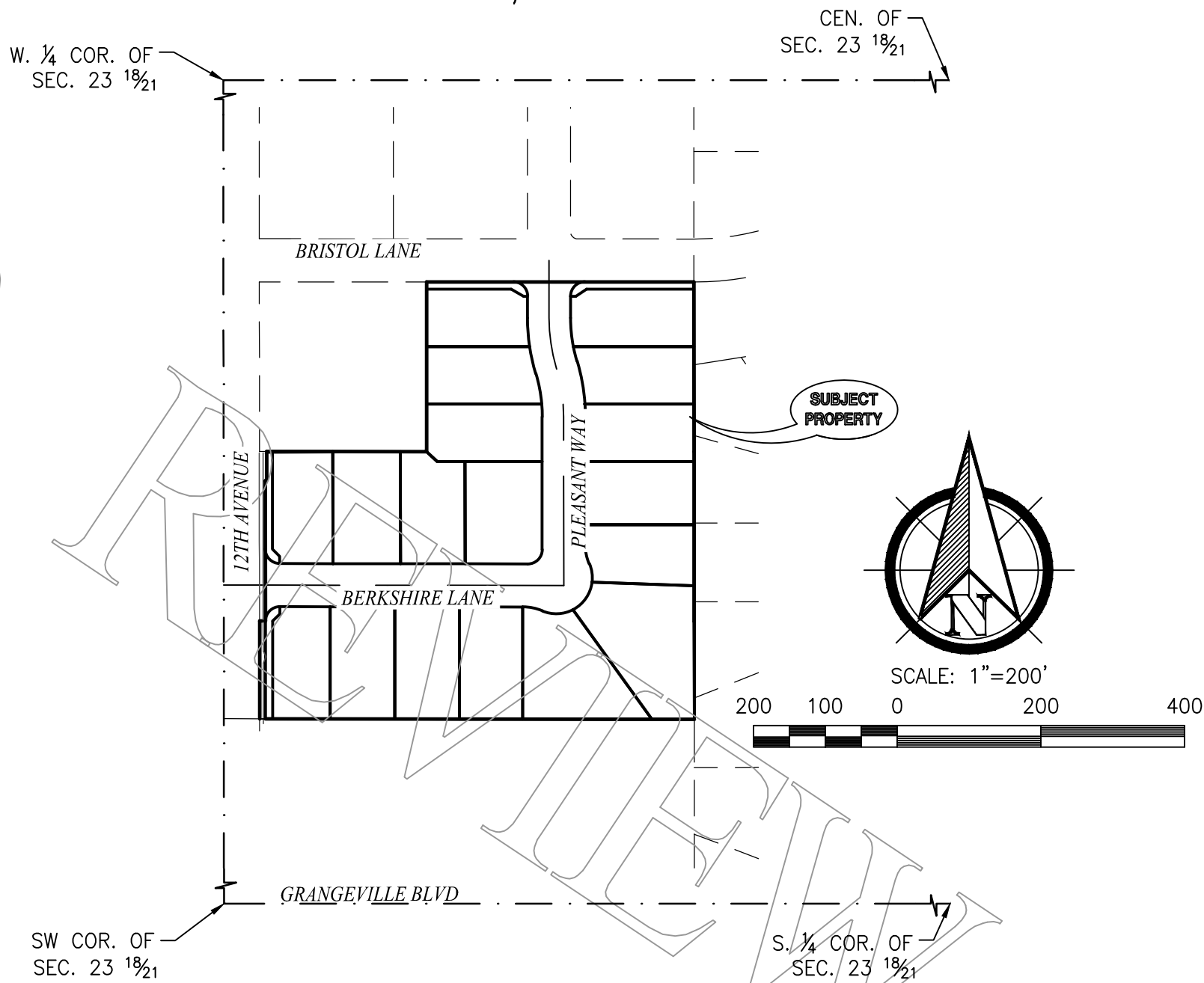
The right of way dedications and easements are offered at no cost to the city, and all subdivision improvements will be constructed at the developer's expense.

ATTACHMENTS:

Final Map
Subdivision Agreement

COUNTY TRACT No. 916

CITY OF HANFORD,
COUNTY OF KINGS, STATE OF CALIFORNIA



ENGINEER'S STATEMENT

This map, consisting of four sheets, was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Mr. Paul Daley of Daley Enterprises, Inc., in the month of February 2018 . I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions within 12 months of the recording of this map, and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

DATED THIS __ DAY OF _____, 20 ____.

FOR PLAN CHECK ONLY

JOHN A. ZUMWALT, R.C.E. 21489

ACTING CITY SURVEYOR

I, John B. Hardin, hereby state that I have carefully examined the annexed map, that I am satisfied that said map is technically correct, and in accordance with Sections 66425 through 66450, inclusive, of the Government Code.

DATED THIS __ DAY OF _____, 20 ____.

JOHN B. HARDIN, R.C.E. 21753

ACTING FOR THE CITY OF HANFORD

CITY ENGINEER'S STATEMENT

I, Johnathan L. Doyel, hereby state that I have carefully examined the annexed map, that the subdivision as shown is substantially the same as it appeared on the Tentative Map, and any approved alterations thereof and that all provisions of any Local Ordinances and Sections 66425 through 66450 of the Government Code applicable at the time of approval of the tentative map have been complied with.

Dated this __ Day of _____, 20 ____.

JOHNATHAN L. DOYEL,
CITY ENGINEER R.C.E. 62044

CITY CLERK'S CERTIFICATE

I hereby state that at a regular meeting of the Hanford City Council held on the __, Day of _____, 20 ____, an order was duly and regularly made and entered approving this map and subdivision and accepting, subject to improvement, on behalf of the general public, the streets and easements as included within the boundaries of the subdivision shown upon this map.

I further certify that the city council also abandoned the existing storm drain easement shown crossing Parcel 4 as shown on that map recorded in Book 18 at Page 57 of Parcel Maps in the Office of the Kings County Recorder, per provisions of Section 66499.20.2 of the Government Code.

Dated this __ Day of _____, 20 ____.

SARAH MARTINEZ, CITY CLERK

PLANNING COMMISSION CERTIFICATE

Approved by the Hanford Planning Commission in accordance with the requirements of law in duly authorized meeting held _____, 20 ____.

Dated this __ Day of _____, 20 ____.

DARLENE R. MATA, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

Fee book no. _____ Fee paid _____
Recorded at the request of Zumwalt-Hansen & Associates, Inc. on this __ day of _____, 20 ____, at _____ minutes past _____ o'clock in Volume _____ of Licensed Surveyors' Plats, at Page _____, Kings County Records.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: _____
DEPUTY

TAX COLLECTOR'S STATEMENT

This is to certify that the provisions of article 8 of chapter 4 of the government code have been complied with regarding deposits.

Date: _____

JAMES P. ERB, CPA, DIRECTOR OF FINANCE

By: _____

CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0637414

SHEET ONE OF FOUR SHEETS

COUNTY TRACT No. 916

CITY OF HANFORD,
COUNTY OF KINGS, STATE OF CALIFORNIA

OWNER'S STATEMENT

We, the undersigned, do hereby state that we are the owners of or have some right, title, or interest in and to the real property included within the subdivision shown upon this map and that we are the only persons whose consent is necessary to pass a clear title to said property and that we consent to the making of said map and subdivision as shown on this map and do hereby dedicate in fee to public use all of the streets and easements as shown upon this map.

DALEY ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: _____
PAUL DALEY, PRESIDENT

TUTTLE PROPERTIES, INC., A CALIFORNIA CORPORATION, BENEFICIARY

BY: _____
CHICAGO TITLE COMPANY, TRUSTEE

WALLACE CASCADE TRANSPORT INC., A CALIFORNIA CORPORATION, BENEFICIARY

BY: _____
CHICAGO TITLE COMPANY, TRUSTEE

WCL INDUSTRIES INC., A CALIFORNIA CORPORATION, BENEFICIARY

BY: _____
CHICAGO TITLE COMPANY, TRUSTEE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____ Before me, _____,

Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

SIGNATURE _____

(PRINT NAME) _____

MY COMMISSION NO. _____ MY COMMISSION EXPIRES _____

PRINCIPAL OFFICE IN COUNTY OF _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

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(PRINT NAME) _____

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COUNTY OF _____

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Witness my hand and official seal

SIGNATURE _____

(PRINT NAME) _____

MY COMMISSION NO. _____ MY COMMISSION EXPIRES _____

PRINCIPAL OFFICE IN COUNTY OF _____

CIVIL ENGINEERS

ZUMWALT
HANSEN &

LAND SURVEYORS

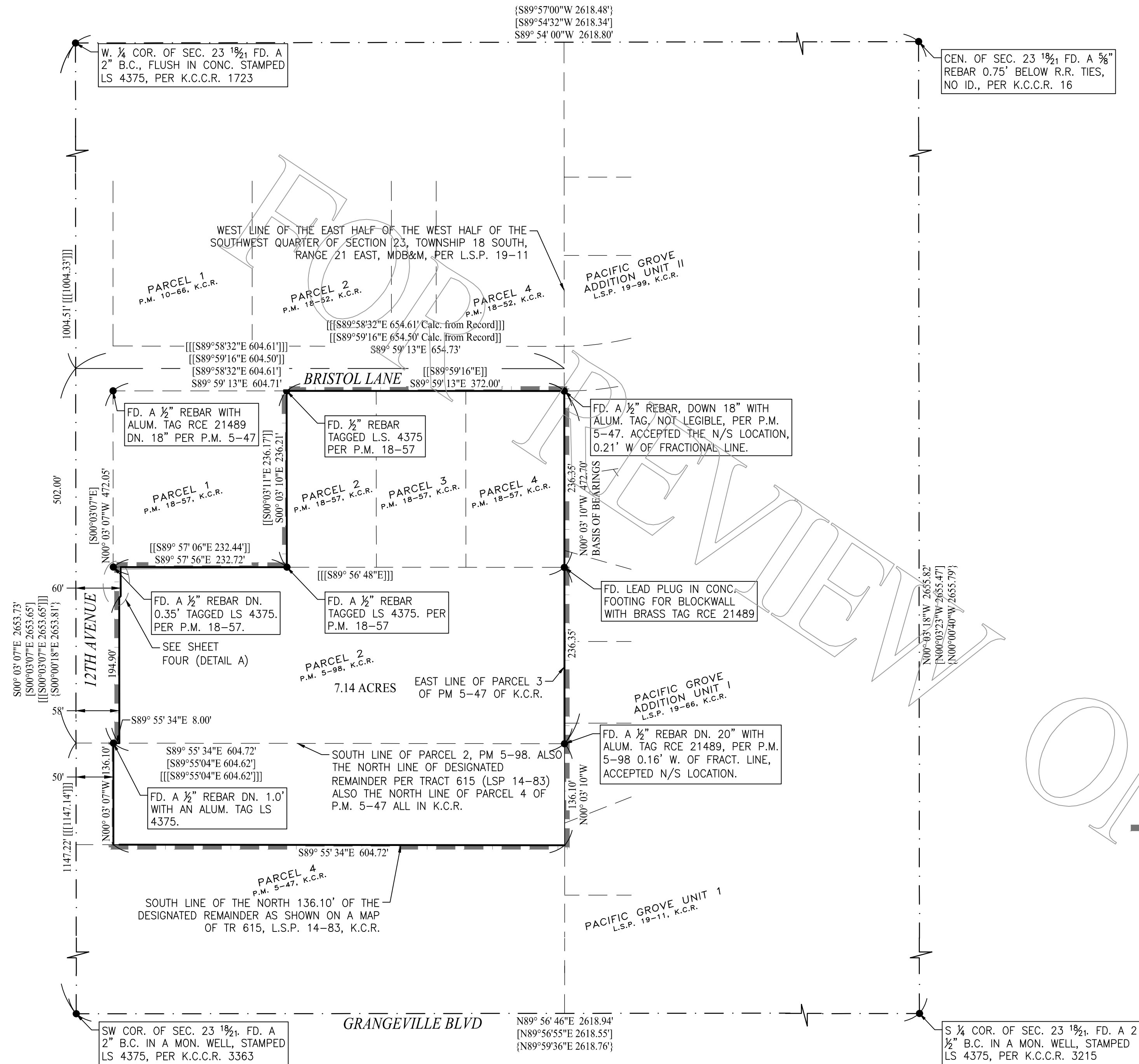
609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0637414

SHEET TWO OF FOUR SHEETS



COUNTY TRACT No. 916

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

LEGAL DESCRIPTION

All that portion of the West Half of the West Half of the Southwest Quarter of Section 23, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows:

Parcel 2, Parcel 3, and Parcel 4, as shown on a map recorded in Book 18 at Page 57 of Parcel Maps in the Office of the Kings County Recorder

Parcel 2, as shown on a map recorded in Book 5 at Page 98 of Parcel Maps in the Office of the Kings County Recorder, together with the Northerly 136.10 feet, of the Designated Remainder, as shown on a map of Tract No. 615, and recorded in Volume 14 at Page 83, of Licensed Surveyors' Plats, in the Office of the Kings County Recorder.

Excepting therefrom land conveyed to the City of Hanford, a municipal corporation, by that certain grant deed recorded December 30, 2011 as Document No. 1122868, Official Records, Kings County Records.

Containing 7.14 Acres, more or less.

BASIS OF BEARINGS

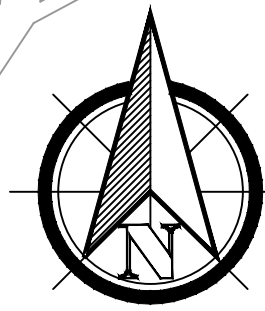
The East line of Parcel 3 of a map recorded in Book 5 at Page 47 of Parcel Maps, Kings County Records, bears North 00°03'11" West per said map.

NOTE

- Right of Way for 12th Avenue and Bristol Lane as shown on this sheet is as it exists prior to dedication offered per this map.
- A 15 foot wide Storm Drain Easement was created by and is shown on a map recorded in Book 18 at Page 57 of Parcel Maps as being 15 foot wide near the East line of Parcel 4 of said Parcel Map. Said Storm Drain Easement was never used, never had facilities constructed therein and no longer serves a purpose. Omission on herein map is intended which constitutes abandonment per Section 66499.20.2 of the Government Code.

LEGEND

- FOUND MONUMENT AS NOTED
 - INDICATES 6' PUBLIC UTILITY EASEMENT
 - △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
 - [] RECORD DATA PER P.M. 5-47, KINGS COUNTY RECORDS
 - [[]] RECORD DATA PER P.M. 18-57, KINGS COUNTY RECORDS
 - [[[]]] RECORD DATA PER P.M. 5-98, KINGS COUNTY RECORDS
 - { } RECORD DATA PER L.S.P. 19-11, KINGS COUNTY RECORDS
 - () STREET ADDRESSES
 - ACCESS DENIED TO (12TH AVENUE & BRISTOL LANE)
 - EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



SCALE: 1"=100'
100 50 0 100 200

CIVIL ENGINEERS
**ZUMWALT
HANSEN & ASSOCIATES**
LAND SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0637414

SHEET THREE OF FOUR SHEETS

COUNTY TRACT No. 916

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

The East line of Parcel 3 of a map recorded in Book 5 at Page 47 of Parcel Maps, Kings County Record, bears North 00°03'11" West per said map.

SURVEYOR'S NOTE

All curves are tangent unless otherwise noted.

SPECIAL MONUMENT NOTE:

All rear and side lot corners are monumented by 1/2" rebar, 30" long, with yellow plastic tag marked R.C.E. 21489, set ±6" deep.

The front lot corners adjacent to streets are monumented as witness corners, set on the side lot lines at the rear of the Public Utility Easement (P.U.E.) and are marked by 1/2" rebar, 30" long with red plastic tag stamped "Cont. Pt., R.C.E. 21489", and set ±6" deep, except as shown otherwise.

The Northeast Corner of Lot 11 is set as a witness corner 14 feet South and 4 feet west of true location.

The Northwest Corner of Lot 12 is set as a witness corner 14 feet South and 4 feet East of true location.

The Northwest Corner of Lot 18 is set as a witness corner 12 feet East and 4 feet South of true location.

The Southwest Corner of Lot 1 is set as a witness corner 14 feet East and 4 feet North of true location.

All other rear lot corners are set as witness corners on the side lot line and 4 feet in from the true location. Except the Northwest corner of Lot 15 & the middle ± rear corner of Lot 16

LEGEND

- FOUND MONUMENT AS NOTED (SEE SHEET 3)
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, WITH TAG R.C.E. 21489
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT

LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP

INDICATES 6' PUBLIC UTILITY EASEMENT

NOW OFFERED FOR DEDICATION AS PUBLIC STREETS

[] RECORD DATA PER P.M. 5-47, KINGS COUNTY RECORDS

[[]] RECORD DATA PER P.M. 18-57, KINGS COUNTY RECORDS

[[[]]] RECORD DATA PER P.M. 5-98, KINGS COUNTY RECORDS

{ } RECORD DATA PER L.S.P. 19-11, KINGS COUNTY RECORDS

() STREET ADDRESSES

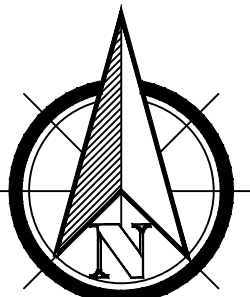
ACCESS DENIED TO (12TH AVENUE & BRISTOL LANE)

EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

RADIAL LINE TABLE		RADIAL LINE TABLE	
RADIAL #	DIRECTION	RADIAL #	DIRECTION
R1	N00° 04' 26"E	R11	N89° 56' 50"E
R2	S89° 56' 53"W	R12	N00° 00' 47"E
R3	S00° 04' 26"W	R13	S89° 56' 50"W
R4	S89° 56' 53"W	R14	N00° 00' 47"E
R5	S00° 04' 26"W	R15	S89° 56' 50"W
R6	S89° 56' 50"W	R16	N89° 56' 50"E
R7	N73° 16' 37"E		
R8	S89° 56' 50"W		
R9	N73° 16' 37"E		
R10	S89° 56' 50"W		

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.46	20.00	90°07'33"
C2	31.37	20.00	89°52'27"
C3	31.46	20.00	90°07'36"
C4	27.90	70.00	22°50'07"
C5	44.41	50.00	50°53'12"
C6	48.08	50.00	55°05'35"
C7	26.02	50.00	29°49'03"
C8	27.90	70.00	22°50'07"
C9	17.79	270.00	3°46'32"
C10	60.77	270.00	12°53'41"
C11	20.96	210.00	5°43'05"
C12	40.14	210.00	10°57'08"
C13	17.87	210.00	4°52'32"
C14	43.23	210.00	11°47'42"
C15	38.58	270.00	8°11'45"
C16	39.97	270.00	8°28'58"
C17	31.39	20.00	89°56'04"
C18	31.44	20.00	90°03'56"
C19	69.83	240.00	16°40'13"
C20	69.83	240.00	16°40'13"



SCALE: 1"=60'



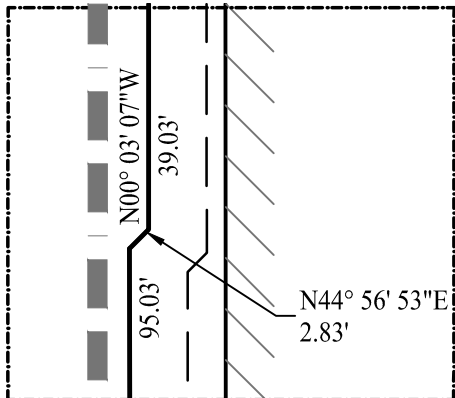
W. 1/4 COR. OF SEC. 23 1/2, FD. A
2" B.C., FLUSH IN CONC. STAMPED
LS 4375, PER K.C.C.R. 1723

PARCEL 1
P.M. 10-66, K.C.R.

PARCEL 2
P.M. 18-52, K.C.R.

PARCEL 4
P.M. 18-52, K.C.R.

DETAIL A
NO SCALE



SW COR. OF SEC. 23 1/2, FD. A
2" B.C. IN A MON. WELL, STAMPED
LS 4375, PER K.C.C.R. 3363

CIVIL ENGINEERS
**ZUMWALT
HANSEN &**
LAND SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0637414

SHEET FOUR OF FOUR SHEETS

**CITY OF HANFORD
SUBDIVISION AGREEMENT**

TRACT NO. 916, Pacific Grove Addition

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2019, by and between DALEY ENTERPRISES, INC. ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 916, Pacific Grove Addition No. 2 ("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

Attachment: Subdivision Agreement (UE: Tract 916 - Pacific Grove Addition #2 Final Map)

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 914 Unit II, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee

the faithful performance of this Agreement, including without limitation, the construction of the IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. Liability.

