



STAFF REPORT

TO: Honorable Mayor and Council members
 FROM: Kenneth McDonald, City Manager
 DATE: March 16, 2015
 SUBJECT: Rodeo Grounds Rental Update

RECOMMENDATIONS:

1. Direct staff to proceed with rental of the facility.
2. Direct staff regarding enforcement issues.

HISTORY:

At the last Council meeting, the number of events and the committee recommendations were accepted. Staff has since reserved the accepted dates for the Rodeo Grounds as follows:

Jarriepo Date

Sunday April 12, 2015
 Sunday May 24, 2015
 Sunday June 14, 2015
 Sunday August 15, 2015
 Saturday September 20, 2015

Reservation for Promoter (Facility Renter)

Victor Arreola
 Firebaugh Business Association
 Joel Ramirez
 Saldivar Santian
 Saldivar Santian

Other Event Dates

Saturday May 2, 2015
 Saturday October 3, 2015

Type of event

Demolition Derby
 Rotary Calf Roping

DISCUSSION/ENFORCEMENT ISSUES:

Sound meters have been purchased and we will establish some benchmark measurements to address the noise issues from the events. After we have completed our review after two events we will reconvene the committee to discuss our progress and any refinements that will be provided to Council. I am anticipating that we will meet with the committee in June and report back to council in July.

1. Enforcement Issues

The City currently enters into a rental agreement with a promoter who then facilitates the events at the Rodeo Grounds. The rental agreement is made only between the City and the promoter. However, a City permit is issued to the actual users of the Rodeo Grounds for a particular event.

The Rodeo Grounds Committee made several recommendations that would benefit from a clear mechanism for enforcement, including hours and dates of operation, noise/decibel limits, speaker

requirements, band stand maintenance, and dust control. These requirements are addressed in the revised rental agreement and permit conditions prepared by our attorneys.

If these requirements are not followed for a particular event, the City could enforce the terms of the rental agreement against the promoter or the terms of the permit against the users. However, the promoter is not subject to the permit conditions and the users are not subject to the terms of the rental agreement.

In addition, City Police Officers are not authorized to enforce the terms of the rental agreement, which is a private contract between the City and the promoter. City Police Officers are authorized to enforce the terms of the permit, however, against the users of the Rodeo Grounds. This arrangement creates the potential for significant enforcement issues if the terms of the rental agreement or permit are not followed for a particular event.

2. *Possible City Ordinance*

The City Council might consider an ordinance that would address these enforcement issues and which would apply to any person using the Rodeo Grounds, including promoters and users. City Police Officers would then be authorized to enforce the ordinance against any user of the Rodeo Grounds. The ordinance could also make violations of its provisions subject to penalties, including an infraction and/or misdemeanor and administrative citations as provided in the City Code. This would provide clear authority to City Police Officers to enforce the ordinance and would address many of the issues discussed above.

FISCAL IMPACT:

Varied costs depending on the action proposed.



STAFF REPORT

TO: Successor Agency to the Firebaugh Redevelopment Agency
 FROM: Kenneth McDonald, City Manager
 DATE: March 16, 2015
 SUBJECT: Update on new RFP for N Street and remaining Properties

RECOMMENDATION:

Staff will prepare detailed examination for the options at the April 6, 2015 meeting and have actions ready to get Oversight Board (OB) approval at their meeting scheduled for April 16, 2015.

HISTORY / DISCUSSION:

The Council on March 2, 2015, acting as the Successor Agency to the Firebaugh Redevelopment Agency (SA), rejected all proposals received for the properties at 1284 & 1320 N Street. The second action was to create a new Request for Proposals (RFP) to solicit proposals for each property individually and request a minimum investment of \$150,000 pledged to the purchase if paid at fair market value of the appraisal.

The OB previously requested more information on the properties and requested an appraisal, before acceptance/rejection of the proposals and has not formally discussed this item since that action was taken. Any new RFP would have to be approved by both the SA and OB before it can be released.

Staff has investigated several approaches to disposing of the properties and will provide a more detailed analysis at the April 6th meeting. In general, the first approach is the RFP process that was employed previously. The second approach would be to have RSG prepare an Offering memorandum and list the properties on the Real Estate Multiple listing service (MLS) and Loopnet for commercial properties and bring any offers received to the SA for evaluation without any deadlines or proposals needed. This would be closer to a normal commercial property sale. The last option will be to engage a commercial realtor whom would handle all the marketing, listing and show the properties along with present offers to the SA for review/approval. Each of these approaches has their pros and cons which will be examined by the SA at the next meeting,

An appraisal report was ordered for the remaining three properties and should be able to aid the SA in selecting proposals for those properties also. Staff hopes that the information provided at the next meeting will aid the SA in making a decision on how the disposition of each property should be approached. The remaining property appraisal report is scheduled to be completed on April 23, 2015. We expect the first offers to be reviewed at the SA meeting on May 4, 2015.

FISCAL IMPACT:

Proceeds from the sale of the former Redevelopment Agency Properties will be distributed to the taxing entities through the Recognized Obligation Payment Schedule (ROPS) process. All cost to sell the properties is budgeted in the Recognized Obligation Payment Schedule (ROPS) and paid for by the SA. No funds would come from the City's General Fund.



FIREBAUGH POLICE DEPARTMENT

Memo

To: Honorable Mayor Craig Knight and Council Members
From: Salvador Raygoza, Interim Police Chief
cc: Kenneth McDonald, City Manager
Date: 03/11/2015
Re: Hazel Bailey Elementary Traffic

At the last council meeting, City Council member Sablan expressed concern over the traffic in front of Hazel Baily Elementary School, and the safety of students being dropped off during morning hours.

Hazel Bailey is located at 1691 Q Street, and is across the street from the Firebaugh Middle School. The 1600 block of Q Street has one north and one south bound lane. There are three crosswalks located within the 1600 block of Q Street; Q Street/16th Street, Q Street/Saipan Avenue, and one crosswalk in between both 16th Street and Saipan Avenue on Q Street, in front of Hazel Bailey. This crosswalk is utilized as a crossing point between both schools.

The following morning after the meeting, I personally conducted a study of traffic and the manner students were being dropped off; via school bus, parent's vehicle, or carpool. My survey was conducted during a two week period. Most of the traffic ran through the south bound lane and children were dropped off within the *drop off zone* painted yellow curb. Occasionally, I'd observe a parent who would park and allow their child to cross the street outside the crosswalk, and those issues will be address by educating the parent.

I spoke with MOT Director Danny Barragan who explained school staffing. He told me there are four crossing guards; two of which are located in front of the school. There is one crossing guard located at the crosswalk on Saipan Avenue and Landucci. The other crosswalk attendant is located at the entrance of the teachers' parking lot. Mr. Barragan further advised he has not noticed any safety concerns and has not received any complaints from school staff and/or the bus drivers. Moreover, Mr. Barragan has noticed parents no longer stop and park at the curbs painted red. He mentioned police presence and the issuing of citations have offset some of the traffic issues.

I will be present at next council meeting to address any questions, regarding this topic. I hope I have answered your concerns. Thank you again for your open and honest feedback.