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

- (1) **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS (\$10,000,000), twice the required occurrence limit.
- (2) **Automobile Liability:** ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per accident for bodily injury and property damage.
- (3) **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

a. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require SUBDIVIDER to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require SUBDIVIDER to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

b. The policies are to contain, or be endorsed to contain, the following provisions:

(1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General

liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

(2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

(3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

c. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

e. SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of

any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

f. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any

and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVEMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided,

the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. Scheduling.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. Soil and Dust Control Provisions.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests

shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or

the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

SUBDIVIDERS's obligations to defend, indemnify and hold the City, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City may, at any time, require the SUBDIVIDER to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. SUBDIVIDER shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City for costs actually incurred. Failure of the SUBDIVIDER to timely reimburse the City shall be considered a material violation of the conditions of approval of the SUBDIVISION.

12. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement, and no other agreement, statement or promises shall be valid or binding.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the

9th day of August, 2019.

SUBDIVIDER:

Daley Enterprises, INC.

By: _____

Paul A. Daley

Attachment: Subdivision Agreement (UE: Tract 916 - Pacific Grove Addition #2 Final Map)

CITY OF HANFORD APPROVAL:

By: _____

Johnathan L. Doyel, P.E., P.L.S.
City Engineer, City of Hanford

ATTEST:

By: _____

City Clerk, City of Hanford

Attachment: Subdivision Agreement (UE: Tract 916 - Pacific Grove Addition #2 Final Map)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

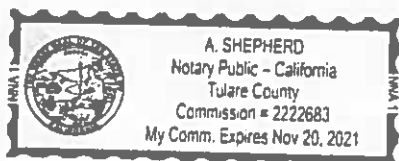
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tulare }On August 9, 2019 before me, A. Shepherd, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Paul A. Daley
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: City of Hanford Subdivision AgreementDocument Date: 8.9.19 Number of Pages: 19Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Paul A. Daley☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____Signer is Representing: Daley EnterprisesSigner's Name: N/A☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer is Representing: _____

EXHIBIT "C"**SUBDIVISION IMPROVEMENT COST ESTIMATE**

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

ESTIMATED
CONSTRUCTION COST

Sanitary Sewers

Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.

\$ 4,500.00

Storm Sewers

Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.

\$ 1,300.00

Water System

Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$ 17,680.00

Curb and Gutter and Other Concrete Construction

Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$ 63,719.50

Street Surfacing

Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$ 6,364.80

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$ 22,440.00</u>
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Street Barricades

Removal of street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$ 550.00</u>
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Fencing, Landscaping, and Irrigation System

Construct fencing and install landscape and irrigation system improvements, Misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$114,684.70</u>
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Earthwork Improvements

• Excavation & Compaction (Completed under separate permit.)	\$ 0.00
• Subgrade Compaction & Fine Grade	<u>\$ 0.00</u>
• Final Lot Grading	<u>\$ 18,839.60</u>

Private Utilities

• Applicant Install Utilities (Onsite Construction)	<u>\$ 47,000.00</u>
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Total Estimated Improvement Cost (To be bonded with Final Map)	<u>\$ 297,078.60</u>
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SECURITY REQUIREMENTS

Performance	\$ 297,078.60
Labor and Materials	<u>\$ 148,539.30</u>
Warranty (Minimum 12-mo. from N.O.C.)	<u>\$ 159,657.58</u>

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$ 20,193.18

Total City Engineering Review and Inspection Fee obligation	\$ 30,118.18
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12th Ave. Sewer Benefit District, Acct. #161---5494 (7.75Ac @ \$1,734.30/Ac)	<u>\$13,440.83</u>
Street Sign Fee, Acct. #0010-2010-4937 (4 @ \$200.00 Ea.) (Per intersection cost for sign blades furnished by City.)	<u>\$ 800.00</u>
Final Map Review Fee, Acct. #001-2010-4937 (Determined at completion of final map review.)	<u>\$ 845.00</u>
Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937	<u>\$ 30,118.18</u>
Storm Drainage Impact Fees, Acct. #184---5504 (N/A)	<u>\$ 44,552.58</u>
Building Dept. block wall plan review fees paid from Acct. #001-2010-4937	<u>\$ 1,272.05</u>
TOTAL DUE	<u>\$ 91,028.64</u>



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019

AGENDA SECTION: G

SUBJECT:

Administration: Purchase of Government Crime and Theft Insurance.

RECOMMENDATION:

The City Council confirm the City will maintain government crime and theft insurance in the amount of \$5,000,000.00, with a \$2,500.00 deductible.

BACKGROUND:

On March 19, 2019, the City Council waived the first reading of Ordinance 19-02, which amended the Hanford Municipal Code to authorize the purchase of bonds or insurance for employee dishonesty matters. On the same date, the Council adopted Resolution 19-07-R, which authorized the City to purchase government crime and theft insurance with a \$5,000,000.00 coverage limit and \$2,500.00 deductible.

The Council's March 19, 2019 agenda packet included an insurance quote from Alliant, the administrator of CSAC EIA, which offered the following coverage options.

<u>Coverage</u>	<u>Premium</u>
\$1,000,000.00 coverage; \$2,500.00 deductible	\$3,265.00
\$2,000,000.00 coverage; \$2,500.00 deductible	\$5,301.00
\$5,000,000.00 coverage; \$25,000.00 deductible	\$8,244.00
\$5,000,000.00 coverage; \$2,500.00 deductible	\$8,798.00

On April 2, 2019, the Council adopted Ordinance 19-02. During the Council's discussion of the Ordinance, questions were raised about purchasing bonds instead of a government crime and theft insurance policy and about purchasing a policy with coverage less than \$5,000,000.00.

In response to the Council's questions, former City Manager Pyle contacted a local insurance office, James G. Parker Insurance Associates (Parker), and asked for a quote for bonds and government crime and theft insurance. Mr. Pyle was informed that the insurance companies

with which Parker works do not offer bond coverage since government crime and theft coverage is the product currently offered by the insurance industry.

While bonds cover losses associated with specific employees, government crime and theft insurance offers broader coverage, including:

- Employee theft;
- Forgery and alteration, including credit, debit, and charge card forgery;
- Inside the premises coverage relating to theft of money and securities, and robbery and safe burglary;
- Outside the premises coverage relating to money, securities, and other property
- Computer fraud;
- Funds transfer fraud; and
- Money orders and counterfeit money.

Parker contacted the Hanover Insurance Group (Hanover), Hiscox Insurance (Hiscox), and Travelers Insurance (Travelers) for quotes. Travelers offers government crime and theft coverage, but the minimum premium is \$20,000.00. The following coverage is available through Hanover and Hiscox:

<u>Coverage</u>	<u>Premium</u>
\$1,000,000.00 coverage; \$5,000.00 deductible (Hiscox)	\$6,587.00 plus fees
\$5,000,000.00 coverage; \$25,000.00 deductible (Hanover)	\$7,927.00 (Optional \$22,581.00 premium for three years)

Attached is a summary prepared by Alliant that identifies recent employee-related losses suffered by various jurisdictions. For comparison purposes, \$5,000,000.00 in coverage is close to four of the losses included in the summary. Based on Alliant's summary, it is staff's recommendation that the City Purchase a \$5,000,000.00 government crime and theft policy, with a \$2,500.00 deductible.

If the Council wishes to purchase an insurance policy with coverage other than \$5,000,000.00 with a \$2,500.00 deductible, it will be necessary to amend Resolution 19-07-R at a future meeting.

FISCAL IMPACT:

ATTACHMENTS:

8.20.19 Recent Crime Losses at Public Entities

Recent Crime Losses at Public Entities

- LAUSD \$9M, Procurement
- Pasadena \$6M, Public Works Contracts
- Placentia \$4.8M, Finance Transfers
- ABAG \$3.9M, CFO Fake Contracts
- Bell \$5.5M, misappropriation of funds
- Santa Barbara \$750k, Police Tickets
- Dixon, Illinois \$54M, Comptroller misappropriating funds over 6 years



**AGENDA
STAFF REPORT**

MEETING DATE: 8/20/2019

AGENDA SECTION: H

SUBJECT:

Finance: Warrant Register.

RECOMMENDATION:

Approve warrant register.

FISCAL IMPACT:

ATTACHMENTS:

Warrant Register Report 080219-081419



Warrant Register

Check Date Range: 8/2/2019 - 8/14/2019
Report Date: 8/14/2019

14.H.a

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOI
0001 GENERAL FUND	140910	8/14/2019	150656	MAILROOM FINANCE INC	\$3,000.00	11679274 7/30	2019-07 CMRS-METER	
	REVOLVING POSTAGE							
	220000	8/2/2019	150434	CALIF DEPT OF JUSTICE	\$211.00	363060	1111 7495	
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150434	CALIF DEPT OF JUSTICE	\$145.00	368953	1111 7495	
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150437	FERNANDES, MARK	\$527.50	094706	1611 7495	
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150437	FERNANDES, MARK	\$527.50	094708	1611 7495	
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150438	CITY OF HANFORD PETTY CASH	\$40.00	612	1100 7770	
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150438	CITY OF HANFORD PETTY CASH	\$8.00	613	2010 7600	
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150439	HOME DEPOT U S A INC - DEPT 32 2540194606	(\$220.74)	623	1714 7650	V
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150439	HOME DEPOT U S A INC - DEPT 32 2540194606	(\$64.23)	624	1722 7600	V
	ACCOUNTS PAYABLE-CONTROL							
	220000	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$1,251.16)	632	1713 7780	V
	ACCOUNTS PAYABLE-CONTROL							

Attachment: Warrant Register Report 080219-081419 (FIN: WARRANT REGISTER)

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150449	HOME DEPOT U S A INC - DEPT 32 2540194606	\$220.74	623	1714 7650	
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150449	HOME DEPOT U S A INC - DEPT 32 2540194606	\$64.23	624	1722 7600	
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$1,251.16	632	1713 7780	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150456	RUDY LOPEZ	\$1,584.00	2019-03	1111 7495	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150456	RUDY LOPEZ	\$1,566.00	2019-06	1111 7495	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150462	Z A P MANUFACTURING INC	\$2,144.13	2662	2011 7600	
	DIVISION/ORG TOTAL 0001 - GENERAL FUND				\$12,825.39			
0181 TRANSP FACILITY IMP FEE FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150442	PRESIDIO JJR CHANDLER PARK LLC	\$398,480.37	627	2181 819615	
	DIVISION/ORG TOTAL 0181 - TRANSP FACILITY IMP FEE FUND				\$398,480.37			
0240 LANDSCAPTE ASSESS DIST FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$69.95)	639	240 7780	V
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$69.95	639	240 7780	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150505	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$6,560.77	2035	2019-07	

Attachment: Warrant Register Report 080219-081419 (FIN: WARRANT REGISTER)

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150519	ELITE MAINTENANCE AND TREE SERVICE	\$11,296.82	14649	2019-07	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150635	RICHARD K GONZALES	\$1,800.00	1502	TREE PRUNING RR FRONTAGE	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150675	WESTSCAPES, INC	\$23,386.66	16544	LANDSCAPE ENHANCEMENT	
	778000 UTILITIES-ELECTRICITY	8/14/2019	150646	SOUTHERN CALIF EDISON CO	\$470.33	736	2019-07	
DIVISION/ORG TOTAL 0240 - LANDSCAPTE ASSESS DIST FUND					(\$43,654.48)			
0306 REFUSE OPERATIONS FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150446	WASTEQUIP LLC	(\$33,489.74)	65607213	2031 800118 ASSET#10044	V
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150460	WASTEQUIP LLC	\$33,489.74	65607213	2031 800118 ASSET#10044	
DIVISION/ORG TOTAL 0306 - REFUSE OPERATIONS FUND					(\$66,979.48)			
0320 INTERMODAL FACILITY OPER FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$632.67)	636	2091 7780	V
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$632.67	636	2091 7780	
DIVISION/ORG TOTAL 0320 - INTERMODAL FACILITY OPER FUND					(\$1,265.34)			
0330 COURTHOUSE SQUARE FACIL FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$2,433.86)	638	2131 7780	V

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$2,433.86	638	2131 7780	
DIVISION/ORG TOTAL 0330 - COURTHOUSE SQUARE FACIL FUND					(\$4,867.72)			
0358 STORM DRAINAGE OPER FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150451	TRU TRAILERS MFG INC	\$3,819.32	27267	2061 0358 2081 0390	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150457	J V A C INC DBA	\$96,752.82	1FDUF5GY1KEE88885	2061 819301	
DIVISION/ORG TOTAL 0358 - STORM DRAINAGE OPER FUND					\$100,572.14			
0361 WASTEWATER OPER FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150439	HOME DEPOT U S A INC - DEPT 32 2540194606	(\$61.07)	625	2071 7600	V
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$1,274.27)	634	2071 7780	V
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$2,593.52)	635	2072 7780	V
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150449	HOME DEPOT U S A INC - DEPT 32 2540194606	\$61.07	625	2071 7600	
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$1,274.27	634	2071 7780	
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$2,593.52	635	2072 7780	
DIVISION/ORG TOTAL 0361 - WASTEWATER OPER FUND					(\$7,857.72)			

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
0362 WASTEWATER CAP & RESV FUND	220000	8/8/2019	150453	BLAIR CHURCH & FLYNN INC	\$745.80	59716	2074 817668	
	DIVISION/ORG TOTAL 0362 - WASTEWATER CAP & RESV FUND \$745.80							
0390 WATER OPERATIONS FUND	220000	8/2/2019	150451	TRU TRAILERS MFG INC	\$3,819.31	27267	2061 0358 2081 0390	
	220002	8/14/2019	150601	ONE TIME VENDOR	\$46.58	12102942-14	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150602	ONE TIME VENDOR	\$43.54	14801036-01	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150603	ONE TIME VENDOR	\$65.86	12050198-02	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150604	ONE TIME VENDOR	\$80.06	12104230-06A	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150605	ONE TIME VENDOR	\$63.64	11942202-16	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150606	ONE TIME VENDOR	\$134.84	10732140-06	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150607	ONE TIME VENDOR	\$83.61	11231300-11A	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150608	ONE TIME VENDOR	\$23.23	09687750-03	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							
	220002	8/14/2019	150609	ONE TIME VENDOR	\$109.38	1410185-00	UBS REFUND	
	UNAPPLIED CREDITS FOR UBS							

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150610	ONE TIME VENDOR	\$35.85	14901021-02	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150611	ONE TIME VENDOR	\$16.93	09028135-05	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150613	ONE TIME VENDOR	\$41.04	09474700-04	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150614	ONE TIME VENDOR	\$20.69	11244200-11	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150615	ONE TIME VENDOR	\$29.63	09563795-10	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150616	ONE TIME VENDOR	\$80.38	04218400-09	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150618	ONE TIME VENDOR	\$63.66	11428100-09	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150619	ONE TIME VENDOR	\$100.11	14101522-01	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150620	ONE TIME VENDOR	\$980.00	09968340-00	UBS REFUND	
	220002 UNAPPLIED CREDITS FOR UBS	8/14/2019	150621	ONE TIME VENDOR	\$68.87	12104526-06	UBS REFUND	
	DIVISION/ORG TOTAL 0390 - WATER OPERATIONS FUND				\$5,907.21			
0400 CITY PAYROLL REVOL FUND	205900 EMPLOYEES ASSOCNS PAYABLE	8/2/2019	150421	G E M A 1121211070	\$570.00	2902	PAYROLL DEDUCTIONS	

14.H.a

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	205900 EMPLOYEES ASSOCNS PAYABLE	8/2/2019	150422	H M E A 0000129193	\$28.00	2912	PAYROLL DEDUCTIONS	
	205900 EMPLOYEES ASSOCNS PAYABLE	8/2/2019	150423	H P O A 3242162141	\$3,135.00	2922	PAYROLL DEDUCTIONS	
	205900 EMPLOYEES ASSOCNS PAYABLE	8/2/2019	150424	I A F F, LOCAL 3898 A/C#9129026	\$1,290.00	2932	PAYROLL DEDUCTIONS	
	205900 EMPLOYEES ASSOCNS PAYABLE	8/2/2019	150427	S E I U LOCAL 521	\$2,585.11	2952	PAYROLL DEDUCTIONS	
	206300 EMPLOYEES ATTACHMENT PAY	8/2/2019	150418	CALIF STATE DISBURSEMENT UNIT	\$461.54	2872	PAYROLL DEDUCTIONS	
	206300 EMPLOYEES ATTACHMENT PAY	8/2/2019	150419	EMPLOYMENT DEVELOPMENT DEPT	\$153.60	2882	PAYROLL DEDUCTIONS	
	206300 EMPLOYEES ATTACHMENT PAY	8/2/2019	150420	FRANCHISE TAX BOARD	\$351.25	2892	PAYROLL DEDUCTIONS	
	207200 AMERICAN FID ASSURANCE	8/2/2019	150417	AMERICAN FIDELITY ASSURANCE	\$1,094.27	2852	PAYROLL DEDUCTIONS	
	207300 AMERICAN FID FLEX DEF	8/2/2019	150416	AMERICAN FIDELITY ASSURANCE-FLEX	\$2,471.51	2862	PAYROLL DEDUCTIONS	
	207400 TRANSAMERICA	8/2/2019	150428	TRANSAMERICA LIFE INSURANCE CO	\$1,016.96	2962	PAYROLL DEDUCTIONS	
	207700 LEGAL SHIELD	8/2/2019	150426	PRE PAID LEGAL SERVICE, INC	\$778.18	2942	PAYROLL DEDUCTIONS	
DIVISION/ORG TOTAL 0400 - CITY PAYROLL REVOL FUND					\$13,935.42			

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
0410 WORKERS' COMP FUND	220000	8/2/2019	150430	ACCLAMATION INSURANCE MGMT SVC-WC	\$8,955.17	110238	1310 7169 2019-06 ADMI	
	ACCOUNTS PAYABLE- CONTROL							
	220000	8/8/2019	150455	CENTRAL SAN JOAQUIN VALLEY RMA	\$2,267.08	RMA 2020-0060	1310 7169	
	ACCOUNTS PAYABLE- CONTROL							
DIVISION/ORG TOTAL 0410 - WORKERS' COMP FUND					\$11,222.25			
0416 BUILDING MAINTENANCE FUND	220000	8/2/2019	150438	CITY OF HANFORD PETTY CASH	\$47.35	615	2100 7770	
	ACCOUNTS PAYABLE- CONTROL							
	220000	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$1,119.51)	637	2100 7780	V
	ACCOUNTS PAYABLE- CONTROL							
	220000	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$1,119.51	637	2100 7780	
	ACCOUNTS PAYABLE- CONTROL							
DIVISION/ORG TOTAL 0416 - BUILDING MAINTENANCE FUND					\$2,286.37			
0447 FLEET MAINT OPER FUND	220000	8/2/2019	150429	CESAR RODRIGUEZ DBA	\$320.68	435536	2040 7600	
	ACCOUNTS PAYABLE- CONTROL							
	220000	8/2/2019	150431	W BANKS MOORE, INC	\$100.00	WO-7595	2040 7495	
	ACCOUNTS PAYABLE- CONTROL							
	220000	8/2/2019	150431	W BANKS MOORE, INC	\$700.00	WO-7760	2040 7495	
	ACCOUNTS PAYABLE- CONTROL							
	220000	8/2/2019	150435	COOK'S COMMUNICATIONS CORP	\$1,425.83	140909	2040 7411	
	ACCOUNTS PAYABLE- CONTROL							
	220000	8/2/2019	150436	CUMMINS PACIFIC LLC	\$4,102.90	Y4-15482	2040 7495 2040 7600	
	ACCOUNTS PAYABLE- CONTROL							

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150436	CUMMINS PACIFIC LLC	\$15,526.18	Y4-16207	2040 7495 2040 7600	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150438	CITY OF HANFORD PETTY CASH	\$40.00	614	2040 7770	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150440	J ' S COMMUNICATIONS, INC	\$10,231.50	54628	2040 7411	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150440	J ' S COMMUNICATIONS, INC	\$77.22	43842	2040 7411	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150441	J C LANSDOWNE DIST INC	\$957.54	4218H	2040 800160	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150443	QUINN COMPANY	\$811.47	WO210029109	2040 7495 2040 7600	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150443	QUINN COMPANY	\$1,427.58	WO210029130	2040 7495 2040 7600	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150443	QUINN COMPANY	\$408.51	WO210029158	2040 7495 2040 7600	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150444	SOUTH COAST EMERGENCY VEHICLE SVC	\$1,028.31	494643	2040 7600	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150445	SOUTHERN CALIF EDISON CO	(\$17.89)	633	2040 7780	V
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150447	WATERDROPS EXPRESS CAR WASH LLC	\$85.00	428801	2040 7495	
	220000 ACCOUNTS PAYABLE- CONTROL	8/2/2019	150448	WATERDROPS EXPRESS CAR WASH LLC	\$685.00	535843	2040 7495	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150450	SOUTHERN CALIF EDISON CO	\$17.89	633	2040 7780	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150458	LAWRENCE TRACTOR CO	\$394.95	354491	2040 7495 2040 7600	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150459	SOUTH COAST EMERGENCY VEHICLE SVC	\$13,875.20	494803	2040 7495 2040 7600	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150461	HERMAN L TOEWS	\$187.79	4413	2040 7412	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150461	HERMAN L TOEWS	\$178.41	4418	2040 7412	
	DIVISION/ORG TOTAL 0447 - FLEET MAINT OPER FUND				\$52,599.85			
0511 MISC CASH DEP TRUST FUND	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150432	CALIF BUILDING STANDARDS COMM	\$1,152.90	4-6/19 BLDG STD FEE	511 3005-044	
	220000 ACCOUNTS PAYABLE-CONTROL	8/2/2019	150433	CALIF DEPT OF CONSERVATION	\$2,534.57	4-6/19 SEISMIC FEE	511 300503	
	220000 ACCOUNTS PAYABLE-CONTROL	8/8/2019	150454	CALIF DIVISION OF STATE ARCHITECTS	\$661.48	FY19 Q4 DISAB SB1186	511 3005-070	
	300521 KC-LIBRARY IMP FEES	8/14/2019	150570	KINGS CO DEPT OF FINANCE	\$4,634.93	767	2019-07	
	300522 KC-CRIMINAL JSTC IMP FEES	8/14/2019	150570	KINGS CO DEPT OF FINANCE	\$11,055.39	767	2019-07	
	300600 SCHOOL DEVEL FEES	8/14/2019	150573	KINGS CO OFFICE OF EDUCATION	\$40,459.80	766	2019-07 DEVELOPER FEES	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	300600 SCHOOL DEVEL FEES	8/14/2019	150573	KINGS CO OFFICE OF EDUCATION	\$30,133.28	766	2019-07 DEVELOPER FEES	
DIVISION/ORG TOTAL 0511 - MISC CASH DEP TRUST FUND					\$90,632.35			
11000000 CITY COUNCIL	749500 PROF AND SPEC SERVICES	8/14/2019	150510	JARRED COTTA	\$1,000.00	1029	TUITION	
	749500 PROF AND SPEC SERVICES	8/14/2019	150654	TODD, DANIEL	\$412.70	1030	TUITION	
	756000 ADVERTISING & PUBLIC REL	8/14/2019	150546	HANFORD SENTINEL CLASSIFIED	\$450.56	91851	PUBLICATION	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150642	SMART & FINAL CORP	\$91.19	955	BLANKET PURCHASE ORDER	
	790400 CITY CONTRIBUTIONS TO	8/9/2019	150463	HANFORD CHAMBER OF COMMERCE	\$14,385.00	FY20 QTR 1	PROJECT CODE: CHMBRCMERC	
DIVISION/ORG TOTAL 11000000 - CITY COUNCIL					\$16,339.45			
11100000 CITY MANAGER-CITY CLERK	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$58.86	119082499-0	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$449.84	12090188-1	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$326.23	097705204	2019-07	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$55.24	2125646	2019-07	

Attachment: Warrant Register Report 080219-081419 (FIN: WARRANT REGISTER)

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	DIVISION/ORG TOTAL 11100000 - CITY MANAGER-CITY CLERK				\$890.17			
11110000 PERSONNEL	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$49.05	119082499-0	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$95.02	12090188-2	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$326.23	097705204	2019-07	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$49.30	2125646	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150566	RUDY LOPEZ	\$1,607.00	2019-07	2019-07 MEMBERSHIP	
	749500 PROF AND SPEC SERVICES	8/14/2019	150597	GOVERNMENTJOBS.COM, INC	\$7,993.13	INV28894	IE RENEWAL 6/19-6/20	
	749500 PROF AND SPEC SERVICES	8/14/2019	150672	DEREK WEISSER	\$621.00	1031	TUITION	
	749600 GRP INSUR ADM EXPENSE	8/9/2019	150464	MARY MATA	\$119.00	1751	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150473	FRANK ALVISO	\$119.00	1571	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150488	RICHARD BUTTS	\$119.00	1582	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150490	JOHN M CAIN	\$119.00	1592	RETIREE INSURANCE-CITY CO	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150498	NICHOLAS CARDARAS	\$119.00	1602	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150499	TERRY CARR	\$119.00	1612	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150500	DEBORAH CASSERA	\$119.00	1622	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150503	JERRY CHOW	\$119.00	1632	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150515	BRIAN DECUIR	\$119.00	1642	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150529	DOLORES GALLEGOS	\$119.00	1652	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150530	DAVID E GARCIA	\$119.00	1662	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150535	JOHN L GOMES	\$119.00	1672	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150537	DON GREEN	\$119.00	1682	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150538	CATHY GREGORY	\$119.00	1692	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150549	ROBERT HERNANDEZ	\$119.00	1702	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150565	CHRIS JORDAN	\$119.00	1712	RETIREE INSURANCE-CITY CO	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150575	ARTHUR KNIGHT	\$119.00	1722	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150580	JOHN LOBOA	\$119.00	1732	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150582	GLORIA LOPEZ	\$119.00	1742	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150586	MARY MATA	\$119.00	1752	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150589	MANUEL MEDRANO	\$119.00	1762	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150593	PETER M MOES	\$119.00	1772	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150596	LUIS M NAVARRO	\$119.00	1782	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150629	JOE H RAMSEY	\$119.00	1792	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150630	DAVID REBELO	\$119.00	1802	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150631	JERRY REED	\$119.00	1812	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150634	JAN REYNOLDS	\$119.00	1822	RETIREE INSURANCE-CITY CO	
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150640	GEORGE SEPEDA	\$119.00	1832	RETIREE INSURANCE-CITY CO	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	749600 GRP INSUR ADM EXPENSE	8/14/2019	150679	WES YEARY	\$119.00	1842	RETIREE INSURANCE-CITY CO	
DIVISION/ORG TOTAL 11110000 - PERSONNEL					\$14,191.73			
11120000 INFORMATION TECHNOLOGY SERV	749500 PROF AND SPEC SERVICES	8/14/2019	150506	COMCAST BUSINESS	\$3,933.85	86180573	BLANKET PURCHASE ORDER	
DIVISION/ORG TOTAL 11120000 - INFORMATION TECHNOLOGY SERV					\$3,933.85			
12010000 FINANCE-ACCOUNTING	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$58.86	119082499-0	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$470.86	12090188-3	BLANKET PURCHASE ORDER	
	745000 PUBLICATIONS AND DUES	8/14/2019	150495	CALIF MUNICIPAL TREASURERS ASSOC	\$190.00	FY20	P LOFGREN FY20 MEMBERSHIP	
	745500 POSTAGE AND FREIGHT	8/14/2019	150600	EXPRESS MESSENGER SYSTEMS	\$7.86	8960124	SHIPPING	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$330.85	097544331	2019-07	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$365.84	097705206	2019-07	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$297.09	2125646	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150572	KINGS CO INFO TECHNOLOGY DEPT	\$22.20	0003453	STORAGE 7/19-6/20	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	749500 PROF AND SPEC SERVICES	8/14/2019	150641	SHRED-IT US JV LLC	\$73.45	8127794076	SHREDDING 7/31	
	795001 CONTR/AGRMT PAYOUTS	8/8/2019	150452	PINNACLE POINTE, LLC	\$1,000,000.00	734	COSTCO PINNACLE AGMT PAYO	
	799900 CAL CARD CLEARING	8/14/2019	150660	U S BANK CORPORATE PAYMENT SYSTEM	\$24,723.69	1017	CAL CARD 2019-07	
	DIVISION/ORG TOTAL 12010000 - FINANCE-ACCOUNTING				\$1,026,540.70			
12100000 FINANCE-UTILITY BILLING	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$58.86	119082499-0	2019-07	
	732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$11.42	98340189837	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$269.64	12090188-4	BLANKET PURCHASE ORDER	
	744000 OFFICE EXPENSE MISC	8/14/2019	150623	ELK RIVER SYSTEMS INC	\$223.26	10047265	GREEN PERFORATED PAPER	
	744000 OFFICE EXPENSE MISC	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$148.25	2125646	2019-07	
	745500 POSTAGE AND FREIGHT	8/14/2019	150627	REBECCA KOZLOWSKI	\$14.29	410064173	7/8-7/12/19	
	745500 POSTAGE AND FREIGHT	8/14/2019	150627	REBECCA KOZLOWSKI	\$26.64	410064395	07/15-7/19/19	
	745500 POSTAGE AND FREIGHT	8/14/2019	150627	REBECCA KOZLOWSKI	\$20.18	410064584	7/22-7/26/19	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	745500 POSTAGE AND FREIGHT	8/14/2019	150627	REBECCA KOZLOWSKI	\$26.02	410064806	7/29-8/2/19	
	745500 POSTAGE AND FREIGHT	8/14/2019	150627	REBECCA KOZLOWSKI	\$6,160.20	410064711	2019-07 BILLS	
	747000 PRINTING	8/14/2019	150627	REBECCA KOZLOWSKI	\$3,585.26	410064711	2019-07 BILLS	
	749500 PROF AND SPEC SERVICES	8/14/2019	150531	GARDA CL WEST INC	\$635.18	10503402	2019-08	
	DIVISION/ORG TOTAL 12100000 - FINANCE-UTILITY BILLING				\$11,179.20			
13000000 CITY ATTORNEY/LEGAL SVCS	749000 CONTRACTED LEGAL SERVICES	8/14/2019	150539	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$33,236.56	20857	2019-07	
	751800 SPECIAL LEGAL SERVICES	8/14/2019	150539	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$14,445.80	20857	2019-07	
	751900 LIABILITY RISK MANAGEMENT	8/14/2019	150539	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$12,918.69	20857	2019-07	
	DIVISION/ORG TOTAL 13000000 - CITY ATTORNEY/LEGAL SVCS				\$60,601.05			
13090000 LIABILITY INSURANCE	733300 INSUR-LIABILITY DEDUCT	8/14/2019	150612	ONE TIME VENDOR	\$580.00	HANH-0191A2	SETTLEMENT OF CLAIM	
	DIVISION/ORG TOTAL 13090000 - LIABILITY INSURANCE				\$580.00			
13140000 COMPUTER REPL RESERVE	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150659	TYLER TECHNOLOGIES INC	\$12,743.24	045-271177	TYLER IMPLEMENTATION	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	DIVISION/ORG TOTAL 13140000 - COMPUTER REPL RESERVE				\$12,743.24			
13150000 COMPUTER MAINTENANCE	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$39.24	119082499-0	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150489	C D W GOVERNMENT LLC	\$28,560.00	TCL2354	VMWARE ENTERPRISE PLUS	
	749500 PROF AND SPEC SERVICES	8/14/2019	150508	COMPUTER SYSTEMS PLUS INC	\$1,752.25	97787	2019-07 SCAN/HOSTING	
	749500 PROF AND SPEC SERVICES	8/14/2019	150650	SWAGIT PRODUCTIONS, LLC	\$50.00	13374	2019-07 AUDIO STREAMING	
	749500 PROF AND SPEC SERVICES	8/14/2019	150666	GEIL ENTERPRISES, INC	\$75.00	364543	07-09/2019 ALARM MAINT	
	DIVISION/ORG TOTAL 13150000 - COMPUTER MAINTENANCE				\$30,476.49			
14110000 PLANNING OPERATIONS	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$38.84	119082499-0	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$106.65	12090188-5	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$99.47	097705207	2019-07	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$7.29	2125646	2019-07	
	756000 ADVERTISING & PUBLIC REL	8/14/2019	150547	HANFORD SENTINEL 234-60007669	\$161.06	92105	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	DIVISION/ORG TOTAL 14110000 - PLANNING OPERATIONS				\$413.31			
14120000 BUILDING INSPECTION	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$107.91	119082499-0	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$57.88	12090188-6	BLANKET PURCHASE ORDER	
	745000 PUBLICATIONS AND DUES	8/14/2019	150493	CALIF BUILDING OFFICIALS	\$295.00	12581	T WEBB CLASS I MEMBERSHIP	
	745000 PUBLICATIONS AND DUES	8/14/2019	150555	INTERNATIONAL CODE COUNCIL INC	\$282.98	1001072069	ICC CODE SHIPMENT	
	745000 PUBLICATIONS AND DUES	8/14/2019	150555	INTERNATIONAL CODE COUNCIL INC	\$6,139.79	1001071548	ICC CODE SHIPMENT	
	745500 POSTAGE AND FREIGHT	8/14/2019	150534	GOLDEN STATE OVERNIGHT	\$36.98	3975637	SHIP TO INTERWEST	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$151.71	097705207	2019-07	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$82.70	2125646	2019-07	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150493	CALIF BUILDING OFFICIALS	\$390.00	12579	4 ED WEEK REGISTRATIONS	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150493	CALIF BUILDING OFFICIALS	\$645.00	12579	4 ED WEEK REGISTRATIONS	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150493	CALIF BUILDING OFFICIALS	\$390.00	12579	4 ED WEEK REGISTRATIONS	

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	777000	8/14/2019	150493	CALIF BUILDING OFFICIALS	\$390.00	12579	4 ED WEEK REGISTRATIONS	
	TRAINING/TRAVEL/MEETING							
	792400	8/14/2019	150544	RONALD HURT	\$100.00	CE19-0447	TOW 00 HYUNDAI	
	VEHICLE ABATEMENT EXPENSE							
	792400	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$66.04	12090188-7	BLANKET PURCHASE ORDER	
	VEHICLE ABATEMENT EXPENSE							
DIVISION/ORG TOTAL 14120000 - BUILDING INSPECTION					\$9,135.99			
14130000 CITY HFD PUBLIC HSG AUTH	732000	8/14/2019	150652	U S TELEPACIFIC CORP	\$29.43	119082499-0	2019-07	
	COMMUNICATIONS							
	744000	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$62.19	12090188-8	BLANKET PURCHASE ORDER	
	OFFICE EXPENSE MISC							
	746000	8/14/2019	150678	XEROX CORP	\$82.33	097705207	2019-07	
	DUPLICATING EXPENSE							
	746000	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$4.40	2125646	2019-07	
	DUPLICATING EXPENSE							
	749500	8/14/2019	150574	KINGS CO RECORDER	\$8.00	11570	LEIN RELEASE WILSON & LAR	
	PROF AND SPEC SERVICES							
DIVISION/ORG TOTAL 14130000 - CITY HFD PUBLIC HSG AUTH					\$186.35			
14500100 CDBG ENTITLEMENT REUSE	749500	8/14/2019	150528	G M S, INC	\$245.00	231074	8/19 LIC & WARRANTY	
	PROF AND SPEC SERVICES							
	749500	8/14/2019	150528	G M S, INC	\$65.00	231075	8/19 SERV & SUPPORT	
	PROF AND SPEC SERVICES							

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	DIVISION/ORG TOTAL 14500100 - CDBG ENTITLEMENT REUSE				\$310.00			
14500200 CDBG ENTITLEMENT	792300 GRANT PROGRAM EXPENSES	8/14/2019	150568	KENNIES INDOOR COMFORT SPECIALIST	\$7,170.00	63038	HVAC 1154 LINCOLNWOOD	
	792300 GRANT PROGRAM EXPENSES	8/14/2019	150568	KENNIES INDOOR COMFORT SPECIALIST	\$6,975.00	63093	HVAC 1730 SPRINGCREST	
	792300 GRANT PROGRAM EXPENSES	8/14/2019	150667	VALU PLUMBING	\$196.00	36950	512 CARSON PLUMBING PROPO	
	DIVISION/ORG TOTAL 14500200 - CDBG ENTITLEMENT				\$14,341.00			
14600000 HOME GRNT REVOLVING REUSE	749500 PROF AND SPEC SERVICES	8/14/2019	150574	KINGS CO RECORDER	\$8.00	11570	LEIN RELEASE WILSON & LAR	
	DIVISION/ORG TOTAL 14600000 - HOME GRNT REVOLVING REUSE				\$8.00			
15110000 POLICE-SUPPORT SERVICE	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$544.22	119082499-0	2019-07	
	732000 COMMUNICATIONS	8/14/2019	150668	VERIZON WIRELESS	\$20.04	9835227448	BLANKET PURCHASE ORDER	
	732000 COMMUNICATIONS	8/14/2019	150669	VERIZON WIRELESS	\$42.60	9835209021	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150465	DAVID B JONES	\$500.00	715	B ORNELAS BACKGROUND CK	
	749500 PROF AND SPEC SERVICES	8/14/2019	150465	DAVID B JONES	\$700.00	771	T SMITH BACKGROUND CHECK	

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	749500 PROF AND SPEC SERVICES	8/14/2019	150504	CITY OF OCEANSIDE	\$200.00	218259	EVIDENCE IMPOUND	
	749500 PROF AND SPEC SERVICES	8/14/2019	150520	EMPLOYEE RELATIONS INC	\$48.00	85661	6 CREDIT REPORTS	
	749500 PROF AND SPEC SERVICES	8/14/2019	150657	TRANSUNION RISK & ALTERNATIVE DATA	\$62.50	47911-201907-1	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150666	GEIL ENTERPRISES, INC	\$270.00	3211	KEY FOBS	
	758000 RENTS AND LEASES-EQUIP	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$77.27	1502450616	MATS	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150472	CHAD ALLEN	\$247.50	TR ALLEN1A	ADV/FOLSOM 8/25-28	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150472	CHAD ALLEN	\$320.70	TR ALLEN1L	LDG/FOLSOM 8/25-28	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150483	BEHAVIORAL ANALYSIS TRAINING INC	\$481.00	TR RAGSDALE	REG/TULARE 8/26-30	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150484	BEHAVIORAL ANALYSIS TRAINING INC	\$481.00	TR SCANDURA	REG/TULARE 8/26-30	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150486	JEAN BIDEGARAY	\$99.00	EXP 7/23-25	EXP/FRESNO 7/23-25	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150497	RUBEN A CANO	\$38.69	138285150	FUEL REIMB 7/11/19	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150526	FRESNO POLICE REGIONAL TRNG CTR	\$406.00	TR VALLIN1	REG/FRESNO 8/20-22	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150527	FRESNO POLICE REGIONAL TRNG CTR	\$406.00	TR LEVIN	REG/ FRESNO 9/3-5	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150563	BRODERRICK JOHNSON	\$379.50	TR JOHNSON2A	ADV/ROSEVILLE 8/25-30	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150563	BRODERRICK JOHNSON	\$961.66	TR JOHNSON2L	LDG/ROSEVILLE 8/25-30	
	778000 UTILITIES-ELECTRICITY	8/14/2019	150646	SOUTHERN CALIF EDISON CO	\$3,453.07	736	2019-07	
	778500 UTILITIES-GAS	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$15.78	959	2019-07	
	DIVISION/ORG TOTAL 15110000 - POLICE-SUPPORT SERVICE				\$9,754.53			
	15121000 POLICE-RECORDS	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$1,088.00	12090188-9	BLANKET PURCHASE ORDER
	745500 POSTAGE AND FREIGHT	8/14/2019	150600	EXPRESS MESSENGER SYSTEMS	\$6.00	8959943	SHIP TO AXON	
	746000 DUPLICATING EXPENSE	8/14/2019	150513	DATAFLOW BUSINESS SYSTEMS, INC	\$37.32	269813	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150513	DATAFLOW BUSINESS SYSTEMS, INC	\$51.20	269815	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150513	DATAFLOW BUSINESS SYSTEMS, INC	\$91.50	269814	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150513	DATAFLOW BUSINESS SYSTEMS, INC	\$55.99	269816	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	746000 DUPLICATING EXPENSE	8/14/2019	150585	MARLIN LEASING CORP	\$81.56	17201645	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150585	MARLIN LEASING CORP	\$543.70	17201645	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150585	MARLIN LEASING CORP	\$39.42	17201645	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150585	MARLIN LEASING CORP	\$27.02	17201645	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$375.27	12090188-10	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$239.23	2125646	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150678	XEROX CORP	\$204.88	097705213	2019-07	
DIVISION/ORG TOTAL 15121000 - POLICE-RECORDS					\$2,841.09			
15122000 POLICE-COMMUNICATIONS	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150492	MAYRA CALDERA	\$22.39	EXP 7/30	EXP/FRESNO 7/30	
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150560	GIBBS, JANET	\$22.39	EXP 7/30	EXP/FRESNO 7/30	
	DIVISION/ORG TOTAL 15122000 - POLICE-COMMUNICATIONS				\$44.78			
15130000 POLICE-OPERATIONS	741300 SOFTWARE MAINTENANCE	8/14/2019	150649	SUN RIDGE SYSTEMS, INC	\$3,120.00	5675	RIMS AUTOCITE LINK SOFTWARE	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	753300 GRAFFITI CONTROL	8/14/2019	150525	SHERWIN WILLIAMS COMPANY	\$35.11	09269191400819	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150579	LIVE ACTION SAFETY	\$139.91	61529	SAFETY EQUIPMENT	
	DIVISION/ORG TOTAL 15130000 - POLICE-OPERATIONS				\$3,295.02			
15180000 POLICE-ANIMAL CONTROL	749500 PROF AND SPEC SERVICES	8/14/2019	150553	HOUK & HORNBURG INC	\$800.00	79826	FILE# 15-147T VICIOUS ANI	
DIVISION/ORG TOTAL 15180000 - POLICE-ANIMAL CONTROL					\$800.00			
16100000 FIRE- ADMIN/SUPPRESSION	701000 REGULAR EMPLOYEES	8/2/2019	150425	THOMAS LEE	\$1,940.24	2972	NO DIRECT DEPOSIT	
	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$225.63	119082499-0	2019-07	
	741200 EQUIPMENT MAINTENANCE	8/14/2019	150509	COOK'S COMMUNICATIONS CORP	\$71.15	141373	KENWOOD MIC MAINTENANCE	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$60.70	12090188-11	BLANKET PURCHASE ORDER	
	745500 POSTAGE AND FREIGHT	8/14/2019	150534	GOLDEN STATE OVERNIGHT	\$7.12	3975637	SHIP TO INTERWEST	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$39.29	2125646	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$151.52	1502433503	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID	
	749500 PROF AND SPEC SERVICES	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$151.52	1502442504	BLANKET PURCHASE ORDER		
	749500 PROF AND SPEC SERVICES	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$141.63	1502425353	BLANKET PURCHASE ORDER		
	749500 PROF AND SPEC SERVICES	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$141.63	1502434382	BLANKET PURCHASE ORDER		
	749500 PROF AND SPEC SERVICES	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$141.63	1502443392	BLANKET PURCHASE ORDER		
	749500 PROF AND SPEC SERVICES	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$125.99	1502432537	BLANKET PURCHASE ORDER		
	749500 PROF AND SPEC SERVICES	8/14/2019	150475	AMERIPRIDE UNIFORM SERVICE	\$124.33	1502441546	BLANKET PURCHASE ORDER		
	749500 PROF AND SPEC SERVICES	8/14/2019	150671	VISALIA OVERHEAD DOORS	\$368.45	704490	BAY 1 SW DOOR REPAIR		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150576	L N CURTIS & SONS	\$423.16	INV303604	BLANKET PURCHASE ORDER		
	778500 UTILITIES-GAS	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$69.47	674	2019-07		
	DIVISION/ORG TOTAL 16100000 - FIRE-ADMIN/SUPPRESSION					\$4,183.46			
	16100100 FIRE CAP/EQUIP REPL RES	800100 FIXED ASSETS UNDR 500	8/14/2019	150557	J ' S COMMUNICATIONS, INC	\$619.91	55275	RADIO BATTERIES	
	DIVISION/ORG TOTAL 16100100 - FIRE CAP/EQUIP REPL RES					\$619.91			

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
16110000	749500	8/14/2019	150561	JERRY MATOS	\$150.00	1299	F-19-0143	
FIRE-FIRE PREVENTION	PROF AND SPEC SERVICES							
DIVISION/ORG TOTAL 16110000 - FIRE-FIRE PREVENTION					\$150.00			
17100000	732000	8/14/2019	150652	U S TELEPACIFIC CORP	\$39.24	119082499-0	2019-07	
PARKS & REC-ADMIN	COMMUNICATIONS							
	744000	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$56.78	12090188-12	BLANKET PURCHASE ORDER	
	OFFICE EXPENSE MISC							
DIVISION/ORG TOTAL 17100000 - PARKS & REC-ADMIN					\$96.02			
17110000	749500	8/14/2019	150479	GEORGE AUSTIN	\$69.00	810	SFTBL OFCL 7/29-30	
PARKS & REC-SPORTS	PROF AND SPEC SERVICES							
	749500	8/14/2019	150479	GEORGE AUSTIN	\$184.00	811	SFTBL OFCL 8/1-8	
	PROF AND SPEC SERVICES							
	749500	8/14/2019	150485	MATHEW BERTAINA	\$228.00	816	SFTBL OFCL 7/27-28	
	PROF AND SPEC SERVICES							
	749500	8/14/2019	150485	MATHEW BERTAINA	\$276.00	1035	SFTBL OFCL 8/10-11	
	PROF AND SPEC SERVICES							
	749500	8/14/2019	150501	CASTANEDA, JONATHAN	\$132.00	822	SFTBL OFCL 7/27	
	PROF AND SPEC SERVICES							
	749500	8/14/2019	150502	JESSE CHAVARRIA	\$138.00	823	SFTBL OFCL 8/1-8	
	PROF AND SPEC SERVICES							
	749500	8/14/2019	150516	LELAND DIHEL	\$186.00	835	SFTBL OFCL 7/27-28	
	PROF AND SPEC SERVICES							

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	749500 PROF AND SPEC SERVICES	8/14/2019	150516	LELAND DIHEL	\$276.00	1036	SFTBL OFCL 8/10-11	
	749500 PROF AND SPEC SERVICES	8/14/2019	150518	TERRY GENE DUNCIL	\$24.00	837	SFTBL OFCL 7/29	
	749500 PROF AND SPEC SERVICES	8/14/2019	150523	FISHER, BRYCE	\$24.00	841	SFTBL OFCL 7/30	
	749500 PROF AND SPEC SERVICES	8/14/2019	150523	FISHER, BRYCE	\$24.00	842	SFTBL OFCL 8/6	
	749500 PROF AND SPEC SERVICES	8/14/2019	150562	AARON JOHNSON	\$12.00	911	SFTBL OFCL 7/29	
	749500 PROF AND SPEC SERVICES	8/14/2019	150564	JOHNSON, FRANK	\$142.00	914	SFTBL OFCL 8/6-9	
	749500 PROF AND SPEC SERVICES	8/14/2019	150564	JOHNSON, FRANK	\$96.00	915	SFTBL OFCL 7/28	
	749500 PROF AND SPEC SERVICES	8/14/2019	150564	JOHNSON, FRANK	\$276.00	1037	SFTBL OFCL 8/10-11	
	749500 PROF AND SPEC SERVICES	8/14/2019	150577	RODNEY LAWRENCE	\$46.00	924	SFTBL OFCL 7/29	
	749500 PROF AND SPEC SERVICES	8/14/2019	150577	RODNEY LAWRENCE	\$23.00	925	SFTBL OFCL 8/5	
	749500 PROF AND SPEC SERVICES	8/14/2019	150578	WARREN LEASURE	\$115.00	927	SFTBL OFCL 7/29-30	
	749500 PROF AND SPEC SERVICES	8/14/2019	150578	WARREN LEASURE	\$138.00	928	SFTBL OFCL 8/5-6	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	749500 PROF AND SPEC SERVICES	8/14/2019	150584	TONI MARIN	\$60.00	929	SFTBL OFCL 7/29-30	
	749500 PROF AND SPEC SERVICES	8/14/2019	150584	TONI MARIN	\$108.00	930	SFTBL OFCL 8/1-8	
	749500 PROF AND SPEC SERVICES	8/14/2019	150590	RYAN MERCER	\$46.00	935	SFTBL OFCL 7/30	
	749500 PROF AND SPEC SERVICES	8/14/2019	150590	RYAN MERCER	\$138.00	936	SFTBL OFCL 8/1-8	
	749500 PROF AND SPEC SERVICES	8/14/2019	150594	LUCIO MONTOYA	\$46.00	938	SFTBL OFCL 7/30	
	749500 PROF AND SPEC SERVICES	8/14/2019	150624	ZANE PERREIRA	\$24.00	944	SFTBL OFCL 7/30	
	749500 PROF AND SPEC SERVICES	8/14/2019	150624	ZANE PERREIRA	\$48.00	945	SFTBL OFCL 8/1-6	
	749500 PROF AND SPEC SERVICES	8/14/2019	150625	MANDY S PHILLIPS	\$24.00	946	SFTBL OFCL 7/30	
	749500 PROF AND SPEC SERVICES	8/14/2019	150625	MANDY S PHILLIPS	\$96.00	947	SFTBL OFCL 8/1-8	
	749500 PROF AND SPEC SERVICES	8/14/2019	150639	ANTHONY SANCHEZ	\$564.00	952	SFTBL OFCL 7/26-31	
	749500 PROF AND SPEC SERVICES	8/14/2019	150639	ANTHONY SANCHEZ	\$408.00	953	SFTBL OFCL 8/1-9	
	749500 PROF AND SPEC SERVICES	8/14/2019	150639	ANTHONY SANCHEZ	\$360.00	1038	SFTBL OFCL 8/10-11	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID	
	749500 PROF AND SPEC SERVICES	8/14/2019	150644	STEPHEN SMITH	\$23.00	958	SFTBL OFCL 8/1		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150569	KINGS CO DEPT OF AG	\$536.25	13856	GAS CARTRIDGES		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150569	KINGS CO DEPT OF AG	\$34.32	4867	GAS CARTRIDGES		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150583	LOWE'S	\$69.23	1010	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150665	VALLEY OXYGEN, INC	\$90.44	410444	CO2 GAS		
	778000 UTILITIES-ELECTRICITY	8/14/2019	150646	SOUTHERN CALIF EDISON CO	\$3,170.19	736	2019-07		
	DIVISION/ORG TOTAL 17110000 - PARKS & REC-SPORTS					\$8,254.43			
	17130000 PARKS & REC-LONGFIELD CTR	749500 PROF AND SPEC SERVICES	8/14/2019	150517	DIRECTV LLC	\$153.73	36555395964	BLANKET PURCHASE ORDER	
		760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$117.70	12090188-13	BLANKET PURCHASE ORDER	
760000 SPECIAL DEPARTMENTAL EXP		8/14/2019	150642	SMART & FINAL CORP	\$53.80	956	BLANKET PURCHASE ORDER		
778500 UTILITIES-GAS		8/14/2019	150647	SOUTHERN CALIF GAS CO	\$14.79	674	2019-07		
DIVISION/ORG TOTAL 17130000 - PARKS & REC-LONGFIELD CTR					\$340.02				

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
17140000 PARKS & REC-AQUATIC/SKATE	768000 CONCESSION SUPPLIES	8/14/2019	150642	SMART & FINAL CORP	\$1,001.49	957	BLANKET PURCHASE ORDER	
	778000 UTILITIES-ELECTRICITY	8/14/2019	150646	SOUTHERN CALIF EDISON CO	\$1,614.27	736	2019-07	
	778500 UTILITIES-GAS	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$27.09	674	2019-07	
	DIVISION/ORG TOTAL 17140000 - PARKS & REC-AQUATIC/SKATE				\$2,642.85			
17160000 PARKS & REC-FACILITIES	447220 FM-FACILITIES-OTHER RENTS	8/14/2019	150617	ONE TIME VENDOR	\$30.00	2003502.002	REFUND PARK SHELTER FEE	
	DIVISION/ORG TOTAL 17160000 - PARKS & REC-FACILITIES				\$30.00			
17190000 PARKS & REC-YOUTH SERVICE	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$19.62	119082499-0	2019-07	
	DIVISION/ORG TOTAL 17190000 - PARKS & REC-YOUTH SERVICE				\$19.62			
17200000 PARKS & REC-ADULT/SPC SRV	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$9.81	119082499-0	2019-07	
	747000 PRINTING	8/14/2019	150678	XEROX CORP	\$365.09	097705209	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150637	JOHN BENTON	\$250.00	815	AUGUST BARN DANCE	
	DIVISION/ORG TOTAL 17200000 - PARKS & REC-ADULT/SPC SRV				\$624.90			

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
17210000 PARKS & REC-COMM PROM/EV	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$9.81	119082499-0	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$33.17	2125646	2019-07	
	747000 PRINTING	8/14/2019	150678	XEROX CORP	\$365.08	097705209	2019-07	
	761100 RENAISSANCE FAIRE EXPENSE	8/14/2019	150467	ACTION EQUIPMENT RENTALS	\$473.10	9882	REN FAIRE TENT RENTAL	
	761100 RENAISSANCE FAIRE EXPENSE	8/14/2019	150548	ALBERTO A HANSEN	\$300.00	647	REN FAIRE PLAY	
	DIVISION/ORG TOTAL 17210000 - PARKS & REC-COMM PROM/EV				\$1,181.16			
17220000 PARKS & REC-PARKS	707130 UNIFORM EXPENSE	8/14/2019	150558	J H TACKETT INC	\$16.09	2437	SEW PARKS JACKET PATCHES	
	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$19.62	119082499-0	2019-07	
	732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$59.12	98340189837	2019-07	
	745000 PUBLICATIONS AND DUES	8/14/2019	150494	CALIF DEPT OF PESTICIDE REGULATION	\$60.00	144022 7/19	I NICAR PESTICIDE CERT RE	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150471	ALL VALLEY PRINTING	\$485.84	190551	WORK ORDERS	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150487	BOGIE'S PUMP SYSTEMS, INC	\$1,486.43	13316	HIDDEN VALLEY BOOSTER PUM	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150550	HOLT LUMBER INC	\$8.49	523293	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150583	LOWE'S	\$530.20	1011	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150588	CONSOLIDATED ELEC DIST, INC	\$55.04	2877-485505	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$564.09	97350	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$210.21	97390	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$13.47	97406	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$342.81	97436	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$548.04	97473	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$458.82	97512	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$35.59	97536	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$276.06	97547	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$421.95	97548	BLANKET PURCHASE ORDER	

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	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$23.04	97552	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$25.28	97558	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	(\$138.96)	97563	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$727.00	97564	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$16.24	97565	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$251.23	97660	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$357.83	97678	BLANKET PURCHASE ORDER		
	778000 UTILITIES-ELECTRICITY	8/14/2019	150646	SOUTHERN CALIF EDISON CO	\$1,122.70	736	2019-07		
	DIVISION/ORG TOTAL 17220000 - PARKS & REC-PARKS				\$7,976.23				
	20100000 PW-ADMINISTRATION & ENGR	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$176.58	119082499-0	2019-07	
		732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$156.60	98340189837	2019-07	
744000 OFFICE EXPENSE MISC		8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$529.36	12090188-15	BLANKET PURCHASE ORDER		

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	746000 DUPLICATING EXPENSE	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$317.37	12090188-16	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150632	MARCEY L STARK	\$443.29	208777	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$1,003.66	097705205	2019-07	
	746000 DUPLICATING EXPENSE	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$5.34	2125646	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150592	MICHAEL SUTHERLAND & ASSN	\$2,015.00	192663-1	PROF SVCS 6/30-7/6/19	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150641	SHRED-IT US JV LLC	\$75.36	8127665153	BLANKET PURCHASE ORDER	
	DIVISION/ORG TOTAL 20100000 - PW-ADMINISTRATION & ENGR				\$4,722.56			
20110000 PW-STREET MAINTENANCE	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$19.62	119082499-0	2019-07	
	732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$5.91	98340189837	2019-07	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$199.00	12090188-17	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150478	ATHENS TECHNICAL SPECIALISTS INC	\$646.31	INV106133	CONFLICT MONITOR TESTING	
	749500 PROF AND SPEC SERVICES	8/14/2019	150661	UNITED PARCEL SERVICE	\$59.13	F7476V299	CIP0819655	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID	
	749500 PROF AND SPEC SERVICES	8/14/2019	150661	UNITED PARCEL SERVICE	\$157.06	F7476V309	CIP0819655		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150470	ALERT-O-LITE	\$142.45	0046486-IN	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150512	DASSEL'S PETROLEUM, INC	\$77.56	45682	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150512	DASSEL'S PETROLEUM, INC	\$75.50	45720	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150512	DASSEL'S PETROLEUM, INC	\$74.13	45742	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150583	LOWE'S	\$194.04	1013	BLANKET PURCHASE ORDER		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150648	STATEWIDE TRAFFIC SAFETY	\$415.03	04005534	WHITE PAINT		
	777000 TRAINING/TRAVEL/MEETING	8/14/2019	150556	INTERNATIONAL MUNICIPAL SIGNAL ASC	\$162.24	45609	TRAFFIC SIGNAL LEVEL II M		
	DIVISION/ORG TOTAL 20110000 - PW-STREET MAINTENANCE					\$2,227.98			
20200000 AIRPORT OPERATIONS	743300 FUEL AND LUBE MAINTENANCE	8/14/2019	150482	W BANKS MOORE, INC	\$100.00	WO-8427	BLANKET PURCHASE ORDER		
	743300 FUEL AND LUBE MAINTENANCE	8/14/2019	150638	SAN JOAQUIN VALLEY AIR POLLUTION	\$42.00	C295870	19/20 AIRPORT PERMIT TO O		
	749500 PROF AND SPEC SERVICES	8/14/2019	150469	RYAN KING DBA	\$2,400.00	485	AIRPORT WEED CONTROL		

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID	
	749500 PROF AND SPEC SERVICES	8/14/2019	150532	GILBERT ELECTRIC CO	\$387.55	3406	DIAGNOSE FUEL STATION PRO		
	749500 PROF AND SPEC SERVICES	8/14/2019	150651	SYN-TECH SYSTEMS, INC	\$1,675.00	191995	AIRPORT ANNUAL FUEL SYSTE		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150552	HOME DEPOT U S A INC - DEPT 32 2540194606	\$80.85	502814650	AIR FRESHENER DISPENSERS		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150559	JACK B MARTIN DBA	\$150.70	26700	AIRPORT SIGN		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150583	LOWE'S	\$243.08	1016	AIRPORT REMODEL		
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150588	CONSOLIDATED ELEC DIST, INC	\$181.02	2877-485766	AIRPORT BATHROOM SENSORS		
	DIVISION/ORG TOTAL 20200000 - AIRPORT OPERATIONS					\$5,260.20			
	20310000 REFUSE OPERATIONS	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$39.24	119082499-0	2019-07	
		732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$12.80	98340189837	2019-07	
741200 EQUIPMENT MAINTENANCE		8/14/2019	150665	VALLEY OXYGEN, INC	\$17.59	409456	BLANKET PURCHASE ORDER		
741200 EQUIPMENT MAINTENANCE		8/14/2019	150665	VALLEY OXYGEN, INC	\$13.67	409859	BLANKET PURCHASE ORDER		
741200 EQUIPMENT MAINTENANCE		8/14/2019	150665	VALLEY OXYGEN, INC	\$98.81	409922	BLANKET PURCHASE ORDER		

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	741200 EQUIPMENT MAINTENANCE	8/14/2019	150665	VALLEY OXYGEN, INC	\$440.09	409971	BLANKET PURCHASE ORDER	
	800118 TRASH/RECYCLE CONT	8/14/2019	150554	IMPACT PLASTICS	\$1,084.76	84281	CONTAINER WHEELS	
DIVISION/ORG TOTAL 20310000 - REFUSE OPERATIONS					\$1,706.96			
20400000 FLEET MAINTENANCE OPER	707132 TOOLS EXPENSE UNDER \$500	8/14/2019	150524	ANTHONY FLORES	\$600.00	722	FY 20 TOOL ALLOWANCE	
	707132 TOOLS EXPENSE UNDER \$500	8/14/2019	150581	CHRIS LOHSE	\$600.00	728	FY20 TOOL ALLOWANCE	
	707132 TOOLS EXPENSE UNDER \$500	8/14/2019	150587	MATTHEWS, KHALIFER	\$600.00	932	FY20 TOOL ALLOWANCE	
	707132 TOOLS EXPENSE UNDER \$500	8/14/2019	150595	GUSTAVO MORADO	\$600.00	939	FY20 TOOL ALLOWANCE	
	707132 TOOLS EXPENSE UNDER \$500	8/14/2019	150626	JAY POTTER	\$600.00	731	FY20 TOOL ALLOWANCE	
	707132 TOOLS EXPENSE UNDER \$500	8/14/2019	150664	VALLEJO, REUBEN	\$600.00	975	FY20 TOOL ALLOWANCE	
	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$19.62	119082499-0	2019-07	
	743300 FUEL AND LUBE MAINTENANCE	8/14/2019	150571	KINGS CO HEALTH DEPT	\$1,549.76	IN0050808	HAZARDOUS WASTE FEES FOR	
	743300 FUEL AND LUBE MAINTENANCE	8/14/2019	150636	ROE OIL COMPANY	\$264.44	181387CT	2019-07	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	743300 FUEL AND LUBE MAINTENANCE	8/14/2019	150677	WEX BANK	\$423.04	60687497	2019-07 GAS CARD	
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$98.32	12090188-18	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150470	ALERT-O-LITE	\$300.00	0046576-IN	REPAIR & SVC BOMAG ROLLER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150476	MARCO A RODRIGUEZ	\$343.00	82	REPAIR UNIT #390	
	749500 PROF AND SPEC SERVICES	8/14/2019	150496	CALIF TURF EQUIPMENT & SUPPLY INC	\$700.00	421688	REPAIR MOTOR PARKS #207	
	749500 PROF AND SPEC SERVICES	8/14/2019	150507	COMMERCIAL RADIATOR WORKS INC	\$1,063.55	46731	RADIATOR REFUSE #344	
	749500 PROF AND SPEC SERVICES	8/14/2019	150511	CUMMINS PACIFIC LLC	\$2,953.25	Y4-17214	ANNUAL SERVICE #325	
	749500 PROF AND SPEC SERVICES	8/14/2019	150541	HAAKER EQUIP CO	\$1,194.98	W55934	REPAIR SWEEPER #299	
	749500 PROF AND SPEC SERVICES	8/14/2019	150545	HANFORD MOTORS, LLC	\$300.00	CHCS113358A	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150676	WORLD OIL ENVIRONMENTAL SERVICES	\$65.00	I500-004569648	180 GALS USED MIXED OIL	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150466	WILLIAM KORETOFF	\$2,606.84	7961	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$184.97	F00354841501	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$183.84	F00354851701	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$497.96	F00354921401	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	(\$605.16)	F00354937701	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$679.01	F00355079001	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$49.54	F00355080901	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$166.60	F00355092701	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	(\$46.19)	F00355103401	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	(\$215.85)	F00355109101	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$417.59	F00355110001	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$133.68	F00355149701	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$208.34	F00355160701	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$147.72	F00355165001	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150468	CENTRAL VALLEY GMC	\$109.80	F00355171001	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150470	ALERT-O-LITE	\$660.10	0046576-IN	REPAIR & SVC BOMAG ROLLER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150476	MARCO A RODRIGUEZ	\$469.52	82	REPAIR UNIT #390	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150496	CALIF TURF EQUIPMENT & SUPPLY INC	\$5,125.53	421688	REPAIR MOTOR PARKS #207	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150511	CUMMINS PACIFIC LLC	\$1,849.38	Y4-17214	ANNUAL SERVICE #325	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150541	HAAKER EQUIP CO	\$2,385.79	W55934	REPAIR SWEEPER #299	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$20.37	226529	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$30.02	226602	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$300.87	226663	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$42.11	226779	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$4.70	226790	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$16.60	226829	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$13.97	226990	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$16.00	227307	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$166.10	227316	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$10.51	227393	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$255.75	227470	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$14.24	227494	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$91.47	228179	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$5.49	228185	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$83.88	228200	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$16.62	228202	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$4.14	228263	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$231.89	228330	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$110.81	228376	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$280.03	228400	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$9.22	228410	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	(\$9.22)	228473	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$8.48	228484	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$140.88	228708	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$6.48	229106	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$40.93	229180	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$205.66	229213	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$10.95	229820	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$102.42	229893	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$23.71	229921	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$10.95	229975	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$24.81	229992	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$14.31	230011	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	(\$65.63)	230053	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$239.99	230061	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$124.17	230081	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$19.31	230155	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$10.18	230191	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$43.43	230203	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$47.43	230210	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150545	HANFORD MOTORS, LLC	\$263.59	86119CHW	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150545	HANFORD MOTORS, LLC	\$466.22	CHCS113358	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150545	HANFORD MOTORS, LLC	\$306.31	86138CHW	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150545	HANFORD MOTORS, LLC	\$65.80	86177CHW	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150545	HANFORD MOTORS, LLC	\$169.41	86168CHW	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150567	KELLER MOTORS OF HANFORD	\$16.90	5079690	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150567	KELLER MOTORS OF HANFORD	\$156.99	5079543	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150567	KELLER MOTORS OF HANFORD	\$71.56	5079569	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150567	KELLER MOTORS OF HANFORD	\$274.35	5079663	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150567	KELLER MOTORS OF HANFORD	\$16.09	5079496	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150665	VALLEY OXYGEN, INC	\$10.73	409312	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150665	VALLEY OXYGEN, INC	\$22.97	409566	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150665	VALLEY OXYGEN, INC	\$129.82	409624	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150665	VALLEY OXYGEN, INC	\$8.58	409860	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	778500	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$14.79	674	2019-07	
	UTILITIES-GAS							
	800160	8/14/2019	150643	SMITH AUTO PARTS, INC	\$11,636.57	01IN383007	PORTABLE COOLERS	
	HAND/SPECIAL TOOLS							
DIVISION/ORG TOTAL 20400000 - FLEET MAINTENANCE OPER					\$44,238.68			
20610000	741200	8/14/2019	150533	GILBERT ELECTRIC CO	\$350.00	3410	TEST 2 PUMP MOTORS	
STORM DRAINAGE OPERATIONS	EQUIPMENT MAINTENANCE							
	741200	8/14/2019	150658	TRU TRAILERS MFG INC	\$645.00	28212	TRAILER BREAK COUPLER	
	EQUIPMENT MAINTENANCE							
	778000	8/14/2019	150646	SOUTHERN CALIF EDISON CO	\$1,640.62	736	2019-07	
	UTILITIES-ELECTRICITY							
DIVISION/ORG TOTAL 20610000 - STORM DRAINAGE OPERATIONS					\$2,635.62			
20710000	732000	8/14/2019	150652	U S TELEPACIFIC CORP	\$88.29	119082499-0	2019-07	
WASTEWATER OPERATIONS	COMMUNICATIONS							
	732000	8/14/2019	150670	VERIZON WIRELESS	\$169.63	98340189837	2019-07	
	COMMUNICATIONS							
	741200	8/14/2019	150542	HACH COMPANY	\$1,414.74	11553983	CENTRIFUGE	
	EQUIPMENT MAINTENANCE							
	741200	8/14/2019	150653	TELSTAR INSTRUMENTS, INC	\$1,375.00	100091	CY19 SCADATEC PHONE SUPPO	
	EQUIPMENT MAINTENANCE							
	741200	8/14/2019	150674	WESTCOAST ROTOR, INC	\$298.75	28076	DAFT #1 SLUDGE PUMP	
	EQUIPMENT MAINTENANCE							

14.H.a

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	744000 OFFICE EXPENSE MISC	8/14/2019	150599	OFFICE DEPOT (CONTRACT)	\$95.31	12090188-14	BLANKET PURCHASE ORDER	
	746000 DUPLICATING EXPENSE	8/14/2019	150678	XEROX CORP	\$175.60	097705212	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$119.48	602209748	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$89.82	602195283	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150571	KINGS CO HEALTH DEPT	\$1,408.32	IN0050844	SAFETY SERVICES	
	749500 PROF AND SPEC SERVICES	8/14/2019	150633	RESOURCE COMPLIANCE INC	\$650.00	011799	CUPA ANNUAL PSM AGMT	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150655	TOTAL FILTRATION SERVICES, INC	\$85.75	PSV1941600	BLANKET PURCHASE ORDER	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150663	UNWIRED BROADBAND INC	\$69.95	INV00707093	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150491	CAL WEST RAIN, INC	\$31.36	0173341-IN	PVC FITTINGS	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150522	JASON G MC INTOSH	\$809.46	6638	FRONT GATE REPAIR	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150543	HANFORD AUTO & TRUCK PARTS, INC	\$49.49	228495	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150521	EVANTEC LAB SUPPLY	\$116.79	192910	BLANKET PURCHASE ORDER	

Attachment: Warrant Register Report 080219-081419 (FIN: WARRANT REGISTER)

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	778500 UTILITIES-GAS	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$14.79	674	2019-07	
DIVISION/ORG TOTAL 20710000 - WASTEWATER OPERATIONS					\$7,062.53			
20720000 SANITARY SEWER COLLECTION	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$19.62	119082499-0	2019-07	
	732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$47.36	98340189837	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$66.28	602209750	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$54.46	602195285	BLANKET PURCHASE ORDER	
	758500 RENTS AND LEASES-SI&G	8/14/2019	150480	B N S F RAILWAY CO/THE STAUBACH CO	\$241.98	19071548	FY20 SS LINE LEASE	
	778000 UTILITIES-ELECTRICITY	8/14/2019	150622	P G & E	\$253.48	664	2019-07 6359810294-3	
DIVISION/ORG TOTAL 20720000 - SANITARY SEWER COLLECTION					\$683.18			
20730000 WASTEWATER CAPITAL & RESV	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150661	UNITED PARCEL SERVICE	\$23.48	F7476V289	SHIPPING CIP819637	
	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150661	UNITED PARCEL SERVICE	\$14.24	F7476V299	CIP0819655	
DIVISION/ORG TOTAL 20730000 - WASTEWATER CAPITAL & RESV					\$37.72			

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
20810000 WATER OPERATIONS	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$39.24	119082499-0	2019-07	
	732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$198.70	98340189837	2019-07	
	741200 EQUIPMENT MAINTENANCE	8/14/2019	150588	CONSOLIDATED ELEC DIST, INC	\$132.99	2877-486128	WELL #46 A/C FUSE	
	741200 EQUIPMENT MAINTENANCE	8/14/2019	150653	TELSTAR INSTRUMENTS, INC	\$736.40	100179	WATSON MARLOW PUMPS	
	741200 EQUIPMENT MAINTENANCE	8/14/2019	150653	TELSTAR INSTRUMENTS, INC	\$67.20	100180	PUMP COUPLING	
	744000 OFFICE EXPENSE MISC	8/14/2019	150471	ALL VALLEY PRINTING	\$362.51	190573	DAILY WORK ORDERS	
	744000 OFFICE EXPENSE MISC	8/14/2019	150680	ZOOM IMAGING SOLUTIONS INC	\$15.04	2125646	2019-07	
	749500 PROF AND SPEC SERVICES	8/14/2019	150481	B S K & ASSOCIATES INC	\$625.00	A920145	BLANKET PURCHASE ORDER	
	749500 PROF AND SPEC SERVICES	8/14/2019	150571	KINGS CO HEALTH DEPT	\$1,760.00	IN0050917	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150551	HOLT LUMBER, INC.	\$447.56	523443	LUMBER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150583	LOWE'S	\$25.44	1012	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150598	NICK CHAMPI ENTERPRISES INC	\$50.05	23558	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150665	VALLEY OXYGEN, INC	\$154.06	409176	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150665	VALLEY OXYGEN, INC	\$51.12	409722	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150673	WEST VALLEY SUPPLY INC	\$16.43	97577	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$540.09	FO907567	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$1,334.34	FO907568	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$349.47	FO907569	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$428.90	FO907570	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$571.86	FO907681	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$444.79	FO907682	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$587.76	FO907683	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$222.38	FO907684	BLANKET PURCHASE ORDER	
	765000 CHEMICAL AND CHEMICAL SUP	8/14/2019	150662	UNIVAR	\$317.71	FO907685	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	765000	8/14/2019	150662	UNIVAR	\$540.09	FO907936	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	765000	8/14/2019	150662	UNIVAR	\$1,366.12	FO907937	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	765000	8/14/2019	150662	UNIVAR	\$333.59	FO907942	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	765000	8/14/2019	150662	UNIVAR	\$428.90	FO907943	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	765000	8/14/2019	150662	UNIVAR	\$476.56	FO908294	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	765000	8/14/2019	150662	UNIVAR	\$1,302.57	FO908295	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	765000	8/14/2019	150662	UNIVAR	\$397.12	FO908296	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	765000	8/14/2019	150662	UNIVAR	\$222.38	FO908297	BLANKET PURCHASE ORDER	
	CHEMICAL AND CHEMICAL SUP							
	799000	8/14/2019	150540	FERGUSON ENTERPRISES INC 1423	\$70.24	1472642	PVC PIPES & SUPPLIES	
	MATERIALS/SUPP'S/INVE NTRY							
	799000	8/14/2019	150540	FERGUSON ENTERPRISES INC 1423	\$226.22	1472824	PVC PIPES & SUPPLIES	
	MATERIALS/SUPP'S/INVE NTRY							
DIVISION/ORG TOTAL 20810000 - WATER OPERATIONS					\$14,842.83			
20910000	755000	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$14.00	602187121	BLANKET PURCHASE ORDER	
INTERMODAL FACILITY OPER	OTHER CONTRACTUAL SERVICE							

Attachment: Warrant Register Report 080219-081419 (FIN: WARRANT REGISTER)

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$14.00	602201573	BLANKET PURCHASE ORDER	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$50.99	60220877	BLANKET PURCHASE ORDER	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150514	MATTOS, DAVID	\$875.00	9617	2019-08 SERVICES	
	DIVISION/ORG TOTAL 20910000 - INTERMODAL FACILITY OPER				\$953.99			
21000000 BUILDING MAINTENANCE	732000 COMMUNICATIONS	8/14/2019	150652	U S TELEPACIFIC CORP	\$29.43	119082499-0	2019-07	
	732000 COMMUNICATIONS	8/14/2019	150670	VERIZON WIRELESS	\$48.09	98340189837	2019-07	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150474	AMERICAN INCORPORATED	\$384.42	7101295	A/C REPAIR #2 CITY HALL	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150474	AMERICAN INCORPORATED	\$176.25	7101296	CHECK A/C FOR VANDALISM	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$104.04	602187122	BLANKET PURCHASE ORDER	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150477	ARAMARK UNIFORM SERVICES, INC	\$104.04	602201574	BLANKET PURCHASE ORDER	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150532	GILBERT ELECTRIC CO	\$403.24	3401	REPAIR AMTRAK PARKING LOT	
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150655	TOTAL FILTRATION SERVICES, INC	\$130.89	PSV1941596	BLANKET PURCHASE ORDER	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	14.H.a VOID
	755000 OTHER CONTRACTUAL SERVICE	8/14/2019	150655	TOTAL FILTRATION SERVICES, INC	\$146.57	PSV1941595	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150583	LOWE'S	\$224.23	1014	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150588	CONSOLIDATED ELEC DIST, INC	\$17.45	2877-485639	BLANKET PURCHASE ORDER	
	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150591	MICHAEL R GARRISON	\$1,195.04	19135	WIRELESS MIC INSTALL	
	778000 UTILITIES-ELECTRICITY	8/14/2019	150646	SOUTHERN CALIF EDISON CO	\$8,270.58	736	2019-07	
	778500 UTILITIES-GAS	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$45.58	674	2019-07	
	778500 UTILITIES-GAS	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$80.93	959	2019-07	
	DIVISION/ORG TOTAL 21000000 - BUILDING MAINTENANCE				\$11,360.78			
	21040000 ACCUM CAPITAL OUTLAY	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150628	QUAD KNOFF, INC	\$596.60	99924	CIP0813602
DIVISION/ORG TOTAL 21040000 - ACCUM CAPITAL OUTLAY				\$596.60				
21310000 COURTHOUSE SQUARE FACIL	760000 SPECIAL DEPARTMENTAL EXP	8/14/2019	150583	LOWE'S	\$54.68	1015	BLANKET PURCHASE ORDER	
	778500 UTILITIES-GAS	8/14/2019	150647	SOUTHERN CALIF GAS CO	\$81.55	674	2019-07	

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DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION	VOID
	DIVISION/ORG TOTAL 21310000 - COURTHOUSE SQUARE FACIL				\$136.23			
21810000 TRANSPORTN FACLTY IMP FEE	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150536	GRANITE CONSTRUCTION CO	\$823,213.74	#2 FINAL	CIP0819612	
	DIVISION/ORG TOTAL 21810000 - TRANSPORTN FACLTY IMP FEE				\$823,213.74			
26650000 GAS TAX - 2103	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150645	SOUTHERN CALIF EDISON CO	\$3,199.92	7590223455	CIP0818624	
	DIVISION/ORG TOTAL 26650000 - GAS TAX - 2103				\$3,199.92			
26670000 T.D.A. - TRANSPORTATION	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150661	UNITED PARCEL SERVICE	\$9.33	F7476V299	CIP0819655	
	800200 CAPITAL IMPRV PROJECTS	8/14/2019	150661	UNITED PARCEL SERVICE	\$22.22	F7476V309	CIP0819655	
	DIVISION/ORG TOTAL 26670000 - T.D.A. - TRANSPORTATION				\$31.55			
TOTAL CHECK COUNT: 265		TOTAL AMOUNTS FOR CHECKS:		\$2,981,467.51				

14.H.a

Attachment: Warrant Register Report 080219-081419 (FIN: WARRANT REGISTER)



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: A
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SUBJECT:

Conduct a Public Hearing and Adopt Interim Urgency Ordinance No. 19-09 Extending Ordinance 19-08, an interim zoning/urgency ordinance of the City Council of the City of Hanford, restricting the commercial cultivation and manufacturing of industrial hemp (CBD) products in all zones pending enactment of an update to the City's Municipal Code.

RECOMMENDATION:

That the City Council hold a public hearing and adopt Ordinance 19-09 extending the temporary moratorium on hemp cultivation and manufacturing for a period of 10 months and 15 days. (4/5 Vote required)

RECOMMENDED MOTION

I move to waive the reading and adopt Interim Urgency Ordinance 19-09, extending Interim Urgency Ordinance 19-08.

BACKGROUND:

On July 16, 2019, the City Council approved Ordinance 19-08, which resulted in a restriction of hemp cultivation and manufacturing in the City limits. A temporary or urgency ordinance is only effective for 45 days unless extended. California Government Code 65858 allows an interim ordinance to be extended for 10 months and 15 days, or July 5, 2020, and subsequently an additional 12 months. If a permanent ordinance has not been approved by the end of the time period, staff will bring back an additional extension for 12 months as permitted in Government Code 65858. If a permanent ordinance is approved prior to the expiration date, it will supersede the interim urgency ordinance.

Staff and legal counsel are in the process of gathering information regarding hemp cultivation and manufacturing. In addition, there is a bill under consideration which may provide some clarification on hemp processing, Assembly Bill 228, which is currently moving through the assembly after being amended several times. It is unknown how long it will take to get through the legislative process.

As stated previously, staff had received a call asking about cultivation and manufacturing in the city limits, which prompted the urgency interim ordinance. One item for the City Council to consider is that, if a property/business owner would like to move this ordinance forward sooner, they can pay for staff, legal and consultant time to draft an ordinance. Similar to what was done with cannabis. In drafting the cannabis ordinance two parties deposited \$25,000 each to the City and the City used the funds to draft the cannabis ordinance. Any funds left over after the project was completed were refunded to the two parties. This resulted in no impact to City funds. City Council can provide direction on whether there is interest in this option. Should a property owner come forward and wish to pursue this option, an agreement to this effect would be brought to the City Council prior to any work being completed. The agreement would state that no commitments or advantages will be given to the property/business owner by agreeing to fund this work.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This ordinance is not a project within the meaning of Section 15378 of the State CEQA Guidelines because it has no potential for resulting in physical change in the environment, directly or indirectly. The interim urgency ordinance is also exempt from the requirements of CEQA in that the activity is covered by the common sense exemption, Section 15061(b)(3) that CEQA only applies to project which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

FISCAL IMPACT:

ATTACHMENTS:

Ordinance 19-09

ORDINANCE NO. 19-09

EXTENDING INTERIM URGENCY ORDINANCE NO. 19-08, ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD, RESTRICTING THE COMMERCIAL CULTIVATION AND MANUFACTURING OF INDUSTRIAL HEMP (CBD) PRODUCTS IN ALL ZONES PENDING ENACTMENT OF AN UPDATE TO THE CITY'S MUNICIPAL CODE.

THE CITY COUNCIL OF THE CITY OF HANFORD ORDAINS AS FOLLOWS:

The purpose of this urgency ordinance is to extend Interim Urgency Ordinance 19-08 which established a temporary moratorium on the cultivation and manufacturing of industrial hemp and the manufacturing and sale of products derived from industrial hemp., including cultivation by “Established Agricultural Research Institutions” as defined by California Food and Agricultural Code Section 810000 (c) , while City staff and legal counsel determine the impacts of unregulated cultivation of industrial hemp and the manufacturing of hemp products in the City of Hanford and prepared reasonable regulations to mitigate impacts from these businesses.

The City Council of the City of Hanford makes the following findings in support of the immediate adoption and application of this urgency and interim ordinance:

WHEREAS, Section 65858 of the California Government Code allows the extension of an interim/urgency ordinance of 10 months and 15 days, in this case to July 5, 2020, and an additional 12 months.

WHEREAS, the cultivation of Industrial Hemp is addressed in the Food and Agricultural Code, Section 81000-81010.

WHEREAS, Industrial Hemp is defined in Section 81000 as follows, “a fiber or oilseed crop, or both, that is limited to types of the plant Cannabis Sativa L. having no more than three-tenths of one percent tetrahydrocannabinol (THC) contained in the dried flowering tops, whether growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin produced therefrom”.

WHEREAS, in the California Industrial Hemp Farming Act (Senate Bill 566, Chapter 398, Statutes of 2013) was signed to authorize the commercial production of industrial hemp in California. The Act became effective on January 1, 2017, due to a provision in the Adult Use of Marijuana Act (Proposition 64).

WHEREAS, the California Department of Food and Agriculture (CDFA) has developed regulations to administer this new law which will include a registration process, fee structure, regulation and other administrative details to regulate the commercial production of industrial hemp. The regulations pertain only to cultivation and currently do not address size, location or odor control.

WHEREAS, the County of Kings adopted Ordinance 693 to regulate cultivation of industrial hemp in the County of Kings as of the date of this ordinance.

WHEREAS, the County of Kings ordinance did not include regulations for the manufacturing of hemp products.

WHEREAS, the Agricultural Act of 2014, also known as the Farm Bill, only legalized the growing or cultivating of industrial hemp by State departments of agriculture and institution of higher education.

WHEREAS, the Agricultural Improvement Act of 2018 was signed into law on December 20th of 2018, which amended the Agricultural Marketing Act of 1946 to add industrial hemp to the list of approved crops, and allows for states who desire to have primary regulatory authority over the production of industrial hemp to submit a plan under which the State monitors and regulates that production. The Act also removed hemp from the Controlled Substances Act, which means that it will no longer be an illegal substance under federal law.

WHEREAS, the definition of “Established Agricultural Research Institution” as provided in Food and Agriculture Code Section 81000 is vague, and neither the Legislature nor the Industrial Hemp Advisory Board have provided guidelines and how the County can establish whether a cultivator claiming to be an “Established Agricultural Research Institution” is legitimate, or whether the cultivation constitutes “agricultural or academic research” and is not a standard commercial operation. Without clear guidelines, the ability and likelihood that cultivators may exploit the “Established Agricultural Research Institution” exemption to grow industrial hemp with more than 0.3% THC is great.

WHEREAS, the United States Food and Drug Administration (FDA) has concluded that it is prohibited to introduce or deliver for introduction into interstate commerce any food to which tetrahydrocannabinol (THC) or CBD has been added or to market any hemp or CBD product as having any therapeutic benefit, or with any other disease claim, unless approved by the FDA.

WHEREAS, there is currently no regulatory agency that provides oversight over the production of CBD oil from industrial hemp.

WHEREAS, Due to the fact that industrial hemp and cannabis are derivatives of the same plant, Cannabis Sativa L., the physical appearance of industrial hemp and cannabis are virtually indistinguishable. Absent a laboratory performed chemical analysis for tetrahydrocannabinol (THC) content, the two plants cannot be distinguished.

WHEREAS, the City of Hanford has adopted an extensive regulatory framework for cultivation, manufacturing and sale of cannabis, which exempts cannabis meeting the definition of industrial hemp.

WHEREAS, the City of Hanford has received significant interest from individuals to cultivate, manufacture and sell hemp and hemp products in the City of Hanford.

WHEREAS, unrestricted hemp cultivation and manufacturing in the City would pose an urgent and immediate threat to the public peace, health and safety as there is currently no State of Federal regulations or mechanism to verify whether products are legal hemp products or whether they would be considered marijuana by definition and thus limited to be licensed cannabis facilities only. Hemp cultivation has the potential to impact adjacent properties through offensive odors, mite and insect infestations, pesticides, trespassing and burglary, and acts of violence in connection with the commission of such crimes or the occupants’ attempts to prevent such crimes.

WHEREAS, hemp manufacturing has the potential to use volatile chemicals to extract oil, which could result in fire and explosions as a result of the flammable chemicals utilized in the extraction process: and,

WHEREAS, the transport of hemp to manufacturing facilities in the industrial park has the potential to bring mites and other insects into the industrial park where food products are currently manufactured and no study has been completed to address these potential impacts.

WHEREAS, unrestricted hemp grows create a nuisance and threaten the safety and property of nearby landowners and their families. The strong odor of hemp plants, which increases as the plants mature, is offensive to many individuals and creates an attractive nuisance, alerting people to the location of valuable hemp plants, which creates a risk of crime.

WHEREAS, hemp, alone or in combination with food products, may constitute a unique health hazard to the public because, unlike all other ingestible, hemp is not presently regulated, inspected, or analyzed for contamination by the state or federal government and could contain harmful chemicals and contaminants from unapproved sources that could endanger the already poor health of ill persons and the good health of others.

WHEREAS, the City has a compelling interest in protecting the public health, safety, and welfare of its residents and businesses, in preserving the peace and quiet of the neighborhoods in which hemp may be cultivated, manufactured and sold.

WHEREAS, the State of California is currently processing Assembly Bill 228, which may provide some clarification of State laws pertaining the hemp products.

WHEREAS, Title 17 of the Hanford Municipal Code, also known as the City's Zoning Ordinance, does not identify hemp cultivation, manufacturing, dispensaries, deliveries, or distribution as prohibited land uses and does not indicate whether such operations are an agriculture use.

WHEREAS, the City Council hereby finds that, because of the inconsistency between state and federal law relating to the cultivation and manufacturing of hemp products and because of the potential threat to public health, safety and welfare, and to provide time to further examine the impact of adopting local regulations relating to hemp, it is in the best interest of the citizens of the City of Hanford that the City adopt an interim moratorium to restrict the establishment and operation of hemp cultivation and manufacturing of hemp products within the City of Hanford while the City continues to review the issue.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HANFORD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Moratorium. In order to protect the public health, safety and welfare and pursuant to the provisions of Section 65858 of the California Government Code, notwithstanding any other provision of this Code, so long as this ordinance shall be in effect, the following land uses are strictly prohibited in all zone districts within the City: (i) commercial hemp farming; (ii) commercial hemp manufacturing.

SECTION 2. Declaration of Urgency. This urgency is based on the following facts:

- a) There is a current and immediate threat to the public health, safety and welfare arising from the uncontrolled use of real property in the City of Hanford for the cultivation, sale and distribution of hemp and the manufacturing of hemp products that are not regulated by any State or Federal Agency or approved by the FDA for use in food.

- b) Article XI, Section 7 of the California Constitution authorizes cities to adopt local police, sanitary, and other ordinances not in conflict with general laws.
- c) The City of Hanford requires time to study and decide if such an ordinance is necessary to protect the public health, safety and welfare and to either allow or restrict the use of real property for the cultivation, manufacturing and sale of hemp and hemp products, unless currently permitted for sale the FDA.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon the date of its adoption pursuant to Section 65858 of the California Government Code upon an affirmative vote of 4/5ths of the City Council.

SECTION 4. Expiration. This moratorium shall be of no further force or effect upon the expiration of 10 months and 15 days from the date of adoption or July 5, 2020, in accordance with Section 65858 of the California Government Code.

SECTION 5. Impact on Other Ordinances. This provision supercedes any other provision in the City of Hanford Municipal Code that may conflict, while in effect.

SECTION 6. Severability. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. Publication. Within fifteen (15) days after adoption of this Ordinance, the ordinance shall be published once in the Hanford Sentinel, a newspaper printed and published in the County of Kings, State of California.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the City Council approves Ordinance 19-09.

PASSED, ADOPTED AND APPROVED this 20th day of August, 2019 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

SUE SORENSEN
MAYOR of the City of Hanford

Attest:

SARAH MARTINEZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Sarah Martinez, City Clerk of the City of Hanford, do hereby certify the foregoing Urgency Ordinance was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 20th day of August, 2019.

Date: _____

City Clerk

Attachment: Ordinance 19-09 [Revision 1] (CD: Extension Hemp Emergency Ordinance)



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: A
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SUBJECT:

Community Development: Accept the report regarding the Carnegie Museum lease.

RECOMMENDATION:

That the City Council accept the report on the lease with the Carnegie Museum Inc.

BACKGROUND:

As required in the lease with the Carnegie Museum, they are required to submit an annual activity report and detailed financial report stating the condition of the Lessee each year ending June 30. The attached documents were submitted by the Carnegie Museum.

In recent months, staff has inspected the property and found that it was not being maintained properly. There were mounds of dirt and debris on the property and the grass was dying due to sprinkler issues. As of August 13, it looks like much of the grass has since died and has not been replaced. There is still debris and mounds of dirt around the building near the alley. Staff will request that all these issues are addressed within 30 days and will follow up with another inspection.

In addition to cleaning up the site, and upon direction of the City Council, staff will consult with the lessee about making improvements to bring the building into compliance with the Americans with Disabilities Act (ADA). The main Carnegie Library building is not ADA compliant, the rear building is compliant. The City does have some liability as a result of the building not being accessible.

FISCAL IMPACT:

ATTACHMENTS:

2019 HCM Financial Report to City of Hanford 07.01.2018
Activities Report HCM to City of Hanford 07.01.2019

Photos of Inspection on August 13, 2019

Hanford Carnegie Museum, Inc.

July 1, 2018 - June 30, 2019

CASH POSITION as of June 30, 2019

(1) Bank account with FAST Checking	6,047.58
(2) Money Market Account with FAST	56,698.67
(3) FAST Savings	351.25
(4) FAST Capital Improvement Acct	1,504.68

Hanford Carnegie Museum, Inc.

July 1, 2018 - June 30, 2019

INCOME

Investment	6,346.00
Membership/Dues	1,105.00
Nonprofit Income	2,307.00
Sales of Merchandise/Products	526.00
Venue Rental	11,510.99
Uncategorized Income	2,115.00
Interest Income from Checking	4.74
Donations	12,816.00
Admissions	1,325.00
<u>Miscellaneous</u>	<u>219.00</u>
TOTAL INCOME	38,273.74

EXPENSES

Advertising	1,916.54
Commission and Fees	564.00
Dues & Subscriptions	25.00
Event Expenses	7,063.04
Insurance	6,677.00
Legal and Professional	12,794.01
Meals and Entertainment	279.80
Payroll	24,037.85
Office Expenses	5,525.49
Outside Hires	150.00
Promotion	831.00
Rent Equipment	267.00
Printing and Paper Supplies	2,154.00
Supplies	244.74
Materials	1,448.00
Utilities	13,674.39
<u>Uncategorized Expense</u>	<u>295.77</u>
TOTAL EXPENSES	77,946.78

Attachment: 2019 HCM Financial Report to City of Hanford 07.01.2018 (CD: Carnegie Annual Update)

Hanford Carnegie Museum, Inc.

July 1, 2018 - June 30, 2019

CAPITAL EXPENDITUES

Date	Item	Cost
2019	Restoring Gardens	5,000.00
2019	Bell Tower	2,000.00

Financial Report
July 31, 2018 - June 30, 2019

Statement of Income
July 1, 2018 - June 30, 2019

EVENT/VENUE Income - By Month

July 2018	192.53
August 2018	758.54
September 2018	195.19
October 2018	4,482.00
November 2018	1,431.81
December 2018	1,628.74
January 2019	597.81
February 2019	337.25
March 2019	850.52
April 2019	1,254.00
May 2019	646.00
June 2019	765.34

Total 11,510.99

Hanford Carnegie Museum, Inc.ACTIVITIES REPORTFebruary 2018 – June 2018

**Activities Report for July 2018-January 2019
has already been provided to the City of Hanford**

February 2018

2/1 Western show rehearsal
 2/5 Western show rehearsal
 2/6 Western show rehearsal
 2/6 Udderly Improv
 2/11 Wedding Proposal and party
 2/12 Tour
 2/12 Western show rehearsal
 2/13 Western show rehearsal
 2/15 Tour
 2/19 Western show rehearsal
 2/21 Meeting
 2/27 Tour
 2/27 Western show rehearsal

March 2019

3/1 Western show rehearsal
 3/1 Tour
 3/2 Birthday party
 3/2 Western show rehearsal
 3/3 Meeting
 3/3 Western show rehearsal
 3/7 Tour
 3/7 Western show rehearsal
 3/8 Wedding proposal and event
 3/10 Western show performance
 3/12 Tour
 3/14 Meeting
 3/15 Udderly Improv show
 3/16 Western show performance
 3/17 Western show performance
 3/18 Informational Class
 3/20 Informational Class
 3/21 Meeting
 3/22 Western show rehearsal
 3/23 Western show performance

3/24 Western show performance
 3/25 Tour
 3/27 Wedding
 3/27 Tour
 3/27 Rehearsal
 3/28 Meeting
 3/28 Tour
 3/29 Meeting
 3/30 Western play performance
 3/31 Western play performance

April 2019

4/2 Writing Class
 4/3 Acting Class
 4/4 Outside organization meeting
 4/5 Wedding rehearsal
 4/6 Wedding
 4/7 Birthday celebration
 4/9 Writing Club for senior citizens
 4/10 Acting Class
 4/10 Tour
 4/11 Meeting
 4/12 Udderly Improv show
 4/12 Tour
 4/13 Baby shower
 4/15 Tour
 4/16 Writing Club for senior citizens
 4/17 Celebration of life
 4/17 Acting Classes
 4/19 Tour
 4/19 rehearsal
 4/19 Celebration of Life
 4/20 Birthday party
 4/23 Writing Club for senior citizens
 4/24 Acting Classes
 4/25 Tour
 4/26 Tour
 4/27 Wedding
 4/28 Wedding
 4/29 Tour
 4/30 Writing Club for senior citizens

May 2019

5/1 Acting Classes
 5/2 Organizational meeting
 5/3 Museum Tour

5/4 Baby shower
 5/5 Baby shower
 5/7 Writing Club for senior citizens
 5/8 Acting Classes
 5/10 Museum tour
 5/11 Wedding
 5/14 Writing Club for senior citizens
 5/15 Museum Tour
 5/15 Writing Club for senior citizens
 5/15 Acting Classes
 5/17 Museum Tour
 5/17 Outside Organization fundraiser
 5/18 Wedding
 5/19 Baby Shower
 5/21 Writing Club for senior citizens
 5/22 Museum Tour
 5/22 Acting Classes
 5/23 Museum Tour
 5/24 Celebration of Life
 5/25 Wedding
 5/26 Baby shower
 5/28 Museum Tour
 5/30 Museum Tour
 5/28 Writing Club for senior citizens
 5/29 Acting Club

June 2019

6/1 College Grad party
 6/2 Bridal Shower
 6/3 Museum Tour
 6/4 Writing Club for senior citizens
 6/5 Museum Tour
 6/5 Acting Classes
 6/7 Meeting for outside nonprofit
 6/8 Wedding
 6/9 Baby Shower
 6/10 Museum Tour
 6/11 Writing Club for senior citizens
 6/12 Acting classes
 6/14 Udderly Improv Show
 6/15 Baby Shower
 6/18 Writing Club for senior citizens
 6/19 Acting Classes
 6/20 Staff party for outside organization
 6/21 Celebration of life
 6/22 1st Birthday
 6/23 Baby shower

6/26 Writing Club for senior citizens
6/26 Acting classes
6/28 Party outside organization
6/28 Museum Tour



Photo of west side of building



Photo east side of Caminol Building



Photo east side of Caminol Building



Photo of garden area showing dead grass



Photo of garden area showing dead grass



Pile of dirt east of Caminol building

Photo showing crack of the west wall of the building.





AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: B
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SUBJECT:

Administration: Second Amendment to Central Valley Farming, LLC Lease.

RECOMMENDATION:

That the Council consider the Second Amendment to Agricultural Lease requested by Central Valley Farming, LLC.

BACKGROUND:

The City entered into an Agricultural Lease (Lease) with PFA Energy Solutions, LLC (PFA) for the City's one thousand, six hundred (1,600) acre property located at Laurel Ave. and 14th Ave. The Lease commenced on July 1, 2018. The rental rate for the first year was fifty dollars (\$50.00) per acre, and the rental rate for the second year increased to one hundred dollars (\$100.00) per acre.

PFA assigned the Lease to Central Valley Farming, LLC (CVF) on February 1, 2019. CVF intends to cultivate industrial hemp on the property. The City was told that the tenant spent more than three million dollars (\$3,000,000.00) to improve the land.

Kings County recently adopted an ordinance that governs hemp cultivation, and the ordinance impacts CVF's plan to grow hemp.

Since the County's hemp ordinance affects CVF's income, CVF has requested that the rent payment due on July 1, 2019, which totals one hundred sixty thousand dollars (\$160,000.00), be postponed by one hundred twenty (120) days.

If the Council approves the attached Second Amendment to Agricultural Lease, the 2019 rent payment will be due on October 29, 2019. If CVF fails to pay the rent in full by that date, a ten

percent (10%) late fee will apply, and the unpaid balance will accrue interest at the rate of one and one-half percent (1.5%) per month.

The 2020 rental payment will be due, in full, on July 1, 2020, and subsequent payments will be due on July 1 of each following year.

Copies of the Agricultural Lease and First Amendment to Agricultural Lease are attached.

FISCAL IMPACT:

ATTACHMENTS:

PFA Energy Solutions Ag Lease 7.1.18

PFA Energy Solutions First Amendment Ag Lease 2.1.19

PFA Energy Solutions Second Amendment to Ag Lease

AGRICULTURAL LEASE

THIS AGRICULTURAL LEASE ("Lease") is effective the 1st day of July, 2018, is by and between the CITY OF HANFORD, a municipal corporation ("Lessor"), and PFA ENERGY SOLUTIONS LLC, a Wyoming limited liability company ("Lessee").

WITNESSETH; That;

In consideration of the mutual covenants set forth herein between the parties, the parties hereto agree as follows:

1. **Lease of Real Property.** Lessor hereby leases to Lessee and Lessee hereby hires from Lessor on the terms and conditions set forth in this Lease, approximately 1,600 acres of real property situated in the County of Kings, State of California, and more particularly described in Exhibit "A", which is attached hereto and made part hereof ("**Premises**").
2. **Disclaimer of Warranty-Soil.** Lessor makes no warranty of soil suitability for the growing of crops which the Lessee is authorized to grow under this Lease nor any warranty as to the suitability or productivity of such soil.
3. **Lease Subject to Existing Rights of Others.** This Lease is subject to: (a) all existing easements, servitudes, licenses, and rights of way for canals, ditches, levies, roads, highways and telephone and electric power lines and railroads, pipelines and other purposes, whether recorded or not; and (b) the rights of Lessor under any existing or future oil, gas, or mineral lease or leases affecting the entire or any portion of the Premises, whether recorded or not. Lessee shall have no right, title and interest, in any way, to any oil, gas, or mineral rights presently existing or to be existing on or about said Premises.
4. **Term.**
 - A. The term of this Lease shall commence on July 1, 2018 and shall continue for a period of ten (10) years, terminating on June 30, 2028 ("**Initial Term**").
 - B. If Lessee is not in default upon the expiration of the Initial Term, the term of this Lease shall be extended at the option of Lessee, an additional ten (10) years. If the term of this Lease is extended pursuant to this subsection B., the total term of the Lease shall be twenty (20) years. If Lessee is in default at the end of the Initial Term, this Lease shall automatically expire at the end of the Initial Term.
5. **Rent.**

Attachment: PFA Energy Solutions Ag Lease 7.1.18 (Admin: Amendment to Central Valley Farming, LLC Lease)

- A. Lessee agrees to and shall pay Lessor Fifty Dollars (\$50.00) per acre as annual rent for the Premises in advance on July 1, 2018, for total of Eighty Thousand Dollars (\$80,000.00). For purposes of calculating rental amounts, the parties agree that the Premises are comprised of one thousand, six hundred (1,600) acres.
 - B. Beginning on July 1, 2019, the rental rate paid by Lessee shall increase by Fifty Dollars (\$50.00) per acre each year that this Lease remains in effect; provided however, adjustments to the rental rate shall cease when the rate reaches One Thousand Dollars (\$1,000.00) per acre.
 - C. The rent shall be paid by Lessee, without deduction, offset, prior notice or demand, in lawful money of the United States of America, which shall be legal tender at the time of payment, at the office of Lessor or at such other place as Lessor may, from time to time, designate in writing.
6. **Late Charge and Interest.** Lessee acknowledges that late payment by Lessee to Lessor of rent or any other amount due under this Lease will cause Lessor to incur costs not contemplated by this Lease, the exact amount of such cost being extremely difficult and impracticable to fix. Therefore, if any installment of rent or any other amount due from Lessee is not received by Lessor within ten (10) days from the date when said rent or other amount was due, Lessee shall pay to Lessor the additional sum of ten percent (10%) of the overdue rent or other amount as a late charge. The parties agree that this late charge represents a fair and reasonable estimate of the cost that Lessor will incur by reason of late payment by Lessee. Acceptance of any late charge shall not constitute a waiver of Lessee's default with respect to the overdue amount or prevent Lessor from exercising any of the other rights and remedies available to Lessor. Also, any installment of rent that Lessee fails to pay within ten (10) days of the date on which payment is due shall accrue interest at the rate of one and one-half percent (1.5%) per month or the maximum rate allowed by law, whichever is less.
7. **Use.** The Premises shall be used for agricultural purposes only and for no other purpose whatsoever; provided however, Lessee shall not plant permanent crops at the Premises. Lessee agrees to farm the Premises in accordance with good husbandry and generally accepted farming practices in the area and agrees to keep the Premises and, in particular, the ditches, rights of ways and areas under or around fences, free of noxious weeds, grasses and brush. Lessee shall, at its sole cost and expense, apply soil supplements as necessary to maintain and improve the integrity of the soil of the Premises. In the event that Lessee does not farm the Premises in accordance with generally accepted farming practices in the area, Lessor may, after reasonable notice to Lessee and after Lessee's failure to do so within ten (10) days after the date of such notice, implement such generally accepted farming practices at Lessee's expense.
8. **Improvements by Lessor or Lessee.**
- A. Except as otherwise provided herein, Lessor shall not be obligated to make

any improvements, alterations or repairs to the Premises or any portion thereof, or pay or reimburse Lessee for any part of the cost thereof.

- B. Lessee acknowledges that the Premises lack water wells. Landlord will have no obligation to drill a water well or take any other action to cause a source of water to be available to the Premises.

9. **Utilities and Miscellaneous Expenses.**

- A. Lessee shall pay (before delinquency) any and all costs and assessments for water and irrigation, whether district water, canal or ditch water or pump water including, but not limited to, the payment of all canal or ditch company assessments. Lessee shall irrigate the Premises in accordance with generally accepted farming practices in the area.
- B. Lessee shall be responsible for the payment of any increase in the real property taxes for the Premises as a result of Lessee's improvement of the Premises.
- C. Lessee shall be responsible for and shall promptly pay for all labor, farm implements, tools, seed, electricity, gas, harvesting expenses, chemicals, sprays, fertilizers, soil amendments, and any and all other materials and services of whatsoever kind or nature which may be used for the planting, cultivation, irrigation, production and harvesting of the crops on the Premises and in the performance of Lessee's other obligations under this Lease, and Lessor shall not be liable for any part thereof.

10. **Repairs and Maintenance.**

- A. Lessee shall care for both the Premises and the approaches to and appurtenances of the Premises including, but not limited to, all fences, corrals (if any), ditches and roadways and shall maintain them in the same order and condition in which received, ordinary wear and tear excepted.
- B. Lessee shall be solely responsible for maintaining and repairing any improvements that Lessee constructions or installs on the Premises.

11. **Improvements and Waste.** Lessee shall not construct any improvements on the Premises or make any alterations in any existing improvements without the prior written consent of Lessor, which shall not be unreasonably withheld. Lessee hereby acknowledges and agrees that any and all improvements and equipment placed upon or affixed to the Premises by Lessee shall become the sole property of Lessor upon termination of this Lease and shall not be removed by Lessee without the express written consent of Lessor. Lessee shall not commit or permit or suffer the commission of any waste upon or do or permit or suffer any damage to be done on the Premises.

12. **Compliance with the Law.** In all operations under this Lease or on the Premises,

Lessee shall, at its own expense, promptly comply with any and all laws, ordinances, rules, regulations, requirements and orders whatsoever, present or future, of the national, state, county or municipal government or any other governmental jurisdiction which may, in any way, apply to the use, maintenance or occupation or other operation on the Premises or the production of crops thereon or for the sale or other disposition of such crops.

13. **Relationship of Parties.** At all times herein mentioned and while Lessee is planting, propagating, harvesting, or performing any other activity under this Lease or in connection with the Premises, Lessor and Lessee's relationship shall be one of landlord and tenant. Lessee is not an agent, employee, representative, co-venturer, or partner of Lessor. Any persons employed by Lessee on or in connection with the Premises shall be the Lessee's employees or agents and shall not be the employees (either regular or special) or agents of Lessor.
14. **Use of Effluent.**
 - A. Lessee acknowledges that Lessor acquired the Premises as a potential location for the discharge of effluent from the City of Hanford Waste Water Treatment Plan ("**Treatment Plant**"). Lessee further acknowledges that effluent is not currently transported to the Premises and that Lessor is under no duty or obligation to supply effluent to the Premises but may elect to do so in the future.
 - B. In the event Lessor elects to transport effluent to the Premises from the Treatment Plant, Lessee agrees that it shall receive and spread upon the Premises the effluent from the Treatment Plant ("**Effluent**") as the same is transported to the Premises.
 - C. Lessee's use of Effluent upon the Premises shall be in conformance with any and all permits or approvals issued by applicable governmental agencies which regulate the use of the Effluent upon the Premises and in a manner consistent with all applicable laws, statutes, rules, regulations, and ordinances.
 - D. Lessor will notify Lessee in writing ("**Effluent Notice**") if it becomes desirable to Lessor to transport Effluent to the Premises. Lessor and Lessee will confer within fifteen (15) calendar days of Lessee's receipt of the Effluent Notice from Lessor, and Lessor and Lessee will, in good faith, negotiate the terms under which the infrastructure improvements needed to transport the Effluent from the Treatment Plant to the Premises ("**Improvements**") will be constructed. The following terms shall be the basis for such negotiations: (i) Lessee will submit design plans for the Improvements, which shall be prepared by a licensed professional, to Lessor for review and approval before construction commences; (ii) Lessee shall construct the Improvements at its initial cost; (iii) Lessee's total cost to construct the Improvements will be amortized over a ten (10) year period and will be credited equally against the annual rental

installments paid by Lessee over a ten (10) year period; (iv) the amount reimbursed to Lessee shall be the total amount paid by Lessee for construction of the Improvements and will not include interest; and (v) the rent installment due immediately following Lessor's written acceptance of the Improvements shall be the first (1st) of ten (10) rental installments against which the amortized construction costs will be credited.

- E. Should Lessor and Lessee be unable to successfully negotiate terms under which Lessee constructs the Improvements, this Lease will remain in full force and effect, and Lessor may, but will not be required to, construct such improvements at Lessor's sole cost, and Lessee will accept all Effluent that is transported to the Premises from the Treatment Plant.
- F. Lessor shall be responsible for complying with any requirements of the California Regional Quality Control Board ("**Regional Board**") regarding monitoring the use of the Effluent upon the Premises and providing quarterly reports to the Regional Board ("**Quarterly Reports**"). However, at least seven (7) days prior to the date that any Quarterly Report is due, Lessee shall provide to Lessor a written report for the same quarter as the Quarterly Report identifying: (i) the amount of well, canal or ditch water applied upon the Premises during such quarter; and (ii) the amount of chemical fertilizer applied to the Premises during such quarter. The failure of Lessee to provide such written Quarterly Report to Lessor within the time period identified in this subsection, shall constitute a material breach of this Lease.

15. **Use of Biosolids.** Lessee agrees that it shall receive, if Lessor elects to provide, upon the Premises biosolids from the Treatment Plant up to the amount that would be used in accordance with generally accepted good farming practices in the area for double cropping the Premises during each year of the term of Lease. Lessor shall pay the cost of transporting the biosolids to the Premises and spreading the same upon the Premises. Prior to the spreading of biosolids upon the Premises, Lessor shall obtain all permits and approvals required in order to allow the spreading and use of biosolids upon the Premises. Lessor shall indemnify, defend and hold Lessee harmless from any and all damages, losses and claims (including, without limitation, reasonable attorneys' fees and expenses) resulting from or during: (i) the transportation of biosolids from the Treatment Plant to the Premises; or (ii) any claims of third parties for damage caused by the content of the biosolids. Lessee shall indemnify, defend and hold Lessor and its appointed and elected officials, officers, employees, agents, and volunteers, and each of them, harmless from any and all damages, losses and claims (including, without limitation, reasonable attorneys' fees and expenses) resulting from: (i) the use of biosolids upon the Premises by Lessee in violation of any permits or approvals obtained by Lessor to allow the spreading and use of the biosolids on the Premises issued by applicable governmental agencies which regulate the use of the biosolids by lessees; or (ii) the transportation by Lessee of the biosolids from the Premises. The indemnity provisions of this section shall survive the termination of this Lease. Lessee's use of the biosolids upon the Premises shall

be in conformance with any and all permits and approvals obtained by Lessor issued by applicable governmental agencies which regulate the use of biosolids upon the Premises.

16. **Taxes and Liens.**

- A. Lessee agrees to pay and discharge, at maturity, all taxes or assessments levied or assessed against any personal property put or placed by Lessee on or in the Premises and not allow any liens or encumbrances to be placed or remain against its property on the Premises or against the Premises insofar as such liens or encumbrances may be asserted by reason of Lessee's acts or occupation or use of said Premises. Payment of all such taxes, as set forth above, shall be the sole and separate responsibility of Lessee. Lessee agrees to keep the Premises and all improvements thereon, free from all liens and claims of mechanics, laborers, materialmen and others for work done and materials furnished to Lessee, and Lessee shall not create or suffer to be created any lien or encumbrance on the Premises.
- B. Lessor will promptly pay all real property taxes charged by Kings County as a result of Lessor's ownership of the Premises.

17. **Insurance.**

- A. Lessee will, during the term of this Lease, maintain insurance coverage which shall be at least as broad as:
 - (1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence and FOUR MILLION (\$4,000,000) aggregate. Alternatively, Lessee may maintain a CGL policy with limits of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence *and* an umbrella coverage policy with coverage limits of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) and which has a scope of coverage as broad as Lessee's CGL policy.
 - (2) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Lessee has no owned autos, hired (Code 8), and non-owned autos (Code 9), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage
 - (3) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a

limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

If Lessee maintains higher limits than the minimums shown above, Lessor requires and shall be entitled to coverage for the higher limits maintained by Lessee.

- B. Lessee's deductible amounts must be approved by Lessor. Lessor may require Lessee to purchase coverage with a lower deductible.
- C. Lessee's insurance policies are to contain, or be endorsed to contain, the following provisions:
 - (1) Lessor and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy. General liability coverage can be provided in the form of an endorsement to Lessee's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to Lessor and its officers, officials, employees or volunteers.
 - (2) For any claims related to this Lease, Lessee's insurance coverage shall be the primary insurance as respects Lessor and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Lessor and/or its officers, officials, employees, or volunteers shall be in excess of Lessee's insurance and shall be non-contributory.
 - (3) Each insurance policy required above shall provide that coverage shall not be canceled, except with written notice to Lessor.
- D. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.
- E. Lessee shall furnish Lessor with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by Lessor before Lessee takes possession of the Premises. However, failure to obtain the required documents prior to Lessee taking possession of the Premises shall not waive Lessee's obligation to provide them. Lessor reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
- F. Lessee hereby grants to Lessor and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Lessee may acquire against Lessor and/or its officers, officials, employees, and

volunteers by virtue of the payment of any loss under such insurance. Lessee agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not Lessor has received a waiver of subrogation endorsement from the insurer.

- G. Lessor reserves the right to modify the insurance requirements contained in this Lease at the beginning of the ten (10) year extension term, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.
 - H. Lessee shall obtain, at Lessee's sole cost, insurance coverage on Lessee's property and improvements at their full replacement value. Lessor will not be responsible for obtaining insurance on Lessee's property and improvements.
18. **Indemnification.** Except as otherwise set forth in Section 15 of this Lease, Lessee agrees to defend, protect, indemnify and hold harmless Lessor and its elected and appointed officials, officers, employees, agents, and volunteers, and each of them, from and against any and all liabilities, losses, damages, costs, expenses, any and all attorney's fees and expenses of Lessor, causes of action, suits, claims, demands or judgments of any nature whatsoever relating to or arising from: (i) any work or thing done during the Lease term in, on or about the Premises or any part thereof by Lessee, its agents, contractors, servants, employees, licensees or invitees; (ii) injury to or the death of persons or damage to property during the Lease term on the Premises or adjoining ditches, rights of way, fences, canals, levies, roads, highways and the like, or in any manner arising out of or connected with the use, nonuse, condition, possession, operation, maintenance, management or occupation of the Premises by Lessee, or any of its agents, contractors, servants, employees, licensees or invitees during the Lease term or resulting from the condition thereof; (iii) any negligence or intentional misconduct on the part of Lessee or any of its agents, contractors, servants, employees, licensees or invitees; (iv) violation by Lessee or any of its agents, contractors, servants, employees, licensees or invitees of any covenant or restriction or any governmental restriction, statute, charter law, rule, ordinance or regulation affecting the Premises or the ownership, occupancy or use thereof; and (v) the occurrence of any event of default as described in Section 26 below, provided such losses, claims or expenses are not caused in any part by the willful misconduct or gross negligence of Lessor, its agents or employees. The provisions of this Section 18 shall survive the termination of this Lease.
19. **Entry by Lessor.** Lessee shall permit Lessor and Lessor's agents and assigns, at all reasonable times, to enter the Premises and to use the roads established on the Premises now or in the future for the purpose of inspection, compliance with the terms of this Lease, exercise of all rights under this Lease, posting of notices and all other lawful purposes. Lessee shall supply Lessor and Lessor's agents and assigns with keys and other instruments necessary to affect entry on the Premises.
20. **Surrender Upon Termination.** Whenever any lands constituting all or any part

of the Premises shall cease to be subject to this Lease by lapse of time, termination or otherwise, Lessee shall promptly and peacefully surrender up the possession of all such lands and all improvements thereon to the Lessor in as nearly their original condition as may be practicable, considering Lessee's improvements thereon and reasonable use thereof and, if requested by Lessor, shall duly and promptly execute, acknowledge and deliver to Lessor a good, sufficient and recordable quitclaim deed covering all rights of Lessee in and to such lands.

21. **Holding Over.** In the event Lessee holds over and remains in possession of the Premises or any part thereof after expiration of this Lease with the express consent of Lessor, such holding over shall be construed to be a month-to-month tenancy only with rent payable at the times and in the amounts specified by Lessor. Such tenancy shall be subject to all terms and conditions of this Lease.
22. **Assignment and Subletting.**
 - A. Lessee may assign its rights hereunder or sublease the Premises to an Affiliate (defined below) of Lessee as long as such successor-in-interest confirms in writing that it shall be bound by the terms of this Lease and Lessee guarantees in writing the Affiliate's performance hereunder.
 - B. The term "**Affiliate**" means any person or entity directly or indirectly Controlling, Controlled by or under common Control with the person or entity to which such term applies. "**Control**," as applied to any person or entity, means the possession, directly or indirectly, of the power to direct or cause the direction of the management, policies and decision-making of such person or entity, whether through the ownership of voting interests or by contract or otherwise, including, without limitation, the possession of direct or indirect equity or beneficial interests in at least ten percent (10%) of any entity, or voting control of any entity.
 - C. No assignment of this Lease or sublease of the Premises by Lessee shall release Lessee from the obligations imposed upon Lessee hereunder.
23. **Nonwaiver.** The failure or omission of Lessor to terminate this Lease for any violation of any of its terms, conditions or covenants by Lessee shall in no way bar, stop or prevent Lessor from terminating this Lease thereafter, either for such or any other subsequent violation of any such term, condition or covenant of this Lease. The acceptance of rent hereunder shall not be, or construed to be, a waiver of any breach of any term, covenant or condition of this Lease by Lessor.
24. **Time is of the Essence.** Time is hereby expressly declared to be of the essence of this Lease and of each and every provision hereof and each such provision is hereby made and declared to be the material, necessary and essential part of this Lease.
25. **Insurance Hazards.** Lessee shall not use the Premises or permit others to use the

Premises, nor permit acts that will increase the existing rates of insurance on the improvements on the Premises, or cause a cancellation of any insurance policy covering in whole or in part any improvements on the Premises; nor shall Lessee sell or permit to be kept, used or sold, in or about the Premises, any article that is prohibited by the standard form of insurance policies. Lessee shall comply with all requirements, applying to the Premises of any insurance organization or company, necessary for the maintenance of reasonable fire and public liability insurance covering the improvements on the Premises.

26. **Default.** The occurrence of any one or more of the following events shall constitute a default hereunder by Lessee:
- A. The failure of Lessee to observe or perform any covenant or provision of this Lease, whether express or implied, required to be observed or performed by Lessee when such failure shall continue for a period of fifteen (15) days or such shorter period as may be expressly provided herein after the date written notice thereof from Lessor to Lessee; provided, however, that such notice shall be in lieu of and shall not be in addition to any notice required under California Code of Civil Procedure Section 1161.
 - B. Abandonment of the Premises by Lessee for a continuous thirty (30) day period.
 - C. Lessee's application for or consent to the appointment of a receiver, trustee or liquidator of all or of a substantial portion of its assets; making a general assignment for the benefit of creditors; being adjudicated as bankrupt or becoming insolvent; filing a voluntary petition in bankruptcy or filing a petition or answer seeking reorganization or a rearrangement with creditors or seeking to take advantage of any other law (whether federal or state) relating to relief of debtor; suffering or permitting to continue unstayed and in effect for ten (10) consecutive days any judgment, decree or order entered by a court of competent jurisdiction which approves the petition seeking reorganization of Lessee or which appoints a receiver, trustee or liquidator of Lessee for all or a part of any of its assets; and an attachment, execution or judicial seizure of all or substantially all of Lessee's assets or of Lessee's interest in this Lease which such seizure is not discharged within ten (10) days.
 - D. Lessee's dissolution as a business entity.

27. **Termination Provisions.** Lessee shall have the right to terminate the lease at anytime with 120 days advance notice, during the term of the lease if local, state, or federal law changes to prohibit or restrict the cultivation, transportation, selling, or harvesting of industrial hemp at anytime during the term of this lease.

28. **Remedies.** Upon the occurrence of any event or default set forth above, in addition to any other remedies available to Lessor at law or in equity or under this Lease:

- A. Lessor shall have the immediate option to terminate this Lease and all rights of Lessee by giving Lessee written notice of such election to terminate. In the event that Lessor shall elect to so terminate this Lease, then Lessor may recover from Lessee all damages specified or permitted under California Civil Code Section 1951.2, including, without limitation, the worth at the time of award of the amount by which unpaid rent for the balance of the term after the time of award exceeds the amount of such rental loss that Lessee proves could be reasonably avoided. Lessor may relet the entire or any part of the Premises for such terms (which may extend beyond the term of this Lease) and at such rentals and other conditions as Lessor in Lessor's sole discretion deems advisable; Lessor's reletting of the Premises shall not waive or affect any rights that Lessor may have against Lessee. On each such reletting:
 - (1) Lessee shall immediately become liable for payment to Lessor of:
 - (i) Lessor's reasonable expenses of reletting and making replacements and repairs in order to restore the Premises to their present condition, reasonable wear and tear excepted, (ii) the amount of rent specified in this Lease and (iii) all other amounts due under the Lease; and
 - (2) At Lessor's option, rents received by Lessor from reletting shall be applied, first, to the payment of any indebtedness, except rent, due under this Lease from Lessee to Lessor; second, to the payment of expenses of reletting and the alterations and repairs; third, to the payment of rent due under the Lease and unpaid.
- B. Upon the occurrence of any event of default and termination of this Lease by Lessor, Lessor shall have the right to reenter the premises and remove all persons and property and store the same at Lessee's expense and for its account. Lessor may also take possession of all crops, both harvested and unharvested, and shall become the owner of all crops of which Lessor has so taken possession without being obligated to compensate Lessee in any way for them. In the event Lessor takes possession of the Premises and crops as provided herein, Lessee shall be liable to Lessor for all cultural costs incurred by Lessor to cultivate and harvest said crop in excess of any amounts received by Lessor, if any, from the sale of the crop. Lessee hereby waives all claims for damages which may be reasonably caused by Lessor's reentering and taking possession of the Premises, removing or storing the property of Lessee and cultivating and harvesting Lessor's crop as hereinafter provided, to the extent that such damages are not caused by the intentional misconduct or gross negligence of Lessor or its agents or employees, and Lessee shall hold Lessor harmless from all reasonable

loss, costs or damages occasioned by Lessor thereby, and no such reentry shall be considered or construed as a forcible entry.

- C. In the event of a default and abandonment of the Premises by Lessee, then if Lessor does not elect to terminate this Lease as provided in subsection A. above, Lessor will have the remedy described in California Civil Code Section 1951.4 (Lessor may continue this Lease in effect after Lessee's breach and abandonment and recover rent as it becomes due, if Lessee has the right to sublet or assign, subject only to reasonable limitations).
- D. No reentry or taking of possession of the Premises by Lessor shall be construed as an election by Lessor to terminate this Lease unless written notice of such an intention to terminate is given to Lessee or the Lease is declared to be terminated by Lessor.

The foregoing remedies of Lessor shall not be exclusive but shall be cumulative and in addition to all rights and remedies now or hereafter received or allowed by law.

29. **Notice.** Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, properly addressed to the party to receive such notice at the last address furnished for such purposes by the party to whom notice is directed and addresses as follows:

If to Lessor:

City of Hanford
Attn: Utilities and Engineering Director
900 S. 10th Ave.
Hanford, CA 93230

If to Lessee:

PFA Energy Solutions, LLC
Attn: Mark Mendes
12499 Idaho Ave.
Hanford, CA 93230

30. **Environmental Matters.**

- A. **Compliance with Environmental Law.** Lessee shall at all times and in all respects comply with all federal, state and local laws, ordinances and regulations (collectively "**Hazardous Materials Laws**") relating to industrial and agricultural hygiene, environmental protection or use, analysis, generation, manufacture, storage, disposal, or transportation of any hazardous, toxic, contaminated or polluting materials, substances or wastes, including without limitation, any "pesticides," "herbicides," "petroleum products," "hazardous substances," "hazardous waste," "hazardous materials," or "toxic substances" (collectively "**Hazardous**

Materials”). The term “Hazardous Materials” does not include any Effluent or biosolids applied to the Premises in accordance with the provisions of this Lease.

- B. **Hazardous Materials Handling.** Lessee shall at its own cost, procure and maintain in effect during the entire term of this Lease or any extension thereof, and comply with all conditions of any and all permits, licenses or government and regulatory approvals required for Lessee’s use, analysis, generation, manufacture, storage, disposal or transportation of the Hazardous Materials on or from the Premises. Lessee shall cause any and all Hazardous Materials removed from the Premises to be removed and transported solely by duly licensed haulers to duly licensed facilities for final disposal of such materials and waste. Lessee shall in all respects use, handle, treat, deal and manage any and all Hazardous Materials in, on, under or about the Premises in total conformity with all applicable Hazardous Materials Laws and pursuant to prudent industry and agricultural practices. Upon expiration or earlier termination of the term of this Lease or any extension thereof, Lessee shall cause all Hazardous Materials to be removed from the Premises and transported for use, storage or disposal in accordance and in compliance with all applicable Hazardous Material Laws. Lessee shall not take any remedial action in response to the presence of any Hazardous Materials in or about the Premises or any building, or enter into any settlement agreement, constant decree or other compromise in respect to any claims relating to any Hazardous Materials in any way connected with the Premises, without first notifying Lessor of Lessee’s intention to do so and affording Lessor ample opportunity to appear, intervene or otherwise appropriately assert and protect Lessor’s interest with respect thereto.
- C. **Notices.** Lessee shall immediately notify Lessor in writing of: (i) any enforcement, clean up, removal or other governmental or regulatory action instituted, completed or threatened pursuant to any Hazardous Materials Laws; (ii) any claim made or threatened by any person against Lessee or the Premises relating to damage, contribution, cost recovery compensation, loss or injury resulting from or claimed to result from any Hazardous Materials; and (iii) any reports made to any governmental agency arising out of or in connection with any Hazardous Materials used or stored upon or removed from the Premises, including any complaints, notices, warnings or asserted violations in connection therewith. Lessee shall also supply to Lessor as promptly as possible, and in any event within five (5) days after Lessee first receives or sends the same, with copies of all claims, reports, complaints, notices, warnings or asserted violations relating in any way to the Premises or Lessor’s use thereof. Upon Lessor’s request, Lessee shall promptly deliver to Lessor copies of hazardous waste manifests reflecting the legal and proper use and disposal of all Hazardous Materials used or removed from the Premises.
- D. **Indemnification of Lessor.** Lessee shall indemnify, defend (by counsel

reasonably acceptable to Lessor), protect and hold Lessor, its officials, officers, employees, agents, attorneys, successors, assigns, and officials, free and harmless from and against any and all claims liabilities, penalties, forfeitures, losses or expenditures (including attorneys' fees) or death of or injury to any person or damage to any property whatsoever, arising from or caused in whole or in part, directly or indirectly, by: (i) the presence in, on, upon or about the Premises or a discharge in or from the Premises of any Hazardous Materials caused by Lessee or Lessee's use, analysis, storage, transportation, disposal, release, threatened release, discharge or generation of Hazardous Materials to, in, on, upon, about or from the Premises or (ii) Lessee's failure to comply with any Hazardous Materials Law; provided such loss, damage or claim is not the direct and sole result of the use of the Premises by Lessor subsequent to termination of this Lease or the conduct or actions of Lessor, its agents, or employees. Lessee's obligations hereunder shall include, without limitation and whether foreseeable or unforeseeable, all costs of any required or necessary repair, clean up or detoxification or decontamination of the Premises and the preparation and implementation of any closure, remedial action or other required plans in connection therewith and shall survive the expiration or earlier termination of the term of this Lease or any extension thereof.

31. **Attorney's Fees.** If any arbitration is initiated or an action at law or in equity is necessary to enforce or interpret the terms of this Lease, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Lease, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court for the County of Kings, State of California, for any proceeding arising hereunder.
32. **Sole and Only Agreement.** This Lease supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to their rights and obligations as identified in this Lease and contains all of the covenants and agreements between the parties with respect to said rights and obligations under this Lease in any manner whatsoever. Each party to this Lease acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Lease, and no other agreement, statement or promises shall be valid or binding.
33. **Invalidity.** If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.
34. **Successors and Assigns.** Subject to Section 22 of this Lease, this Lease shall be binding upon and shall inure to the benefit of the heirs, executors, administrators,

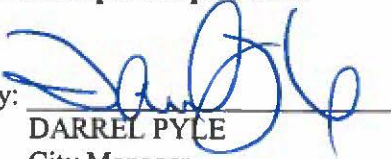
successors and assigns of the parties hereto.

35. **Amendment.** No change, amendment or modification of this Lease shall be valid unless the same be in writing and signed by the parties hereto.
36. **Governing Law.** This Lease shall be construed and governed pursuant to the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Lease effective on the day and in the year first set forth above.

LESSOR:

**City of Hanford,
a municipal corporation**

By: 

DARREL PYLE
City Manager

LESSEE:

**PFA ENERGY SOLUTIONS LLC
a Wyoming limited liability company**

By: 

MARK MENDES
Managing Member

Attachment: PFA Energy Solutions Ag Lease 7.1.18 (Admin: Amendment to Central Valley Farming, LLC Lease)

EXHIBIT "A"
(Legal Description of Premises)

Location:

Hanford, California 93230
Kings County

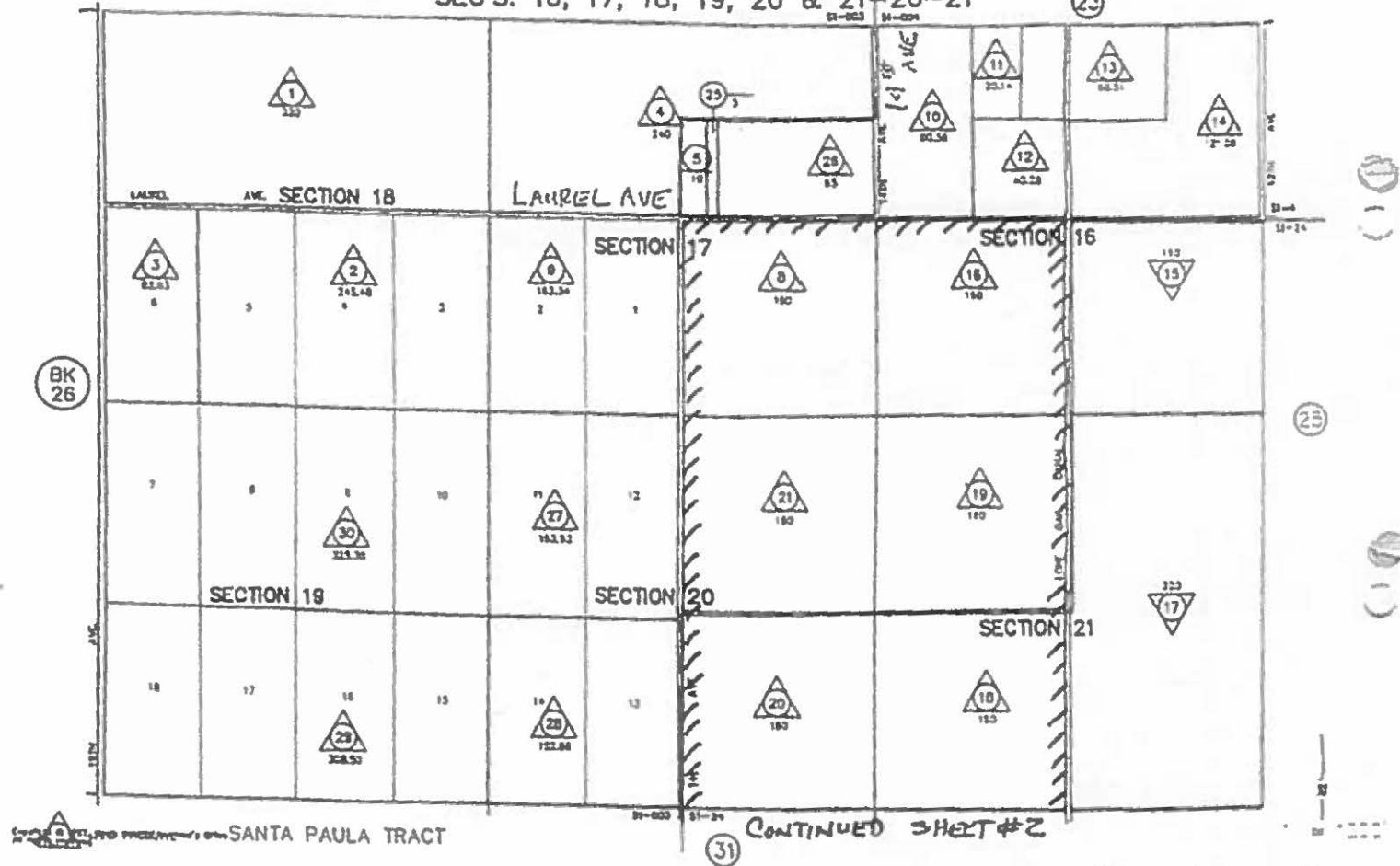
SE 14 ½ Ave and Laurel Ave to NE 14 ½ and Manteca Ave

Southeast ¼ Section 17, Township 21S, Range 21E; 160 Acres
Southwest ¼ Section 16, Township 20S, Range 21E; 160 Acres
Northeast ¼ Section 20, Township 20S, Range 21E; 160 Acres
Northwest ¼ Section 21, Township 20S, Range 21E; 160 Acres
Southeast ¼ Section 20, Township 20S, Range 21E; 160 Acres
Southwest ¼ Section 21, Township 20S, Range 21E; 160 Acres
Northeast ¼ Section 29, Township 20S, Range 21E; 160 Acres
Northwest ¼ Section 28, Township 20S, Range 21E; 160 Acres
Southeast ¼ Section 29, Township 20S, Range 21E; 160 Acres
Southwest ¼ Section 28, Township 20S, Range 21E; 160 Acres

Attachment: PFA Energy Solutions Ag Lease 7.1.18 (Admin: Amendment to Central Valley Farming, LLC Lease)

KINGS COUNTY ASSESSOR'S MAP
SEC'S. 16, 17, 18, 19, 20 & 21-20-21

was used in FBI MEMORANDUM DATED MAY 17 1977 TO DC CONTAINING A SUMMARY OF THE LEGAL OPINIONS OF MEMBERS OF LIAISON FOR PURPOSES OF ISSUING AN MEMORANDUM TO ATLANTA, 1977



|||| DENOTES LIMITS OF REAL PROPERTY

EXHIBIT A

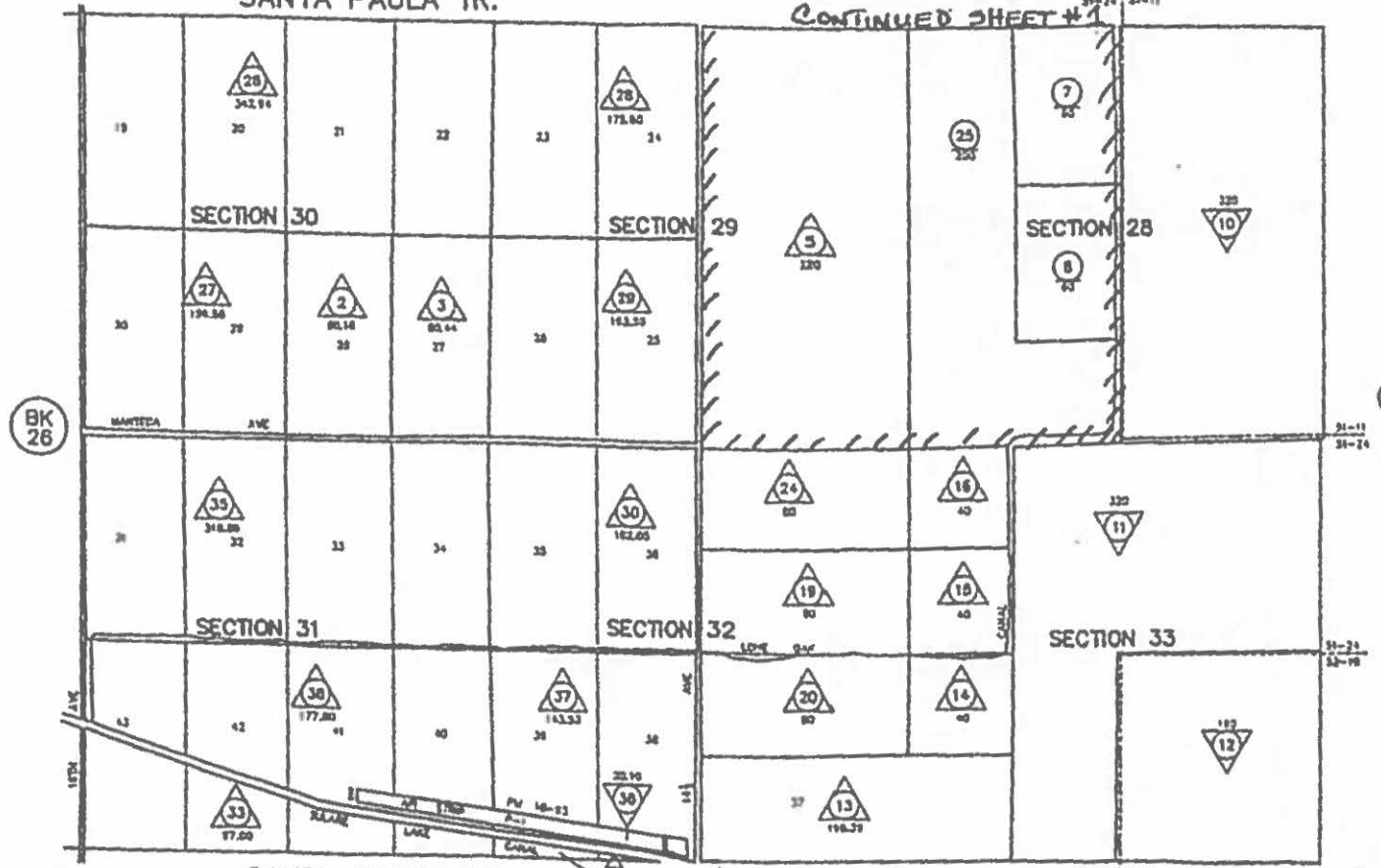
THIS MAP IS FOR ADEQUACY PURPOSES ONLY
IT IS NOT TO BE CONSIDERED AS PROVIDING
LEGAL DETERMINATION OF BOUNDARIES OR LOTS FOR
PURPOSES OF RECORDING OR SUBDIVISION LINES
JANUARY, 1997

KINGS COUNTY ASSESSOR'S MAP SEC'S. 28, 29, 30, 31, 32 & 33-20-21

28-31

SANTA PAULA TR.

CONTINUED SHEET #1



SANTA PAULA TR.

LLLL DENOTES LIMITS OF REAL PROPERTY

6/12/2018 10:02 AM

Page 19 of 19

Attachment: PFA Energy Solutions Ag Lease 7.1.18 (Admin: Amendment to Central Valley Farming, LLC

FIRST AMENDMENT TO AGRICULTURAL LEASE

THIS FIRST AMENDMENT TO AGRICULTURAL LEASE (“**Amendment**”) is made the 1st day of February, 2019, by and between the CITY OF HANFORD, a municipal corporation (“**Lessor**”), and PFA ENERGY SOLUTIONS, LLC, a Wyoming limited liability company (“**Lessee**”).

WHEREAS, the Lessor and the Lessee entered into an Agricultural Lease Agreement dated July 1st, 2018 (“**Lease**”); and

WHEREAS, the Lessor and Lessee desire to amend the Lease to change the Lessee entity name.

WITNESSETH; That;

In consideration of the mutual covenants set forth herein between the parties, the parties hereto agree to the following changes and modifications to the Lease:

1. **Parties Clause Section** of the Lease is hereby deleted and the new Parties Clause Section is substituted:

THIS AGRICULTURAL LEASE (“**Lease**”) is effective the 1st day of July, 2018, is by and between the CITY OF HANFORD, a municipal corporation (“**Lessor**”), and CENTRAL VALLEY FARMING, LLC, a Delaware limited liability company (“**Lessee**”).

2. **Section 17. G.** of the Lease is hereby deleted and the new Section 17. G. is substituted:

G. Lessor reserves the right to modify the insurance requirements contained in this Lease at the beginning of each ten (10) year extension term, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

3. **Section 29** of the Lease is hereby modified by deleting the Lessee notice address and substituting the following notice address:

If to Lessor:

City of Hanford
Attn: Utilities and Engineering Director
900 S. 10th Ave.
Hanford, CA 93230

If to Lessee:

Central Valley Farming, LLC
Attn: Mark Mendes
12499 Idaho Ave.
Hanford, CA 93230

4. Pursuant to Section 22.A. of the Lease, Central Valley Farming, LLC (CVF) hereby agrees to be bound by the term of the Lease and shall have all rights and responsibilities of Lessee thereunder.
5. Except as modified herein, all other terms and conditions of the Lease will remain in

full force and effect with New Lessee Entity (CENTRAL VALLEY FARMING, LLC). Upon of the execution of this amendment PFA Energy Solutions, LLC is now and forever released from any and all obligations of this Lease.

SIGNATURE PAGE TO FOLLOW

Attachment: PFA Energy Solutions First Amendment Ag Lease 2.1.19 (Admin: Amendment to Central Valley Farming, LLC Lease)

IN WITNESS WHEREOF, the parties have executed this Lease Amendment effective on the day and in the year first set forth above.

LESSOR:

**City of Hanford,
a municipal corporation**

By: 
DARREL PYLE
City Manager

CURRENT LESSEE ENTITY:

**PFA ENERGY SOLUTIONS, LLC
a Wyoming limited liability company**

By: 
MARK MENDES
Member

NEW LESSEE ENTITY:

**CENTRAL VALLEY FARMING, LLC
a Delaware limited liability company**

By: 
JACK P. DELIDDO
Member

Attachment: PFA Energy Solutions First Amendment Ag Lease 2.1.19 (Admin: Amendment to Central Valley Farming, LLC Lease)

SECOND AMENDMENT TO AGRICULTURAL LEASE

* * * * *

This Second Amendment to Agricultural Lease is effective the 6th day of August, 2019. The CITY OF HANFORD, a municipal corporation (“**Lessor**”), and CENTRAL VALLEY FARMING, LLC, a Delaware limited liability company (“**Lessee**”), are parties to that certain Agricultural Lease (“**Lease**”) effective July 1, 2018, the terms of which are incorporated herein by reference.

The parties agree to amend the Lease as follows:

1. The one hundred dollars (\$100.00) per acre rental payment that was due on July 1, 2019, shall be paid to Lessor no later than October 29, 2019. Should the full rental amount not be paid to Lessor on or before such date, a ten percent (10%) late charge shall apply, and, commencing on October 30, 2019, the unpaid amount will bear interest at the rate of one and one-half percent (1.5%) per month or the maximum rate allowed by law, whichever is less.
2. The 2020 rental payment shall be due in full on July 1, 2020, and all subsequent rental payments shall be due in full on July 1 of each successive year.
3. All other terms and conditions of the Lease not otherwise modified by this Second Amendment shall remain in full force and effect throughout the term of the Lease.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Agricultural Lease on the dates identified below.

LESSOR:

CITY OF HANFORD, a municipal corporation

Date: August ____, 2019

By: _____
MIKE OLMOS
Interim City Manager

LESSEE:

CENTRAL VALLEY FARMING, LLC, a Delaware
limited liability company

Date: August ____, 2019

By: _____
JACK P. DELIDDO
Member

Attachment: PFA Energy Solutions Second Amendment to Ag Lease (Admin: Amendment to Central Valley Farming, LLC Lease)



AGENDA STAFF REPORT

MEETING DATE: 8/20/2019	AGENDA SECTION: C
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SUBJECT:

Police: Transition of Part-time Laborer Graffiti/Cart Removal Position to a Full-time Community Enhancement Officer Position.

RECOMMENDATION:

That the City Council by motion, approve the addition of a full time Community Enhancement Officer to the City budget.

BACKGROUND:

The Part-Time Laborer Graffiti/Cart Removal Position has been difficult to fill in the past. It is a part-time position and by its nature the person in that position is always looking for a better opportunity. This position however is very important to the City and impacts the quality of life of its citizens. This position recently became vacant again and is waiting to be filled. This presented an opportunity for us to look at the program and found what we believe to be an opportunity to change this part-time position to a full-time position. We believe this change will bring stability to this position and enable us to provide a higher level of service at a similar or possibly reduced impact to the City budget.

Currently, we have budgeted in the 2019/2020 budget the following;

1. \$12,467.00 For a part-time graffiti position.
 2. \$11,000.00 For graffiti equipment and supplies.
 3. \$79,820.00 For 2 Part-time workers for encampment cleanups, dump fees and equipment.
- For a total of \$103,287.00

We are proposing to eliminate all three part-time positions. We will create a full time Community Enhancement Officer with all of its associated costs under the direction of the Hanford Police Department and working in concert with our H.A.R.T. Team. (Homeless Assistance Resource Team) This new position will address graffiti abatement, shopping cart retrieval and homeless encampment cleanups.

The costs for this position are as follows;

1. \$63,587.00 For the Community Enhancement Officer salary and benefits.
2. \$3000.00 Overtime.
3. \$11,000.00 For equipment and supplies.
4. \$1,200.00 Uniform allowance.
5. \$24,500.00 For dump fees and larger cleanup assistance.

For a total of \$103,287.00

None of the current part-time positions are filled and no one will be displaced by combining these three part-time positions into one full-time position. We also believe that it will allow us to be more responsive and proactive to community issues in regards to these on-going nuisances. A City vehicle is currently being used and will continue to be used by the new abatement officer. Depending upon the needs of the position a vehicle replacement/addition may be requested in future budgets.

All of the monetary figures were reviewed by the Finance Department.

FISCAL IMPACT:

No fiscal impact changes will be covered by current budget.

ATTACHMENTS: