

# MEETING AGENDA

The City Council/Successor Agency of the City of Firebaugh

Vol. No. 23/12-18

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**Location of Meeting:** Andrew Firebaugh Community Center  
1655 13<sup>th</sup> Street, Firebaugh, CA 93622  
**Date/Time:** December 18, 2023/6:00 p.m.

## CALL TO ORDER

**ROLL CALL**

Mayor Felipe Perez  
Mayor Pro Tem Elsa Lopez  
Council Member Freddy Valdez  
Council Member Silvia Renteria  
Council Member Brady Jenkins

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Andrew Firebaugh Community Center to participate at this meeting, please contact the Deputy City Clerk at (559) 659-2043. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to the Andrew Firebaugh Community Center.

Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall, in the Deputy City Clerk's office, during normal business hours.

## PLEDGE OF ALLEGIANCE

## APPROVAL OF THE AGENDA

## PRESENTATION

## PUBLIC COMMENT

*Any person or persons wishing to address the City Council on any matter that is not on the agenda may do so at this time. Individuals must limit their comments to three minutes. Issues raised during Public Comments are informational only and the Council cannot take action at this time. All comments should be directed at the Mayor and not at individual Councilmembers or staff members.*

## REORGANIZATION

### 1. REORGANIZATION OF CITY COUNCIL.

A.	New Mayor	Elsa Lopez
B.	New Mayor Pro-Temp	Freddy Valdez

## CONSENT CALENDAR

Items listed on the calendar are considered routine and are acted upon by one motion unless any Council member requests separate action. Typical items include minutes, claims, adoption of ordinances previously introduced and discussed, execution of agreements and other similar items.

### 2. APPROVAL OF MINUTES – The City Council regular meeting on December 4, 2023.

**3. WARRANT REGISTER – Period starting November 1 and ending on November 30, 2023.**

November 2023	General Warrants	#45119 - #45224	\$ 855,944.48
	Payroll Warrants	#72149 - #72178	\$ 226,949.67
	<b>TOTAL</b>		<b>\$ 1,082,894.15</b>

**4. CITY OF FIREBAUGH 2024 HOLIDAY SCHEDULE.**

**5. CITY OF FIREBAUGH 2024 COUNCIL MEETING SCHEDULE.**

**6. CITY OF FIREBAUGH 2024 COMMITTEE ASSIGNMENT.**

**PUBLIC HEARING**

**7. ORDINANCE NO. 23-02 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH AMENDING SECTION 4-2.6.1 OF THE FIREBAUGH MUNICIPAL CODE RELATING TO ITINERANT BUSINESSES – FIRST READING.**

**Recommended Action:** Council receives public comment & waives the first reading Ord. 23-02.

**8. RESOLUTION NO. 23-51 - A RESOLUTION OF THE CITY OF FIREBAUGH APPROVING AND AUTHORIZING BUSINESS LICENSE FEES AND ITINERATE BUSINESS LICENSE FEES.**

**Recommended Action:** Council receives public comment & approves Res. No. 23-51.

**OLD BUSINESS:**

**9. REVIEW AND CONSIDER A WATER / WASTEWATER RATE STUDY COMPLETED BY TUCKFIELD & ASSOCIATES.**

**Recommended Action:** Council receive public comment & approve, give direction to begin the Proposition 218.

**NEW BUSINESS**

**10. THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND APPROVE ELEMENT 7.**

**Recommended Action:** Council receives public comment & approves Element 7 proposal.

**11. RESOLUTION NO. 23-52 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING AND AUTHORIZING A 5% INCREASE IN BASE ANNUAL SALARY OF CITY MANAGER BENJAMIN GALLEGOS BASED ON 2023 PERFORMANCE EVALUATION AND APPROVING A 3% BONUS PAYMENT.**

**Recommended Action:** Council receives public comment & approves Res. No. 23-52.

**12. RESOLUTION NO. 23-53 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE STATE DEPARTMENT OF TRANSPORTATION (CALTRANS) AND THE CITY OF FIREBAUGH RELATED TO IMPROVEMENTS ALONG STATE ROUTE 33.**

**Recommended Action:** Council receives public comment & approves Res. No. 23-53.

13. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE TIME CHANGE OF THE CITY COUNCIL MEETINGS.**

**Recommended Action:** City Council receives comments and takes action.

**SUCCESSOR AGENCY MATTERS**

14. **RESOLUTION NO. 23-54 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2024, THROUGH JUNE 30, 2025, AND THE ADMINISTRATIVE BUDGET FOR JULY 1, 2024, THROUGH JUNE 30, 2025.**

**Recommended Action:** Council receives public comment & approves Re. No. 23-54.

15. **HOUSING SUCCESSOR AGENCY SENATE BILL 341 ANNUAL REPORTS FOR FISCAL YEAR 2022-23.**

**Recommended Action:** Receive & file City of Firebaugh Housing Successor Agency Annual Report FY22-23.

**STAFF REPORTS**

**PUBLIC COMMENT ON CLOSED SESSION ITEM ONLY**

**CLOSED SESSION**

**ANNOUNCEMENT AFTER CLOSED SESSION**

**ADJOURNMENT**

**Certification of posting the agenda**

I declare under penalty of perjury that I am employed by the City of Firebaugh and that I posted this agenda on the bulletin boards at City Hall, December 15, 2023, at 5:00 p.m. by Rita Lozano Deputy City Clerk.



## CITY OF FIREBAUGH

### Notice of City Council Re-organization

As of December 18, 2023

	<u>Name</u>	<u>Term</u>
Mayor	Elsa Lopez	November 2020 – Nov. 2024
Mayor Pro Tem	Freddy Valdez	November 2020 – Nov. 2024
Council Member	Silvia Renteria	November 2022 – Nov. 2026
Council Member	Brady Jenkins	November 2020 – Nov. 2024
Council Member	Felipe Perez	November 2022 – Nov. 2026
City Clerk	Amanda Fleming	November 2022 – Nov. 2026
City Treasurer	Vacant	
Deputy City Clerk	Rita Lozano Email: <a href="mailto:deputyclerk@ci.firebaugh.ca.us">deputyclerk@ci.firebaugh.ca.us</a> Phone: 559-659-2043 ext. 207	
City Manager	Ben Gallegos, City Manager/Acting Public Works Director Email: <a href="mailto:citymanager@ci.firebaugh.ca.us">citymanager@ci.firebaugh.ca.us</a> Email: <a href="mailto:bgallegos@firebaugh.org">bgallegos@firebaugh.org</a> Phone: 559-659-2043 ext. 206	
Finance Director	Pio Martin Email: <a href="mailto:pmartin@firebaugh.org">pmartin@firebaugh.org</a> Phone: 559-659-2043 ext. 209	

All contact information for officials will be address to:

City Hall  
1133 "P" Street  
Firebaugh, CA 93622  
Phone # (559) 659-2043      Fax # (559) 659-3412

Regular meeting of the Firebaugh City Council is held on the first and third Monday of each month at 6:00 p.m., Andrew Firebaugh Community Center, 1655 13<sup>th</sup> Street, Firebaugh, CA 93622.

# MEETING MINUTES

The City Council/Successor Agency of the City of Firebaugh  
Vol. No. 23/12-04

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**Location of Meeting:** Andrew Firebaugh Community Center  
1655 13<sup>th</sup> Street, Firebaugh, CA 93622

**Date/Time:** December 4, 2023/6:00 p.m.

**CALL TO ORDER** Meeting called to order by Mayor Perez at 6:00 p.m.

**ROLL CALL** Mayor Felipe Pérez  
Mayor Pro Tem Elsa Lopez  
Council Member Freddy Valdez  
Council Member Silvia Renteria,  
Council Member Brady Jenkins

**ABSENT:**

**OTHERS:** City Attorney Christina Di Filippo; City Manager, Ben Gallegos, Acct. Tech. II Olga Flores; Public Works Director, Michael Molina; Finance Director, Pio Martin; Police Chief, Sal Raygoza; Battalion Chief, Hector Marin; Gouveia Engineering, Mario Gouveia, Ramiro Ramirez, Ruben Rangel, Candi Rangel, Chris Gutierrez, & others.

**PLEDGE OF ALLEGIANCE** Council Member Valdez led pledge of Allegiance.

**APPROVAL OF THE AGENDA**

*Motion to approve agenda with removal of agenda item # 8 by Council Member Valdez, second by Council Member Jenkins, motion passed by 5-0 vote.*

**PRESENTATION**

**PUBLIC COMMENT**

G. Leib hosted breakfast with Santa and bingo and would like to request the use of the A.F. Community Center for next year's event.

**CONSENT CALENDAR**

1. **APPROVAL OF MINUTES – The City Council special joint meeting on November 20, 2023.**
2. **WARRANT REGISTER – Period starting October 1 and ending on October 31, 2023.**

October 2023	General Warrants	#45005 - #45118	\$ 805,353.91
	Payroll Warrants	#72125 - #72148	\$ 234,709.22
	<b>TOTAL</b>		<b>\$ 1,040,063.13</b>

*Motion to accept consent calendar by Council Member Valdez, second Council Member Jenkins; motion passed by 5-0 vote.*

**PUBLIC HEARING**

3. **ORDINANCE NO. 23-02 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH AMENDING SECTION 4-2.6.1 OF THE FIREBAUGH MUNICIPAL CODE RELATING TO ITINERANT BUSINESSES – TABLED TO DECEMBER 18, 2023.**

*Item is tabled for the next council meeting.*

4. **RESOLUTION 23-49 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING TENTATIVE SUBDIVISION MAP 2023-01 (HABITAT FOR HUMANITY).**

*Motion to approve Res. No. 23-49 by Council Member Lopez, second Council Member Jenkins; motion passed by 5-0 vote.*

**NEW BUSINESS**

5. **PROPOSAL AND CONSIDERATION OF A WATER/WASTEWATER RATE STUDY COMPLETED BY TUCKFIELD & ASSOCIATES.**

Council members Valdez and Renteria asked for a survey with Mendota and Dos Palos to be included. Ben will provide a copy of the CIP information, Council Member Valdez requested to see 3 years of information to show chemical increase over the past years, and Public Works Director is to bring back information of cost or estimated cost of future operations.

*Informational item only.*

6. **RESOLUTION NO. 23-50 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES WITH RETAIL STRATEGIES, LLC.**

*Motion to approve Res. No. 23-50 by Council Member Lopez, second Council Member Valdez; motion passed by 5-0 vote.*

7. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND APPROVE ELEMENT 7.**

*Motion to table the item was tabled by Council Member Valdez, second Council Member Jenkins; motion passed by 5-0 vote.*

8. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER CHANGING FROM ONE TO TWO COUNCIL MEETINGS A MONTH.**

*Motion to removal of agenda item # 8 by Council Member Valdez, second by Council Member Jenkins, motion passed by 5-0 vote.*

9. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER A PROCLAMATION OF DECEMBER 1<sup>ST</sup> AS MELANIE RIOS CAMACHO DAY.**

Council Member Valdez read a copy of the proposed Proclamation; Police Chief Raygoza suggested every year there should be a moment of silence when lighting the tree. Council Member Valdez stated, he will amend the resolution to add the recommended suggestion.

*Motion to approve proclamation by Council Member Jenkins, second Council Member Lopez; motion passed by 5-0 vote.*

10. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE AIRPORT - COST AND FEES.**

*Informational item only.*

11. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE DUNKLE PARK - RESTROOMS.**

*Informational item only.*

12. THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE DUNKLE PARK - SNACK BAR.

*Informational item only.*

13. THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE DUNKLE PARK - FRONT AND BACK PARKING LOTS.

*Informational item only.*

14. THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE DUNKLE PARK - BUILDINGS UP FRONT.

*Informational item only.*

15. THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE COUNCIL MEMBERS' STIPEND.

*Informational item only.*

16. THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER A JOSH ALLEN

*Informational item only.*

**STAFF REPORTS**

- Police Chief Sal Raygoza – moving December 12, 2023, the sheriff's office will dispatch for one week from December 5<sup>th</sup> through next Tuesday.
- Public Works Director, Michael Molina – Finished with the Christmas parade, maintenance on water sites, planning on the shutting down Maldonado Park to fix the field.
- Battalion Chief, Hector Marin – fire truck was decorated by a few of the fire fighters for the Christmas parade.
- City Manager, Ben Gallegos – staff did an awesome job, had a great time there. Glad to see the Fire Department is using the equipment, seeking grant funding for Maldonado Park, hoping to get awarded this time. Attending a press conference December 12, 2023, at the County of records office. Hopefully, we won't see any more illegal labs like the one found in Reedley. Would like to request you to change the city employee lunch date scheduled for the 7<sup>th</sup>, I'm not available to attend that day.
- Finance Director, Pio Martin – working with It regarding the system issues that keep causing our system to go down, starting to work on the audit.
- Council Member Renteria – Thanked the Police Chief for taking the lead with Melanie Camacho vigil. Thanked Isable and Olge for their work on the Christmas Parade, as well as Thanking Public Works Director Molina and his staff for setting up for the event, everyone did an awesome job. Council approved; Council Member Renteria requested the lunch be before Christmas.
- Council Member Valdez – stated that all the city events have been phenomenal and thanked the staff for their hard work.
- Council Member Lopez – said thank you to all the employees, it was a very nice event.
- Council Member, Jenkins – echoed what Council Member Renteria said, it was a really good thing to have a vigil for Melanie Camcho. The Fire Department did a really good job.
- Council Member Perez – Congrats to everyone, everyone was very excited about it.

## **PUBLIC COMMENT**

*None*

- ❖ *Motion to enter closed session by Council Member Sablan, Second by Council Member Lopez; vote pass by 5-0 vote.*

## **CLOSED SESSION**

### **17. Government Code Section 54957**

PUBLIC EMPLOYEE EVALUATION: City Manager.

- ❖ *Motion to enter open session by Council Member Sablan, Second by Council Member Lopez; vote pass by 5-0 vote.*

## **ANNOUNCEMENT AFTER CLOSED SESSION**

*City Manager received a positive evaluation by the consensus of the council members.*

## **ADJOURNMENT**

- ❖ *Motion to adjourn by Council Member Valdez, second by Council Member Lopez, motion passes by a 5-0 vote.*





**REPORT TO CITY COUNCIL**  
**— MEMORANDUM —**

**AGENDA ITEM NO:** \_\_\_\_\_

**COUNCIL MEETING DATE:** \_\_\_\_\_ **December 18, 2023**

**SUBJECT: Warrant Register Dated:      November 1, 2023 – November 30, 2023**

**RECOMMENDATION:**

In accordance with Section 37202 of the Government Code of the State of California there is presented here with a summary of the demands against the City of Firebaugh covering obligations to be paid during the period of:

NOVEMBER 1, 2023 – NOVEMBER 30, 2023

Each demand has been audited and I hereby certify to their accuracy and that there are sufficient funds for their payment as of this date.

IT IS HEREBY RECOMMENDED THE CITY COUNCIL  
APPROVE THE REGISTER OF DEMANDS AS FOLLOWS:

GENERAL WARRANTS .....	# 45119 – #45224	\$ <u>855,944.48</u>
PAYROLL WARRANTS.....	# 72149 – #72178	\$ <u>226,949.67</u>

TOTAL WARRANTS..... **\$ 1,082,894.15**

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45119	11/1/2023	CITY OF FIREBAUGH	\$ 59,476.93	ME CHECK OCTOBER 2023
45120	11/1/2023	U.S. POSTMASTER	\$ 260.19	LATE NOTICES POSTAGE NOV23
45121	11/2/2023	CITY OF FIREBAUGH	\$ 141,006.52	PAYROLL ENDING 10/27/2023
45122	11/2/2023	U.S. POSTMASTER	\$ 1,113.21	UTILITY BILLING NOVEMBER 2023
45123	11/3/2023	AVID WATER	\$ 23.67	COUPLING
			\$ 85.44	GLUE/SLIP FIX
			\$ 21.43	GLUE
			\$ 9.85	ADAPTER
			\$ 39.39	CONCRETE MIX
			\$ 28.37	PIPE
			\$ 20.62	ADAPTER/PIPE/ELBOW/TAPE
			\$ 19.32	ADAPTER/BUSHING
			\$ 18.61	PIPE
		Check Total:	\$ 266.70	
45124	11/3/2023	ALERT-O-LITE, INC.	\$ 361.54	SHRUB RAKE/WEEDER/PAINT
45125	11/3/2023	AMAZON CAPITAL SERVICES	\$ 194.01	FD-OFFICE EQUIPMENT
45126	11/3/2023	AT&T MOBILITY	\$ 737.16	PD INTERNET AND CELL PHONE
45127	11/3/2023	AUTOZONE COMMERCIAL (1379	\$ 44.25	DIESEL EXHAUST FLUID
			\$ 23.27	GAS CAN
			\$ 13.26	REPLACEMENT PLUG/TAPE
			\$ 36.46	TOWELS/WASH BRUSH
			\$ 117.90	BATTERY
			\$ 28.02	TRUCK#3 DRIVEN GEL BLACK
			\$ 54.49	CANTALOUPE ROUNDUP BLACK
			\$ 109.96	BATTERY
			\$ 36.13	PD-DUAL TONE HORN
		Check Total:	\$ 463.74	
45128	11/3/2023	JULIO BARRIOS	\$ 300.00	HEALTH INSURANCE STIPEND
45129	11/3/2023	BSK & ASSOCIATES, INC.	\$ 881.25	LAB ANALYSIS
			\$ 214.00	LAB ANALYSIS
			\$ 494.50	LAB ANALYSIS
			\$ 226.75	LAB ANALYSIS
			\$ 243.75	LAB ANALYSIS
			\$ 154.50	LAB ANALYSIS

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45129	11/3/2023	BSK & ASSOCIATES, INC.	\$ 86.50	LAB ANALYSIS
			\$ 171.50	LAB ANALYSIS
			\$ 214.00	LAB ANALYSIS
			\$ 154.50	LAB ANALYSIS
			\$ 86.50	LAB ANALYSIS
			\$ 214.00	LAB ANALYSIS
			\$ 877.00	LAB ANALYSIS
			\$ 154.50	LAB ANALYSIS
			\$ 320.25	LAB ANALYSIS
			\$ 211.89	LAB ANALYSIS
Check Total:			\$ 4,705.39	
45130	11/3/2023	FERNANDO CAMPA	\$ 300.00	HEALTH INSUARNCE STIPEND
45131	11/3/2023	ANTHONY C. CHAVARRIA	\$ 595.00	PREPARATION CONSUMER REPORT
45132	11/3/2023	CIVICWELL	\$ 1,092.00	4-454 FIREBAUGH CONNECTIVITY
45133	11/3/2023	COMMUNITY MEDICAL CENTER	\$ 175.00	SEPT2023 LEGAL BLOOD DRAW
45134	11/3/2023	DATA TICKET INC.	\$ 213.00	DELINQUENT COLLECTION ACCT
45135	11/3/2023	DEPT. OF TRANSPORTATION	\$ 295.07	HIT AND RUN INCIDENT 01/0
			\$ 288.28	HIT AND RUN INCIDENT 1/15
Check Total:			\$ 583.35	
45136	11/3/2023	EINSTEIN SERVICES	\$ 445.00	UNIT#7 REPAIR LIGHT BAR
45137	11/3/2023	ELECTRIC DRIVES, INC.	\$ 2,487.84	RECYCLE PUMP FOR SITE#1
			\$ 141.59	DIASSEBLE & INSPECT SERVICE
			\$ 141.59	WATER OPER REPAIR EQUIP
			\$ 2,585.13	WATER OPER REPAIR EQUIP
			\$ 2,636.22	WATER OPER REPAIR EQUIP
Check Total:			\$ 7,992.37	
45138	11/3/2023	EMPOWER SOLAR	\$ 124.80	REIMBURSEMENT FOR DOUBLE
45139	11/3/2023	EWING IRRIGATION PRODUCTS	\$ 237.07	RAINBIRD/SOLENOID
45140	11/3/2023	FERGUSON WATERWORKS #1423	\$ 2,150.99	SAFE COUP/CLEVIS PIN/BRZ
45141	11/3/2023	FIREBAUGH HARDWARE COMPA	\$ 19.07	SCREW SMALL/OUTLET/COVER
			\$ 19.41	DOLOMARK

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45141	11/3/2023	FIREBAUGH HARDWARE COMPA	\$ 15.09	ABS ELBOW
		Check Total:	\$ 53.57	
45142	11/3/2023	FRESNO OXYGEN	\$ 219.20	FD-MEDICAL OXYGEN
			\$ 100.79	PW-SHOP
		Check Total:	\$ 319.99	
45143	11/3/2023	GRAINGER, INC.	\$ 135.27	AIR FILTER
45144	11/3/2023	BRADY JENKINS	\$ 315.00	MONTHLY SALARY CITY COUNCIL
45145	11/3/2023	JJ MAC SANITATION	\$ 320.00	SANITATION SERVICES ROUNDUP
45146	11/3/2023	JOHN AVILA COMMUNICATIONS	\$ 2,200.00	CAMERA SYSTEM CUSTOM FIT
45147	11/3/2023	RODDY A. LAKE	\$ 251.59	POLICE MEDICAL RETIREE
45148	11/3/2023	SAMPSON LEE	\$ 300.00	HEALTH INSURANCE STIPEND
45149	11/3/2023	RACHEL LOPEZ	\$ 350.00	HEALTH INSURANCE STIPEND
45150	11/3/2023	LOZANO SMITH ATTORNEYS AT	\$ 110.13	LEGAL SERVICES SEPTEMBER
45151	11/3/2023	SANDRA J. MARQUEZ	\$ 300.00	HEALTH INSURANCE STIPEND
45152	11/3/2023	RICARDO MAYA	\$ 880.00	CANTALOUPE ROUND UP OVERN
45153	11/3/2023	MID-VALLEY DISPOSAL	\$ 688.25	CANTALOUPE ROUNDUP DISPOSAL
			\$ 37,980.01	SERVICES PERFORMED OCTOBER
		Check Total:	\$ 38,668.26	
45154	11/3/2023	NORTHSTAR CHEMICAL	\$ 2,588.16	FERRIC CHLORIDE
45155	11/3/2023	PACIFIC GAS & ELECTRIC	\$ 44,076.46	ALL DEPT #7355932148-1
45156	11/3/2023	PSI EQUIPMENT SALES INC.	\$ 238.78	50-CARD MASTER PROGRAMED
45157	11/3/2023	SALVADOR RAYGOZA	\$ 350.00	HEALTH INSURANCE STIPEND
45158	11/3/2023	SILVIA RENTERIA	\$ 315.00	MONTHLY SALARY CITY COUNCIL
45159	11/3/2023	RAQUEL TABARES	\$ 325.00	2023 CANTALOUPE ROUNDUP
45160	11/3/2023	JACQUELINE TABARES	\$ 300.00	HEALTH INSURANCE STIPEND

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45161	11/3/2023	TECH MASTER MANAGEMENT	\$ 40.00	PD PEST CONTROL
			\$ 150.00	CITY HALL DEPTS PEST CONTROL
		Check Total:	\$ 190.00	
45162	11/3/2023	TORO PETROLEUM CORP.	\$ 2,250.39	RED LOW SULPHUR
45163	11/3/2023	TUCKFIELD & ASSOCIATES	\$ 5,950.00	WATER AND WASTEWATER RATE
45164	11/3/2023	DATAPATH	\$ 2,991.58	LAPTOP FOR CODE ENFORCEMENT
			\$ 5,881.10	MONTHLY BILLING NOVEMBER
		Check Total:	\$ 8,872.68	
45165	11/3/2023	ALFRED VALDEZ	\$ 315.00	MONTHLY SALARY CITY COUNCIL
45166	11/3/2023	ALBERTO VERDUZCO	\$ 150.00	WORK BOOTS REIMBURSEMENT
45167	11/3/2023	ALBERTO VERDUZCO	\$ 300.00	HEALTH INSURANCE STIPEND
45168	11/14/2023	SEBASTIAN	\$ 894.97	SENIOR CENTER 2ND PYMT
45169	11/14/2023	CINTAS CORPORATION	\$ 243.33	ALL DEPT MEDICAL SUPPLIES
45170	11/14/2023	COLLINS & SCHOETTLER	\$ 2,047.50	CITY PLANNING SEPTEMBER 23
45171	11/14/2023	GRAINGER, INC.	\$ 124.28	BULBS
45172	11/14/2023	GRISWOLD LASALLE COBB DOW	\$ 6,500.00	LEGAL SERVICES OCTOBER 2023
45172	11/14/2023	GRISWOLD LASALLE COBB DOW	\$ 822.25	CSPA GROUNDWATER CASES
		Check Total:	\$ 7,322.25	
45173	11/14/2023	MADERA FORD	\$ 31,500.00	PD VEHICLE 2023 MAVERICK
45174	11/14/2023	THARP'S FARM SUPPLY	\$ 2.59	WIRE ROPE
			\$ 25.00	HD CUSHION
			\$ (25.00)	HD CUSHION CREDIT
			\$ 17.19	CURTIS KEYS
			\$ 55.39	EDGER BLADE
			\$ 13.50	DRESSER COUPLER
			\$ 7.43	NIPPLE
			\$ 15.43	PONY SHOVEL HDL
			\$ 23.64	CURTIS KEYS
			\$ 12.89	CURTIS KEYS

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check</u> <u>Number</u>	<u>Check</u> <u>Date</u>	<u>Name</u>	<u>Net</u> <u>Amount</u>	<u>Description</u>
45174	11/14/2023	THARP'S FARM SUPPLY	\$ 160.17	BATTERY FILLED W/ACID
			\$ 14.63	SAFETY VEST
			\$ 48.57	TRIMMER LINE
			\$ 18.76	THREADED BUSHING
			\$ 22.42	STUD ANCHORS
			\$ 15.06	SCREW
			\$ (15.06)	SCREW CREDIT
			\$ 10.32	COBALT BIT
			\$ 19.98	5POINT EDGER
			\$ 19.64	CAP/NIPPLE/COUPLING
			\$ 11.13	COVERALLS
			\$ 2.59	RD HD MACH SCREW
			\$ 53.69	AIR FRESHNER
			\$ 8.55	BUTT CONNECTORS/SPADE
			\$ 50.62	RUBBER COATED GLOVE/MASTER
			\$ 11.43	BLACK TIES
			\$ 17.22	GORILLA TAPE
			\$ 21.39	SIMPLE GREEN GALLON
			\$ 66.92	TAPE/DELO PLUS GAL
			\$ 51.26	ALLS IN BOX/FILTER
			\$ 28.49	TREE PRUNER
			\$ 9.66	9VOLT BATTERY
			\$ 4.80	BARREL BOLT
			\$ 54.51	PHOTO CELL CONTROLLER
			\$ 52.68	OIL FILTER
			\$ 22.57	COMPRESS CONN
			\$ 74.66	BYPASS PRUNER/BLACK TIES
			\$ 18.76	SPADE TERM
			\$ 25.16	FLAT WHITE
			\$ 71.67	PAINT BRUSH
			\$ 46.70	LAWN SPRINKLER
			\$ 30.38	WASP SPRAY
			\$ 58.85	WASP SPRAY
			\$ 2.15	CURTIS KEYS
			\$ 3.65	EDGE BLADE
			\$ 46.99	FLOOR SWEEP /SEALING
			\$ 86.49	BRAID TUBING/CLAMPS
			\$ 18.03	COVERALLS
			\$ 31.39	DARK GRAY SPRAY PAINT
			\$ 31.82	POLY HOSE
			\$ 46.36	WATER HEATER ELEMENT/SOCKET
			\$ 79.28	TERRY TOWELS/BRUSH/CLEANER
			\$ 33.31	BATTERY
			\$ 41.73	CLEAR TIES
			\$ 4.30	CURTIS KEYS

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check</u> <u>Number</u>	<u>Check</u> <u>Date</u>	<u>Name</u>	<u>Net</u> <u>Amount</u>	<u>Description</u>
45174	11/14/2023	THARP'S FARM SUPPLY	\$ 30.03	TRAILER BALL
Check Total:			\$ 1,711.77	
45175	11/14/2023	UNIFIRST CORPORATION	\$ 50.59	SENIOR CENTER
			\$ 151.75	SHOP
			\$ 28.20	COMMUNITY CENTER
			\$ 22.87	CITY HALL
			\$ 50.59	SENIOR CENTER
			\$ 173.53	SHOP
			\$ 33.54	COMMUNITY CENTER
			\$ 22.87	CITY HALL
			\$ 50.59	SENIOR CENTER
			\$ 166.37	SHOP
			\$ 33.54	COMMUNITY CENTER
			\$ 19.62	CITY HALL
			\$ 50.59	SENIOR CENTER
			\$ 129.84	SHOP
			\$ 33.54	COMMUNITY CENTER
			\$ 22.87	CITY HALL
			\$ 50.59	SENIOR CENTER
			\$ 129.40	SHOP
			\$ 28.20	COMMUNITY CENTER
			\$ 22.87	CITY HALL
			\$ 50.59	SENIOR CENTER
			\$ 168.56	SHOP
			\$ 33.54	COMMUNITY CENTER
			\$ 22.87	CITY HALL
			\$ 50.59	SENIOR CENTER
			\$ 260.24	SHOP
			\$ 33.54	COMMUNITY CENTER
			\$ 22.87	CITY HALL
			\$ 50.59	SENIOR CENTER
			\$ 355.71	SHOP
			\$ 33.54	COMMUNITY CENTER
			\$ 22.87	CITY HALL
Check Total:			\$ 2,377.47	
45176	11/17/2023	CITY OF FIREBAUGH	\$ 130,553.71	PAYROLL ENDING 11/10/2023
			\$ (130,553.71)	Ck# 045176 Reversed
Check Total:			\$ -	
45177	11/17/2023	CITY OF FIREBAUGH	\$ (130,553.71)	Ck# 045177 Reversed
			\$ 130,553.71	Ck# 045177->045176 Repla
Check Total:			\$ -	

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45178	11/17/2023	CITY OF FIREBAUGH	\$ 130,553.71	Ck# 045178->045177 Repla
45179	11/17/2023	ADAMS ASHBY GROUP, LLC	\$ 1,750.00	GENERAL ADMIN SALVATION A
			\$ 2,062.50	GENERAL ADMIN PROCESS SUB
		Check Total:	\$ 3,812.50	
45180	11/17/2023	SEBASTIAN	\$ 69.95	SENIOR CENTER ALARM SYSTEM
45181	11/17/2023	BIG G'S AUTOMOTIVE CENTER	\$ 83.07	OIL CHANGE
			\$ 79.29	OIL FILTER/AIR FILTER
			\$ 64.17	OIL FILTER
			\$ 91.15	OIL CHANGE
			\$ 236.79	OIL CHANGE
			\$ 283.91	REPLACE STANTER MOTOR
		Check Total:	\$ 838.38	
45182	11/17/2023	BSK & ASSOCIATES, INC.	\$ 494.50	LAB ANALYSIS
			\$ 214.00	LAB ANALYSIS
			\$ 86.50	LAB ANALYSIS
			\$ 809.00	LAB ANALYSIS
			\$ 154.50	LAB ANALYSIS
			\$ 86.50	LAB ANALYSIS
			\$ 588.00	LAB ANALYSIS
			\$ 231.00	LAB ANALYSIS
			\$ 422.25	LAB ANALYSIS
			\$ 171.50	LAB ANALYSIS
			\$ 154.50	LAB ANALYSIS
			\$ 105.64	LAB ANALYSIS
			\$ 490.25	LAB ANALYSIS
			\$ 469.00	LAB ANALYSIS
			\$ 154.50	LAB ANALYSIS
			\$ 190.62	LAB ANALYSIS
			\$ 105.64	LAB ANALYSIS
			\$ 231.00	LAB ANALYSIS
			\$ 190.62	LAB ANALYSIS
		Check Total:	\$ 5,349.52	
45183	11/17/2023	COLLINS & SCHOETTLER	\$ 1,128.75	CITY PLANNING OCTOBER 2023
45184	11/17/2023	COMCAST	\$ 728.74	PD INTERNET #981037230
45185	11/17/2023	COMCAST BUSINESS	\$ 141.53	PD INTERNET SERVICE
45186	11/17/2023	FERGUSON WATERWORKS #1423	\$ 592.24	REP CLAMP



**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45186	11/17/2023	FERGUSON WATERWORKS #1423	\$ 349.29	REP CLAMP
		Check Total:	\$ 941.53	
45187	11/17/2023	FIREBAUGH HARDWARE COMPA	\$ 15.09	FILTER
			\$ 108.52	DOUGLAS FIR/PLYWOOD
			\$ 8.62	BRUSH
		Check Total:	\$ 132.23	
45188	11/17/2023	GRAINGER, INC.	\$ 209.68	DIAPHRAGM ASSEMBLY
			\$ 176.02	MERCURY VAPOR BULB
		Check Total:	\$ 385.70	
45189	11/17/2023	GUTHRIE PETROLEUM, INC.	\$ 2,082.15	BULK UNLEADED GASOLINE
			\$ 1,523.03	BULK UNLEADED GASOLINE
			\$ 1,934.64	BULK UNLEADED GASOLINE
			\$ 1,510.64	BULK UNLEADED GASOLINE
			\$ 2,480.40	BULK DIESEL FUEL
			\$ 1,662.02	BULK UNLEADED GASOLINE
		Check Total:	\$ 11,192.88	
45190	11/17/2023	KROEKER INC.	\$ 23,271.05	UTILITY & SURFACE ALLEY
45191	11/17/2023	MID-VALLEY DISPOSAL	\$ 120.76	WATER TREATMENT PLANT
45192	11/17/2023	NORTHSTAR CHEMICAL	\$ 3,073.94	FERRIC CHLORIDE
			\$ 4,829.11	SODIUM HYPOCHLORITE
		Check Total:	\$ 7,903.05	
45193	11/17/2023	PACIFIC GAS & ELECTRIC	\$ 83.16	FIRE DEPT #3228327255-0
			\$ 3,433.47	TOMA TEK #6759522333-9
			\$ 38,094.16	ALL DEPTS #7355932148-1
			\$ 2,019.98	FIRE DEPT #3247232548-2
		Check Total:	\$ 43,630.77	
45194	11/17/2023	PITNEY BOWES #8000-9090-	\$ 500.00	POSTAGE REFILL 10/02/23
45195	11/17/2023	QUILL CORPORATION	\$ 119.82	ALL DEPT JANITORIAL SUPPLY
			\$ 198.83	OFFICE SUPPLIES
			\$ 39.94	OFFICE SUPPLIES 101323
			\$ 217.00	ALL DEPT JANITORIAL SUPPLY
			\$ 18.34	OFFICE SUPPLIES
			\$ 102.95	OFFICE SUPPLIES
			\$ 1,005.07	ALL DEPT JANITORIAL SUPPLY

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45195	11/17/2023	QUILL CORPORATION	\$ 306.60	ALL DEPT JANITORIAL SUPPLY
		Check Total:	\$ 2,008.55	
45196	11/17/2023	STATE FOODS SUPERMARKET	\$ 35.37	SENIOR CENTER COFFEE
			\$ 33.98	SENIORS-COFFEE
		Check Total:	\$ 69.35	
45197	11/17/2023	TORO PETROLEUM CORP.	\$ 22.61	PROPANE BK
			\$ 26.00	PROPANE BK
			\$ 141.29	MOBILE DTE OIL
		Check Total:	\$ 189.90	
45198	11/17/2023	U.S. BANK EQUIPMENT FINAN	\$ 1,200.90	RNT/LEASE EQUIPMENT RENTAL
45199	11/17/2023	VERIZON WIRELESS	\$ 38.01	BRADY'S TABLET INTERNET
45200	11/17/2023	AMAZON CAPITAL SERVICES	\$ 242.80	SENIOR CTR
			\$ 254.20	SENIOR CTR GAMES
			\$ 682.05	TRASH BAGS ALL DEPT
		Check Total:	\$ 1,179.05	
45201	11/17/2023	MANUELS TIRE SERVICE, INC	\$ 24.26	RADIAL PATCH
			\$ 24.26	RADIAL PATCH
			\$ 1,167.13	STEER RADIAL TIRE
			\$ 195.48	TUBE
			\$ 561.67	TIRES PD
			\$ 24.26	RADIAL PATCH
		Check Total:	\$ 1,997.06	
45202	11/28/2023	CALIFORNIA JUMPING OF FRE	\$ 1,144.00	TRACKLESS TRAIN FOR KIDS
45203	11/28/2023	FIRST BANKCARD	\$ (76.99)	PW INTEREST CHARGE CREDIT
			\$ 42.93	PD-FB RESTAURANT LUNCH MTG
			\$ 287.66	PD-CODE ENFORCEMENT
			\$ 952.00	PD-AMERICAN RED CROSS
			\$ 144.40	PD-AMERICAN RED CROSS
			\$ 854.28	PD-DAVID KNOTT RANGE
			\$ 16.67	PD-PEOPLEFACTS
			\$ 854.28	PD-DAVID KNOTT INC RANGE
			\$ 45.10	PD INTEREST CHARGE
			\$ 265.22	PIO-CALIFORNIA JUMPING
			\$ 515.00	PIO-CSMFO
			\$ 515.00	PIO-CSMFO OLGA FLORES
			\$ 70.00	PIO-CSMFO EVENT FEE

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45203	11/28/2023	FIRST BANKCARD	\$ 5.00	PIO-DYN.COM
			\$ 298.16	PIO-CSMFO FEES
			\$ 50.00	PIO-CSMFO CHAPTER MEETING
			\$ 68.94	PIO-FEES
			\$ 360.86	PW-POSITIVE PROMOTIONS FD
			\$ 20.25	PW-DOLLAR GENERAL OXI CLEAN
			\$ 22.28	PW-AMAZON SCISSORS/PHONE
			\$ 200.00	PW-FIRENUGGETS INC.
			\$ 104.00	PW-FASTRIP GAS
			\$ 675.00	PW-LEAGUE OF CITIES S.RENTERIA
			\$ 61.05	PW INTEREST CHARGES
		Check Total:	\$ 6,351.09	
45204	11/28/2023	JO STUDIOS	\$ 1,500.00	STAGE,SOUND,LIGHTS
45205	11/28/2023	KER WEST, INC. DBA	\$ 355.00	PH CDBG CLOSEOUT-SPANISH
			\$ 305.00	PD CDBG CLOSEOUT-ENGLISH
		Check Total:	\$ 660.00	
45206	11/28/2023	CINDI ALCES LAWRENCE	\$ 450.00	BALLOON TWISTER AND FACE
45207	11/28/2023	MAS ENTERTAINMENT	\$ 1,800.00	DJ AND EMCEE 2023 XMAS PARADE
45208	11/28/2023	GUILLERMINA R. PINA	\$ 300.00	A/F HALL CLEANING DEPOSIT
45209	11/28/2023	SEAN STEVENS	\$ 1,194.50	REMAINING BALANCE XMAS
45210	11/28/2023	THUNDER INFLATABLES, INC.	\$ 2,937.90	REMAINING BALANCE XMAS
45211	11/28/2023	THE NEIL JONES FOOD CO.	\$ 300.00	A/F HALL CLEANING DEPOSIT
45212	11/28/2023	WESTAMERICA BANK	\$ 3,000.00	CASH FOR XMAS PARADE RAFFLE
45213	11/29/2023	CITY OF FIREBAUGH	\$ 60,626.02	ME CHECK NOVEMBER 2023
45214	11/30/2023	CITY OF FIREBAUGH	\$ 141,932.14	PAYROLL ENDING 11/24/2023
45215	11/30/2023	ACE TROPHY SHOP	\$ 237.55	TROPHIES XMAS PARADE
45216	11/30/2023	AVID WATER	\$ 10.75	NIPPLE
			\$ 126.74	NIPPLE SCHEDULE/ADAPTER
			\$ 51.69	SPRINKLER
			\$ 13.48	ADAPTER/NIPPLE SCHEDULE
			\$ 74.11	SPRINKLER

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45216	11/30/2023	AVID WATER	\$ 3.58	NIPPLE
			\$ 118.11	POLY FITTING/SOLENOID
			\$ 147.72	CAP/NOZZLE
			\$ 14.61	ELBOW/COUPLING
			\$ 87.37	SLIP FIX/NIPPLE
			\$ 37.94	COUPLING/TEE REDUCING
			\$ 4.08	UNION
			\$ 112.74	COUPLING/ELBOW/PIPE
			\$ 118.11	TANK FLANGE/NIPPLE
			\$ 58.26	FOLDING SAW/GLOVES
		Check Total:	\$ 979.29	
45217	11/30/2023	ALERT-O-LITE, INC.	\$ 1,339.19	STRIPING PAINT YELLOW/WHITE
45218	11/30/2023	AUTOZONE COMMERCIAL (1379	\$ 8.45	ALARM ENERGIZER
			\$ 181.23	GOLD BATTERY
			\$ 23.74	BULB
			\$ 21.08	LUBRICANT
			\$ 59.70	HAND CLEANER
			\$ 18.34	AIR FILTER
			\$ 29.68	BULB
		Check Total:	\$ 342.22	
45219	11/30/2023	CALIFORNIA FORENSIC INSTI	\$ 400.00	PSYCH TEST J.MOLINA
45220	11/30/2023	CORELOGIC SOLUTIONS, LLC.	\$ 231.85	REALQUEST OCTOBER 2023
45221	11/30/2023	EKC ENTERPRISES, INC.	\$ 7,305.89	CONSUMABLES INSTALLTAION
45222	11/30/2023	NORTHSTAR CHEMICAL	\$ 3,431.19	SODIUM HYLPOCHLORITE
45223	11/30/2023	SIGNMAX	\$ 660.70	STOP SIGNS
45224	11/30/2023	THARP'S FARM SUPPLY	\$ 86.35	FLEX COUP/CEMENT/FLG WASH
			\$ 15.70	DARK GRAY PAINT
			\$ 2.15	CURTIS KEYS
			\$ 10.47	STREET ELBOW
			\$ 54.97	MASTERLOCK
			\$ 6.14	GLASS CLEANER
			\$ 48.95	DRILLING HAMMER
			\$ 14.32	HEX NUT/CAPSCREW
			\$ 9.72	COVER ALL
			\$ 16.34	FLATWASHER/HAND CLEANER
			\$ 8.04	SLIP CAP

**CITY OF FIREBAUGH ACCOUNTS PAYABLE**  
**WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check</u> <u>Number</u>	<u>Check</u> <u>Date</u>	<u>Name</u>	<u>Net</u> <u>Amount</u>	<u>Description</u>
45224	11/30/2023	THARP'S FARM SUPPLY	\$ 11.92	POLY HIOSE
			\$ 31.32	GLUE/PRIMER
			\$ 13.11	BLACK TIES
			\$ 42.19	GUN TRACKER/STAPLES
			\$ 14.48	ADAPTER SET
			\$ 23.14	MILDEW/HOMEPRO/BLEACH
			\$ 72.52	MASTER LOCKS/CORD
			\$ 9.02	COVERALLS
			\$ 15.66	MACHETE
			\$ 226.34	GUN JET/BARB
			\$ 134.12	TRIMMRE LINE/PINESOL
			\$ 17.25	LATCH CLEVIS
			\$ 48.97	TRIMMER LINE
			\$ 29.96	EDGER BLADE
			\$ 49.33	PINESOL
			\$ 14.58	FOGGER
			\$ 18.57	9VOLT BATTERY
			\$ 10.41	INTERIOR SCREW
			\$ 45.99	OIL/WINDEX CLEANER
			\$ 52.53	HEX NUT/CAPSCREW
			\$ 7.96	TRIM ROLLER/ROLLER COVER
			\$ 37.05	WASH PAIL/SPRAY
			\$ 18.56	DURACELL
			\$ 15.07	HAND SOAP
			\$ 21.70	NYLON ROPE/CABLE CLAMP
			\$ 11.07	ROUND ADAPTER
			\$ 60.37	TOWN LIGHT KIT
			\$ 5.61	SCRATCH BRUSH
			\$ 18.57	BATTERY
			\$ 43.44	PINESOL/BOWL CLEANER
			\$ 10.02	POP UP ROD/0RINGS
			\$ 27.77	DRAIN AUGER
			\$ 3.61	CLOSET BOLT
			\$ 9.72	COVER ALL
			\$ 91.54	HYDRAULIC OIL
			\$ 14.63	SAFETY VEST
			\$ 43.50	ADJUSTMENT WR
			\$ 32.68	MASTER LOCK
			\$ 20.49	PADLOCK
			\$ 15.70	SPRAY PAINT
			\$ 4.93	LIQUID NAILS
			\$ 34.78	SEALANT
			\$ 91.54	HYDRAULIC OIL
			\$ 39.12	GLOSS WHITE
			\$ 40.10	SCENT BOMB

**CITY OF FIREBAUGH ACCOUNTS PAYABLE  
WARRANTS NOVEMBER 1, 2023- NOVEMBER 30, 2023**

<u>Check Number</u>	<u>Check Date</u>	<u>Name</u>	<u>Net Amount</u>	<u>Description</u>
45224	11/30/2023	THARP'S FARM SUPPLY	\$ 20.82	BLACK TIES
			\$ 18.46	COVERALLS
			\$ 10.13	WASP SPRAY
			\$ 5.67	CHP ROPE
			\$ 46.59	SCREWDRIVER
			\$ 20.50	WORK GLOVE
Check Total:			\$ 1,996.26	



## **CITY OF FIREBAUGH SCHEDULE FOR HOLIDAYS YEAR 2024**

January 1, 2024	(Monday)	New Year's Day
January 15, 2024	(Monday)	Martin Luther King Jr. Day
February 12, 2024	(Monday)	Lincoln's Birthday Day
February 19, 2024	(Monday)	President's Day
March 29, 2024	(Friday)	½ day off - Good Friday
May 27, 2024	(Monday)	Memorial Day
July 4, 2024	(Thursday)	Independence Day 4 <sup>th</sup>
September 2, 2024	(Monday)	Labor Day
October 14, 2024	(Monday)	Columbus Day
November 11, 2024	(Monday)	Veterans Day
November 28, 2024	(Thursday)	Thanksgiving Day
November 29, 2024	(Friday)	After Thanksgiving Day
December 24, 2024	(Tuesday)	½ day off * Christmas Eve
December 25, 2024	(Wednesday)	Christmas Day
December 31, 2024	(Tuesday)	½ day off * New Year's Eve
January 1, 2024	(Wednesday)	New Year's Day

# CITY OF FIREBAUGH

## CITY COUNCIL REGULAR MEETING 1<sup>st</sup> & 3<sup>rd</sup> MONDAY OF EACH MONTH @ 6:00 PM SCHEDULE 2024

January 1, 2024	(Monday)	Holiday – New Year’s Day Observation
January 15, 2024	(Monday)	Holiday – Martin Luther King Jr. Day
February 5, 2024	(Monday)	
February 19, 2024	(Monday)	Holiday - President Day
March 4, 2024	(Monday)	
March 18, 2024	(Monday)	
April 1, 2024	(Monday)	
April 15, 2024	(Monday)	
May 6, 2024	(Monday)	
May 20, 2024	(Monday)	
June 3, 2024	(Monday)	
June 17, 2024	(Monday)	
July 1, 2024	(Monday)	
July 15, 2024	(Monday)	
August 5, 2024	(Monday)	
August 19, 2024	(Monday)	
September 2, 2024	(Monday)	Holiday – Labor Day
September 16, 2024	(Monday)	
October 7, 2024	(Monday)	
October 21, 2024	(Monday)	
November 4, 2024	(Monday)	
November 18, 2024	(Monday)	
December 2, 2024	(Monday)	
December 16, 2024	(Monday)	



# **CITY OF FIREBAUGH**

## **COMMITTEE MEETING ASSIGNMENTS**

### **YEAR 2024**

1. City of Firebaugh/Council Meeting.

Date of Meeting: First and third Monday of each month  
Time: 6:00 p.m.  
Location: Andrew Firebaugh Community Center,  
1655 13th Street, Firebaugh

Members: Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez  
Council Member Silvia Renteria  
Council Member Brady Jenkins  
Council Member Felipe Perez

2. City of Firebaugh Planning and Zoning Commission Meeting.

Date of Meeting: Second Monday of each month.  
Time: 6:00 p.m.  
Location: Andrew Firebaugh Community Center,  
1655 13th Street, Firebaugh

Members:	Planning/Zoning Chair	Ivan Garcia
	Planning/Zoning Vice-Chair	Dennis Vasquez
	Planning/Zoning Commissioner	Nicole Molina
	Planning/Zoning Commissioner	Wendy Ozburn
	Planning/Zoning Commissioner	Martha Sandoval
	Planning/Zoning Commissioner Alternate	Dillon Knight
	Planning Consultant	Karl Schoettler
	City Manager	Ben Gallegos

3. Fresno COG Meeting

Policy Advisory Committee

Date of Meeting: Second Friday of each month  
Time: 10:00 a.m.  
Location: Fresno County Room 600

Member: City Manager Ben Gallegos

COG/Fresno County Rural Transit Agency

Date of Meeting: Last Thursday of each month  
Time: 5:30 p.m.  
Location: Fresno County Room 600

Members: Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez (Alternate)

4. Firebaugh Park and Recreation Board Meeting.

Date of Meeting: Third Wednesday of each month.  
Time: 11:30 a.m.  
Location: Firebaugh City Hall, Conference Room  
1133 P Street, Firebaugh

Members: Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez  
City Manager Ben Gallegos  
School Dist. Superintendent Roy Mendiola  
School Board Member Fernando Campa  
Citizen George Conklin  
Citizen Bette Carter

5. San Joaquin Valley Air Pollution Control District  
Special City Selection Committee Members for the City of Firebaugh

Members: Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez (Alternate)

6. Airport Advisory Committee

Date of Meeting: Second Wednesday of every Month  
Time: 11:00 A.M.  
Location: City Hall Conference Room

City Manager Ben Gallegos  
Chairperson Richard Hogue  
Vice Chairperson Mathew Shuemaker  
Michael Howard  
Silvester Ochoa  
Chris Von Allman  
Others

7. Firebaugh Electric Christmas Parade Committee Meeting

Date of Meeting: Date/Time is not set.  
Time:  
Location: Firebaugh City Hall, Conference Room  
1133 P Street, Firebaugh

Members: Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez  
City Manager Ben Gallegos  
Department Heads Micheal Molina  
Sal Raygoza  
Ben Gallegos  
Staff Isabel Saldivar  
Others Citizens

8. Firebaugh Annual Cantaloupe Round-up Festival

Date of Meeting: Date/Time is not set.  
Time:  
Location: Andrew Firebaugh Community Center

Members: Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez  
City Manager Ben Gallegos  
Department Heads Sal Raygoza  
Michael Molina  
Ben Gallegos  
Staff Isabel Saldivar  
Others Citizens

**ORDINANCE NO. 23-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH  
AMENDING SECTION 4-2.6.1 OF THE FIREBAUGH MUNICIPAL CODE RELATING TO  
ITINERANT BUSINESSES**

The City Council of the City of Firebaugh does hereby ordain as follows:

**Section 1.** Section 4-2.6.1 of the Firebaugh Municipal Code is hereby amended to read as follows:

**“4-2.6.1 Itinerant Business.**

Any person traveling from place to place to sell or display merchandise, goods, or food, without having a permanent business address within the City limits, or otherwise do business from a temporary structure or movable vehicle, is hereby required to obtain an itinerant business license from the collector on a per vehicle basis. Rates for itinerant business license will be proscribed based on business owner’s status as a current resident of the City of Firebaugh. Itinerant business owners who are current residents of the City of Firebaugh will be considered “local” and all others will be considered “non-local” for the purposes of itinerant business license fee rates. Rate amounts will be determined by City Council Resolution.

No such person without a permanent business address within the City limits shall travel from place to place to sell or display merchandise, goods, or food, or otherwise do business from a temporary structure or movable vehicle, without annually presenting to the collector proof that each such vehicle or temporary structure has obtained a health and sanitary inspection tag from the Fresno County Health Department within nine months prior to the itinerant business license renewal and has paid all health department license fees.

**Section 2.** The foregoing Ordinance No. 23-02 was introduced at a regular meeting of the City Council of the City of Firebaugh on the 18<sup>th</sup> day of December 2023, and was passed and adopted at a regular meeting of the City Council on the \_<sup>th</sup> day of February 2024, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

---

Felipe Perez, Mayor  
City of Firebaugh

**ATTEST:**

---

Rita Lozano, Deputy City Clerk  
City of Firebaugh



---

TO: Mayor Felipe Perez and Council Members  
FROM: Pio Martin, Finance Director  
DATE: December 18, 2023  
SUBJECT: Business License Proposed New Rates

---

**Recommendation:**

Council to discuss and approve new business license rates.

**Summary:**

On November 6, 2023, Council Members and Staff discussed an increase to the business license rates. The current business license has been in effect since June 1990. Staff is requesting approval to the rates as in Attachment "A", effect as of the starting fiscal year 2023-2024.

The Itinerant Business License was a topic of discussion to adjust the rates, for local itinerant business owners. Staff originally proposed for local itinerant Quarterly Fee to be \$375.00. The council recommend changing the Quarterly Fee to \$300.00. The new proposed rates for local and non-local Itinerant Business License rates as in Attachment "B".

**Fiscal Impact:**

None.

**Attachment:**

- A. Business License Rate Proposal
- B. Itinerant Business License Proposal
- C. Business Licenses Forms

**RESOLUTION NO. 23-51**

**A RESOLUTION OF THE CITY OF FIREBAUGH APPROVING AND AUTHORIZING  
BUSINESS LICENSE FEES AND ITINERANT BUSINESS LICENSE FEES**

**WHEREAS**, the City of Firebaugh's municipal code Section 4-2.4 requires businesses to obtain a business license through the City and pay associated fees; and

**WHEREAS**, the City of Firebaugh's municipal code Section 4-2.6.1 requires itinerant businesses, as defined by code, to obtain a itinerant business license and pay associated fees; and

**WHEREAS**, the City Council has decided to make changes to the fee amounts for all business licenses and itinerant business licenses; and

**WHEREAS**, business licenses, as required by Section 4-2.4 of the City of Firebaugh municipal code, will be charged rates based on gross receipts of the business in line with Attachment "A" of this Resolution; and

**WHEREAS**, itinerant business licenses, as required by Section 4-2.6.1, will be charged based on business' status as a local or non-local business, as defined by Ordinance No. 23-02, in amounts proscribed in Attachment "B" of this Resolution; and

**WHEREAS**, business applicants, applying for business licenses in the City of Firebaugh, are required to complete adopted forms per Attachment "C" of this Resolution; and

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** that the governing body of the City of Firebaugh hereby approves the attached business license and itinerant business license fees, which are incorporated herein by this reference.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Firebaugh held on the 18<sup>th</sup> of December 2023, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

**APPROVED:**

---

**Felipe Perez, Mayor**

---

**Rita Lozano, Deputy City Clerk**

# Attachment “A”

## Business License Rate Proposal

Gross Receipts	Tax Fee
\$1.00 - \$25,000.00	\$50.00
\$25,001.00 - \$50,000.00	\$75.00
\$50,001.00 - \$75,000.00	\$100.00
\$75,001.00 - \$100,000.00	\$125.00
\$100,001.00 - \$125,000.00	\$200.00
\$125,001.00 - \$150,000.00	\$225.00
\$150,001.00 - \$175,000.00	\$250.00
\$175,001.00 - \$200,000.00	\$275.00
\$200,001.00 - \$225,000.00	\$300.00
\$225,001.00 - \$250,000.00	\$325.00
\$250,001.00 - \$275,000.00	\$350.00
\$275,001.00 - \$300,000.00	\$375.00
\$300,001.00 - \$325,000.00	\$400.00
\$325,001.00 - \$350,000.00	\$425.00
\$350,001.00 - \$375,000.00	\$450.00
Greater Than - \$375,000.00	\$475.00

# Attachment B

## Proposed Itinerant Business Licenses

	Local	Non-Local
Weekly	\$50.00	\$100.00
Quarterly	\$300.00	\$500.00



# ATTACHMENT “C”

## City of Firebaugh Application for Municipal Business License Fiscal Year 2023/2024

Effective Date July 01 – Expiration Date June 30



New License \_\_\_\_\_ Renewal License \_\_\_\_\_

Business Name: \_\_\_\_\_

Business Telephone: \_\_\_\_\_ Business Description: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Business Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

*\*Please submit verification of the gross receipts of your business such as a copy of the income tax return for the business (i.e.: Schedule C, Form 1065, Form 865, Form 1120, Form 1120S-S Corp, Form 8825, Schedule E, profit & loss statement, financial statement, or sales tax returns) from the last completed business tax year. The city does not require a copy of your entire tax return. All documents submitted will not be returned.*

Fees listed below in accordance with Resolution (insert #)

**Table 1**

Gross Receipts	Tax Fee
\$1.00 - \$25,000.00	\$50.00
\$25,000.01 - \$50,000.00	\$75.00
\$50,000.01 - \$75,000.00	\$100.00
\$75,000.01 - \$100,000.00	\$125.00
\$100,000.01 - \$125,000.00	\$200.00
\$125,000.01 - \$150,000.00	\$225.00
\$150,000.01 - \$175,000.00	\$250.00
\$175,000.01 - \$200,000.00	\$275.00
\$200,000.01 - \$225,000.00	\$300.00
\$225,000.01 - \$250,000.00	\$325.00
\$250,000.01 - \$275,000.00	\$350.00
\$275,000.01 - \$300,000.00	\$375.00
\$300,000.01 - \$325,000.00	\$400.00
\$325,000.01 - \$350,000.00	\$425.00
\$350,000.01 - \$375,000.00	\$450.00
Greater Than - \$375,000.00	\$475.00

1. Annual Gross Receipt \*MUST REPORT GROSS
2. Gross receipts tax fee from Table 1
3. SB 1186 State-mandated disability access compliance fee
4. To pay your business tax/fee due, add lines 1 and 2.

☐ This is an estimate (No work in the city prior year)

☐ Verification Included \$ \_\_\_\_\_

\$ \_\_\_\_\_

+ \$ 4.00

= \$ \_\_\_\_\_

If your business is required to be licensed by a State or County Agency, the city must verify that you possess such a license. Please provide a copy of the certificates listed below, if applicable.

Board of Equalization # \_\_\_\_\_ Federal Tax ID # \_\_\_\_\_

Social Security # \_\_\_\_\_ Contractors License # \_\_\_\_\_

Self-Insured Certificate \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> CA Sellers Permit                        | <input type="checkbox"/> Bureau of Automotive Repair License |
| <input type="checkbox"/> CA State Health Department Certificate   | <input type="checkbox"/> Liability Insurance Certificate     |
| <input type="checkbox"/> CA State Contractors License             | <input type="checkbox"/> Workers Compensation Certificate    |
| <input type="checkbox"/> CA State Day Care Provider Certificate   | <input type="checkbox"/> Alcohol Beverage Control License    |
| <input type="checkbox"/> CA State Private Patrol Operator License | <input type="checkbox"/> Tobacco License                     |

Do you sell alcohol? ☐ YES ☐ NO

Do you sell firearms? ☐ YES ☐ NO      Do you sell tobacco? ☐ YES ☐ NO

**Ordinance #4-2.19:** Failure to pay a license tax when due, the collector shall add a penalty of 10% of the license tax on the last day of each month after the due date thereof, providing that the amount of such penalty to be added shall in no event exceed 100% of the amount of the license tax due.

I declare under penalty of perjury that this is a true, correct, and complete license application.

NOTICE: Issuance of a business license does not allow you to engage in a business whose operation would be in violation of other City Ordinances. Chapter 4-2.3 of the Firebaugh Municipal Code states persons required to pay a license tax for transacting and carrying on any business under this section shall not be relieved from the payment of any license tax for the privilege of doing such business required under any other ordinance of the City and shall remain subject to the regulatory provisions of other ordinances. You are urged to check with the appropriate City Department and other regulatory agencies for further information about these regulations prior to paying for your licenses.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**THIS IS AN APPLICATION ONLY – “DOING BUSINESS WITHOUT YOUR FINAL BUSINESS LICENSE APPROVAL IS A MISDEMEANOR AND PUNISHABLE BY LAW” PURSUANT TO CITY OF FIREBAUGH MUNICIPAL CODE SEC. 4- 2.25**

City of Firebaugh  
Application for Municipal Business License  
Renewal for Fiscal Year 2023-2024

Effective Date July 01 – Expiration Date June 30



ABC BUSINESS  
1234 MAIN STRET  
FIREBAUGH, CA. 93622  
ABC0001

Business Telephone: \_\_\_\_\_ Business Description: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Home Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Business Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

*\*Please submit verification of the gross receipts of your business such as a copy of the income tax return for the business (i.e.: Schedule C, Form 1065, Form 865, Form 1120, Form 1120S-S Corp, Form 8825, Schedule E, profit & loss statement, financial statement, or sales tax returns) from the last completed business tax year. The city does not require a copy of your entire tax return. All documents submitted will not be returned.*

Fees listed below in accordance with Resolution (insert #). License renewal fee is due June 30, 2023

**Table 1**

Gross Receipts	Tax Fee
\$1.00 - \$25,000.00	\$50.00
\$25,000.01 - \$50,000.00	\$75.00
\$50,000.01 - \$75,000.00	\$100.00
\$75,000.01 - \$100,000.00	\$125.00
\$100,000.01 - \$125,000.00	\$200.00
\$125,000.01 - \$150,000.00	\$225.00
\$150,000.01 - \$175,000.00	\$250.00
\$175,000.01 - \$200,000.00	\$275.00
\$200,000.01 - \$225,000.00	\$300.00
\$225,000.01 - \$250,000.00	\$325.00
\$250,000.01 - \$275,000.00	\$350.00
\$275,000.01 - \$300,000.00	\$375.00
\$300,000.01 - \$325,000.00	\$400.00
\$325,000.01 - \$350,000.00	\$425.00
\$350,000.01 - \$375,000.00	\$450.00
Greater Than - \$375,000.00	\$475.00

1. Annual Gross Receipt \*MUST REPORT GROSS      ☐ This is an estimate (No work in the city prior year)  
2. Gross receipts tax fee from Table 1      ☐ Verification Included      \$ \_\_\_\_\_  
3. SB 1186 State-mandated disability access compliance fee      + \$ 4.00  
4. To pay your business tax/fee due, add lines 1 and 2.      = \$ \_\_\_\_\_

If your business is required to be licensed by a State or County Agency, the city must verify that you possess such a license. Please provide a copy of the certificates listed below, if applicable.

Board of Equalization # \_\_\_\_\_ Federal Tax ID # \_\_\_\_\_

Social Security # \_\_\_\_\_ Contractors License # \_\_\_\_\_

Self-Insured Certificate \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> CA Sellers Permit                        | <input type="checkbox"/> Bureau of Automotive Repair License |
| <input type="checkbox"/> CA State Health Department Certificate   | <input type="checkbox"/> Liability Insurance Certificate     |
| <input type="checkbox"/> CA State Contractors License             | <input type="checkbox"/> Workers Compensation Certificate    |
| <input type="checkbox"/> CA State Day Care Provider Certificate   | <input type="checkbox"/> Alcohol Beverage Control License    |
| <input type="checkbox"/> CA State Private Patrol Operator License | <input type="checkbox"/> Tobacco License                     |

Do you sell alcohol? ☐ YES ☐ NO

Do you sell firearms? ☐ YES ☐ NO      Do you sell tobacco? ☐ YES ☐ NO

Ordinance #4-2.19: Failure to pay a license tax when due, the collector shall add a penalty of 10% of the license tax on the last day of each month after the due date thereof, providing that the amount of such penalty to be added shall in no event exceed 100% of the amount of the license tax due.

I declare under penalty of perjury that this is a true, correct, and complete license application.

NOTICE: Issuance of a business license does not allow you to engage in a business whose operation would be in violation of other City Ordinances. Chapter 4-2.3 of the Firebaugh Municipal Code states persons required to pay a license tax for transacting and carrying on any business under this section shall not be relieved from the payment of any license tax for the privilege of doing such business required under any other ordinance of the City and shall remain subject to the regulatory provisions of other ordinances. You are urged to check with the appropriate City Department and other regulatory agencies for further information about these regulations prior to paying for your licenses.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

THIS IS AN APPLICATION ONLY – “DOING BUSINESS WITHOUT YOUR FINAL BUSINESS LICENSE APPROVAL IS A MISDEMEANOR AND PUNISHABLE BY LAW” PURSUANT TO CITY OF FIREBAUGH MUNICIPAL CODE SEC. 4- 2.25

# City of Firebaugh

## Application for Municipal Itinerant Business License



New License \_\_\_\_ Renewal License \_\_\_\_

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Business Telephone: \_\_\_\_\_ Business Description: \_\_\_\_\_

Business Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**Itinerant Business** - Municipal Code 4-2.6.1, Resolution (res #)

Any person traveling from place to place to sell or display merchandise, goods, or food, without having a permanent business address within the City limits, or otherwise do business from a temporary structure or movable vehicle, is hereby required to obtain an itinerant business license from the collector at the rate of listed below per vehicle per each quarter of the fiscal year; provided, however, that no such person without a permanent business address within the City limits shall travel from place to place to sell or display merchandise, goods, or food, or otherwise do business from a temporary structure or movable vehicle, without annually presenting to the collector proof that each such vehicle or temporary structure has obtained a health and sanitary inspection tag from the Fresno County Health Department within nine months prior to the itinerant business license renewal and has paid all health department license fees.

Duration	License Fee for Locals	Check Box	License Fee for Non-Locals	Check Box
Weekly	\$50.00		\$100.00	
Quarterly	\$300.00		\$500.00	

\*Please submit verification of County Approved Certification even if it is for a renewal.

If your business is required to be licensed by a State or County Agency, the city must verify that you possess such a license. Please provide a copy of the certificates listed below, if applicable.

Board of Equalization # \_\_\_\_\_ Federal Tax ID # \_\_\_\_\_

Contractors License # \_\_\_\_\_ Self-Insured Certificate \_\_\_\_\_

- ☐ CA Sellers Permit
- ☐ CA State Health Department Certificate
- ☐ CA State Contractors License
- ☐ CA State Day Care Provider Certificate
- ☐ CA State Private Patrol Operator License

- ☐ Bureau of Automotive Repair License
- ☐ Liability Insurance Certificate
- ☐ Workers Compensation Certificate
- ☐ Alcohol Beverage Control License
- ☐ Tobacco License

Do you sell alcohol?      ☐ YES ☐ NO  
Do you sell firearms?      ☐ YES ☐ NO      Do you sell tobacco? ☐ YES ☐ NO

I declare under penalty of perjury that this is a true, correct, and complete license application.

NOTICE: Issuance of a business license does not allow you to engage in a business whose operation would be in violation of other City Ordinances. Chapter 4-2.3 of the Firebaugh Municipal Code states persons required to pay a license tax for transacting and carrying on any business under this section shall not be relieved from the payment of any license tax for the privilege of doing such business required under any other ordinance of the City and shall remain subject to the regulatory provisions of other ordinances. You are urged to check with the appropriate City Department and other regulatory agencies for further information about these regulations prior to paying for your licenses.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

THIS IS AN APPLICATION ONLY – “DOING BUSINESS WITHOUT YOUR FINAL BUSINESS LICENSE APPROVAL IS A MISDEMEANOR AND PUNISHABLE BY LAW” PURSUANT TO CITY OF FIREBAUGH MUNICIPAL CODE SEC. 4- 2.25

For City Use Only		
Utility Clerk: _____	APPROVAL: _____	DENIED: _____
*Please refer to Firebaugh Municipal Code 4-2.14 for information regarding the Appeal of Refusal Procedure		
City Manager: _____	Approved: _____	Date: _____
Police Dept.: _____	Approved: _____	Date: _____
Fire Dept.: _____	Approved: _____	Date: _____
Building Dept.: _____	Approved: _____	Date: _____
Planner: _____	Approved: _____	Date: _____
Code Enforcement: _____	Approved: _____	Date: _____
Public Works: _____	Approved: _____	Date: _____



## STAFF REPORT

---

TO: Mayor Felipe Perez and Council Members  
FROM: Pio Martin, Finance Director  
DATE: December 18, 2023  
SUBJECT: Water and Wastewater Rate Study – December 2023 Draft

---

### **RECOMMENDATION:**

Council to approve Water and Wastewater Study and give staff direction to proceed with Prop. 218 process.

### **HISTORY:**

Tuckfield & Associates have been providing financial consulting on the City's Water and Wastewater Enterprises over 17 years and providing a study approximately every five years. Tuckfield & Associates have also aided with the refunding of the water and wastewater bonds. The last study was presented to Council on November 19, 2018 and approved Resolution No. 19-13 on March 4, 2019.

### **DISCUSSION:**

The significance of the rate study and direct implication it has with Water Revenue Refunding Bonds Series 2013 and 2016A Water Revenue Refunding Bond.

### **FISCAL IMPACT:**

Recommended 1.4% water revenue annual increase to meet capital replacement, existing debt service and capital improvements, beginning April 1, 2024 and on each January 1 thereafter for the remainder of the study period.



Report For:  
**City of Firebaugh**

1133 "P" Street  
Firebaugh, CA 93622  
(559) 659-2043



# Report on Water and Wastewater Rate Study

Submitted By:

## **Tuckfield & Associates**

Contact: Mr. Clayton Tuckfield  
2549 Eastbluff Dr, #450B  
Newport Beach, CA 92660  
(949) 760-9454

[www.tuckfieldassociates.com](http://www.tuckfieldassociates.com)

**DRAFT**

FINANCIAL CONSULTING  
**TUCKFIELD &  
ASSOCIATES**  
MANAGEMENT CONSULTING

**December 2023**



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# Tuckfield & Associates

2549 Eastbluff Drive, Suite 450B, Newport Beach, CA 92660  
Phone (949) 760-9454 Fax (949) 760-2725  
Email [ctuckfield@tuckfieldassociates.com](mailto:ctuckfield@tuckfieldassociates.com)

December 13, 2023

Mr. Ben Gallegos  
City Manager  
City of Firebaugh  
1133 "P" Street  
Firebaugh, CA 93622

Dear Mr. Gallegos:

I am pleased to present this Water and Wastewater Rate Study (Study) report for the City of Firebaugh (City). The water and wastewater rates presented in this report have been developed based on cost of service principles and industry methods that result in fair and equitable rates for the users of the water and wastewater systems in accordance with Proposition 218.

This study included a review and analysis of the water and wastewater enterprise revenue and revenue requirements, number of customers, water sales volumes, accounting and billing information, and rate structures. The major objectives of the study include the following.

- Generate positive levels of income for the study period
- Maintain operating and capital reserves at or greater than target levels
- Maintain debt service coverage ratios at or greater than the minimum required
- Meet annual capital replacement spending from annual revenue and reserves

This report presents the findings and recommendations for the water and wastewater enterprise financial plans and rates developed for the City. Tables and figures throughout the report are provided to demonstrate the calculation of water and wastewater rates and charges.

I have enjoyed working with City staff during the performance of this study. If there are any questions, please contact me at (949) 760-9454.

Very Truly Yours,

TUCKFIELD & ASSOCIATES



G. Clayton Tuckfield  
President/Project Consultant

DRAFT

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# Water and Wastewater Rate Study

## CITY OF FIREBAUGH

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# Water and Wastewater Rate Study

## CITY OF FIREBAUGH

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# Executive Summary

The City of Firebaugh (City) engaged Tuckfield & Associates to conduct a Water and Wastewater Rate Study (Study) for its water and wastewater enterprises. This Study includes development of pro forma statements of revenues and revenue requirements, analyses to determine the costs of providing service, and design of new water and wastewater rates and charges for implementation.

## Water Financial Plan

The revenue and revenue requirements of the water system were identified and projected to create a forward-looking financial plan of the water enterprise. Annual costs include operation and maintenance expense (O&M), capital replacement transfer for capital improvement funding, and debt service.

O&M expenses were projected using the City's FY 2023-24 Budget expenses for the first year and then applying inflation factors to the budget year expenses to project future year O&M expenses. An annual transfer for capital replacement is included in the financial plan that is estimated to equal 50 percent of annual depreciation expense. Debt service payments include principal and interest related to the 2013 and 2016 Revenue Refunding Bonds and the Solar project payments.

The City has prepared a five-year capital improvement program (CIP) spending plan that lists projects for FY 2023-24 through FY 2027-28. Projects include water line replacements, well rehabilitation, well filters, water meters, and other replacements. Over this period the City projects that it will spend approximately \$1.76 million.

An analysis of the financial plan was performed to determine the sufficiency of revenue using the City's current water rates to meet the projected revenue requirements (costs) of the water enterprise. The analysis indicated that the current level of revenue being received should be increased to meet future obligations during the Study period. Revenue increases of 1.4 percent annually are required beginning April 1, 2024 and on each January 1 through 2028. The water financial plan is presented in Table 12.

## Proposed Water Rate Structure and Rates

### Current Water Rates

The current water rates for the City's customers consist of monthly fixed charges by meter size and variable charges for consumption. Current water rates for Industrial customers consist of monthly fixed charges by meter size that includes a minimum amount of water use in addition to variable charges for consumption. Variable charges for Single-family residential (SFR) customers include a four-tier conservation rate structure. Variable charges for Multifamily (MFR, including multiple dwelling units and mobile homes), Commercial, and Public Authority includes a uniform variable charge. Las Deltas customers include a two-tier variable rate structure.

### Proposed Water Rate Structure and Rates

No changes are proposed to the City's water rate structure. The current fixed charge structure is based on meter size reflecting current industry practice. The proposed fixed charges include the costs of operating and maintaining the meters and the billing and collection costs to serve customers. For Industrial customers, the fixed



charge includes a monthly minimum volume in 1,000 gallons as stated in Table ES-1 below. The volume is included in the fixed charge to recognize the seasonal nature of this type of water service and stabilize the revenue stream. The proposed fixed charges generate about 25 percent of the revenue received from water rates. Table ES-1 presents the proposed fixed charges for the Study.

Table ES-1  
Proposed Water Fixed Charges

Classification		Current Rate	April 1, FY 23-24	January 1, FY 24-25	January 1, FY 25-26	January 1, FY 26-27	January 1, FY 27-28
<b>All Customers Except Industrial</b>		<b>Fixed Charge (\$ per month)</b>					
	<u>Meter Size</u>						
	<= 1 inch and smaller	\$16.96	\$17.61	\$17.86	\$18.11	\$18.36	\$18.62
	1-1/2 inch	\$25.80	\$26.71	\$27.08	\$27.46	\$27.84	\$28.23
	2 inch	\$38.81	\$39.89	\$40.45	\$41.02	\$41.59	\$42.17
	3 inch	\$93.66	\$93.99	\$95.31	\$96.64	\$97.99	\$99.36
	4 inch	\$131.53	\$132.45	\$134.30	\$136.18	\$138.09	\$140.02
	6 inch	\$260.62	\$264.92	\$268.63	\$272.39	\$276.20	\$280.07
<b>Industrial</b>							
	<u>Included Volume</u>						
	2 inch 75	\$253.81	\$264.15	\$267.84	\$271.59	\$275.39	\$279.25
	3 inch 100	\$338.41	\$352.19	\$357.12	\$362.12	\$367.19	\$372.33
	4 inch 175	\$592.22	\$616.34	\$624.97	\$633.72	\$642.59	\$651.59
	6 inch 325	\$1,099.83	\$1,144.63	\$1,160.66	\$1,176.91	\$1,193.39	\$1,210.10
	14 inch 500	\$1,692.04	\$1,760.97	\$1,785.62	\$1,810.62	\$1,835.97	\$1,861.67
Public Housing Authority		\$39.04	\$39.56	\$40.11	\$40.67	\$41.24	\$41.82

The proposed variable rate structure is unchanged from the current rate structure. The single-family residential variable rate structure reflects indoor water use in the first tier and outdoor water use in tiers 2 and 3. Industrial customers have essentially a two-tier variable rate, charging only consumption that is above the amount included in the fixed charge. Las Deltas customers have a contract with the City and their two-tier rate structure remains in place. All other customers have a uniform volume rate applicable individually to each customer class. Table ES-2 presents the proposed variable charges for implementation.

Table ES-2  
Proposed Water Variable Charges

Classification	Current Rate	April 1, FY 23-24	January 1, FY 24-25	January 1, FY 25-26	January 1, FY 26-27	January 1, FY 27-28
Variable Charge (\$ per 1,000 gal)						
<b>Single-family Residential</b>						
Tier 1 - 0 to 7 units	\$1.67	\$1.76	\$1.78	\$1.80	\$1.83	\$1.86
Tier 2 - 8 to 15 units	\$2.07	\$2.05	\$2.08	\$2.11	\$2.14	\$2.17
Tier 3 - Over 15	\$2.77	\$2.46	\$2.49	\$2.52	\$2.56	\$2.60
<b>Multifamily Residential</b>	\$1.86	\$2.02	\$2.05	\$2.08	\$2.11	\$2.14
<b>Commercial</b>	\$1.86	\$2.02	\$2.05	\$2.08	\$2.11	\$2.14
<b>Industrial (Charge Over Included Volume)</b>	\$3.33	\$3.49	\$3.54	\$3.59	\$3.64	\$3.69
<b>Public Authority/Schools</b>	\$1.86	\$2.02	\$2.05	\$2.08	\$2.11	\$2.14
<b>Landscape Irrigation</b>	\$2.54	\$2.62	\$2.66	\$2.70	\$2.74	\$2.78
<b>Las Deltas [1]</b>						
Tier 1 - 0 to 5000 units	\$3.17	\$3.21	\$3.25	\$3.30	\$3.35	\$3.40
Tier 2 - 5001 and Over	\$3.49	\$3.54	\$3.59	\$3.64	\$3.69	\$3.74

[1] Contract rate.

## Water Customer Bill Impacts

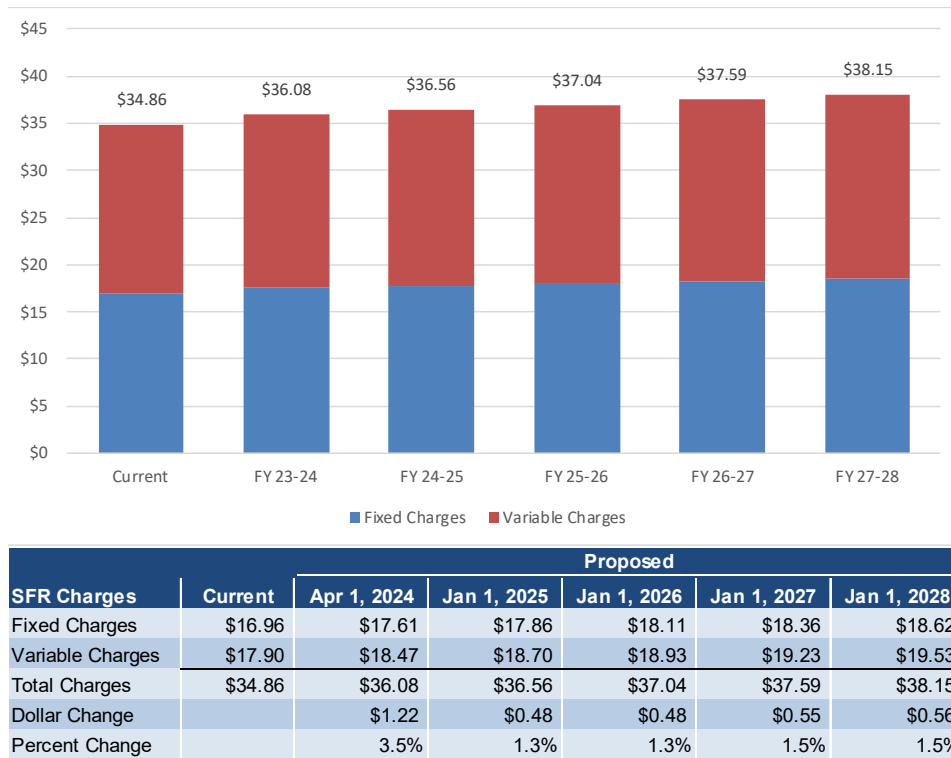
Table ES-3 presents the impacts to Firebaugh single-family residential bills from the proposed water rates assuming an effective date of April 1, 2024. The table shows that the water bill of an average single-family residential customer using 10 thousand gallons (kgal) monthly will increase from \$34.86 to \$36.08, an increase of \$1.22, or 3.5 percent. The April 1, 2024 percentage increase of 3.5 percent differs from the overall revenue increase of 1.4 percent due to cost of service adjustments in this first year. The percent increase in water bills subsequent to the first year follows the percent increases in the financial plan in Table 12.

Table ES-3  
Comparison of Current Single-family Residential Monthly Bills with  
Proposed Bills Using April 2024 Water Rates

Description Use (Kgal)	Current Bill			Proposed Bill			Change	Percent Change
	Service Charge	Volume Charge	Current Bill	Service Charge	Volume Charge	Proposed Bill		
0	\$16.96	\$0.00	\$16.96	\$17.61	\$0.00	\$17.61	\$0.65	3.8%
Very Low 3	\$16.96	\$5.01	\$21.97	\$17.61	\$5.28	\$22.89	\$0.92	4.2%
Low 5	\$16.96	\$8.35	\$25.31	\$17.61	\$8.80	\$26.41	\$1.10	4.3%
Median 8	\$16.96	\$13.76	\$30.72	\$17.61	\$14.37	\$31.98	\$1.26	4.1%
Average 10	\$16.96	\$17.90	\$34.86	\$17.61	\$18.47	\$36.08	\$1.22	3.5%
High 20	\$16.96	\$42.10	\$59.06	\$17.61	\$41.02	\$58.63	(\$0.43)	-0.7%
30	\$16.96	\$69.80	\$86.76	\$17.61	\$65.62	\$83.23	(\$3.53)	-4.1%
Very High 50	\$16.96	\$125.20	\$142.16	\$17.61	\$114.82	\$132.43	(\$9.73)	-6.8%

Table ES-4 provides how SFR water bills with a 1-inch and smaller meter size using the monthly average consumption of 10 kgal will escalate over time with implementation of the proposed rates from Table ES-1 and ES-2.

**Table ES-4**  
Current and Future Single-family Residential Monthly Water Bills at 10 kgal



## Water Rate Survey

Chart ES-1 has been prepared to compare the City's single-family residential water bill with water bills of other communities at the same consumption. The chart indicates that with the April 2024 water rates, a Firebaugh single-family residential customer with a monthly consumption of 10 thousand gallons (kgal) will experience a bill that is in the mid-range of the communities listed.

Chart ES-1  
Survey of Single-family Residential Monthly Water Bills Using 10 kgal  
For Rates in Effect November 2023



Note: Above table uses water rates in effect November 2023. The Firebaugh April 2024 bill is based on the rate structure and rates in Tables ES-1 and Table ES-2.

## Wastewater Financial Plan

The revenue and revenue requirements of the wastewater system were identified and projected to create a forward-looking financial plan of the wastewater enterprise. Annual costs include O&M expense, capital replacement capital transfer for capital improvement funding, and debt service.

Future O&M expenses include the City's FY 2023-24 Budget expenses for the first year, and then applying inflation factors to budget year expenses to project future O&M expenses. An annual transfer for replacement capital is included in the financial plan that is estimated to equal 50 percent of annual depreciation. Debt service payments include the principal and interest related to the 2016A Sewer Revenue Refunding Bonds and Solar project payments.

The City has prepared a five-year capital improvement program (CIP) spending plan that lists projects for FY 2023-24 through FY 2027-28. Projects are non-specific and include annual wastewater system replacements. Over this period the City projects that it would spend approximately \$1.06 million.

An analysis of the financial plan was performed to determine the sufficiency of revenue, using the City's current wastewater rates, to meet the projected revenue requirements (costs) of the wastewater enterprise. The analysis indicated that the current level of revenue being received is sufficient to meet future obligations during the Study period. No revenue increases or rate changes are proposed for this Study. The wastewater financial plan is presented in Table 29.

## Proposed Wastewater Rates

The proposed wastewater rates are the same as the current wastewater rates employed by the City. Table ES-5 presents the proposed wastewater fixed charges for the Study period.

Table ES-5  
Proposed Wastewater Fixed Charges

Classification	Current Charge \$/month	Classification	Current Charge \$/month
SF & Mobile Homes	\$58.32	Hotels/Motels	\$24.84
MF <= 650 SF	48.30	Business Offices	55.73
MF > 650 SF	58.32	Churches	55.67
Cabins/Cottages	41.60	Car Washes	95.14
Guest Homes	41.60	Bars/Taverns	54.78
Travel Trailers	41.60	Outside SF and MH	58.32
SF Seniors	53.32	Headstart (Day Care Center)	1.14
Restaurants Up to 25	69.20	St. Joseph (Day Care Center)	1.17
Restaurants 26-50	155.96	West Hills Child Development	1.17
Restaurants 51-75	206.27	Public Housing Authority	58.32
Barb/Dry Clean/Retail	53.12	West Hills Community College	1.35
Laundries	316.88	F/B Las Deltas School District	1.35
Grocery (full with grinders)	80.76	Market/Laundry	598.45
Self Service	32.70	Toma-Tek (Domestic)	670.00
Auto Repair Shops	\$135.86	Storage	\$58.32

Septage Disposal	Current Charge	Septage Disposal	Current Charge
From (gallons)	To (gallons)	From (gallons)	To (gallons)
0	1,000	3,500	3,999
			\$527.14
1,000	1,499	4,000	4,499
			602.98
1,500	1,999	4,500	4,999
			678.81
2,000	2,499	5,000	5,499
			754.63
2,500	2,999	5,500	5,999
			830.47
3,000	3,499	6,000	6,499
			906.29
		Over	6,499
			\$75.84

## Wastewater Rate Survey

Chart ES-1 has been prepared to compare the City's single-family residential wastewater bill with wastewater bills of other communities at the same consumption. The chart indicates that with the April 2024 wastewater rates, a Firebaugh single-family residential customer with a monthly consumption of 10 thousand gallons (kgal) will experience a bill that is in the upper range of the communities listed.

Chart ES-2  
Survey of Single-family Residential Monthly Wastewater Bills Using 10 kgal  
For Rates in Effect November 2023



Note: Above table uses wastewater rates in effect November 2023. The Firebaugh April 2024 bill is based on the rate structure and rates in Tables ES-4.

# Introduction

The City of Firebaugh (City) engaged Tuckfield & Associates to conduct a Water and Wastewater Rate Study (Study) for its water and wastewater enterprise systems. This Study includes development of pro forma statements of revenues and revenue requirements, analyses to determine the cost of providing service, and design of water and wastewater rates and charges for implementation.

## Background

The City of Firebaugh, California is located in Fresno County approximately 46 miles west of the City of Fresno. The City provides water and wastewater service to a population of approximately 8,500 with a customer base consisting of residential, commercial, industrial, schools, and contract customers. The majority of customers are residential. Water and wastewater service are accounted for separately as enterprise funds of the City.

This City's water is supplied by 5 wells and one standby well. Water treatment facilities consist of two treatment sites located on opposite sides of the San Joaquin River. Wells No. 9, 10, and 13 discharge to treatment site No. 1 on the north side of the river while wells No. 7, 11, and 12 discharge to treatment site No. 2 on the south side. Water treatment includes chlorination and iron and manganese removal. Treated water is pressure filtered and stored in two 1.8 MG reservoirs, with one reservoir located at each site.

The water distribution system consists of booster pumps, a 0.5 MG reservoir, water mains ranging in size from 4 to 12 inches in diameter, valves, and metering of the City's customers. Each treatment site has one booster pump and a standby pump. Another booster pump is located at the 0.5 MG reservoir.

The City's wastewater is collected through a sewer system and is treated at wastewater facilities owned and operated by the City. The treatment facilities are aerated pond secondary treatment facilities covering 230 acres and designed for 1.5 mgd of capacity.

The City has a large wastewater industrial customer identified as Toma-Tek and is a tomato processor. The City and Toma-Tek have a contract for wastewater service where facilities have been constructed separately from the City's domestic waste to treat industrial tomato waste. The industrial treatment facility receives tomato processing wastewater generally during a 90-day processing season from late June through September each year. Under the contract terms, the City prepares an invoice for Toma-Tek for direct expenses plus overhead to operate the industrial wastewater treatment facility.

## Objectives

The objectives of this Study are to (1) review the current and future financial status of the City's water and wastewater enterprises, (2) make any adjustments to the revenue being received to ensure that the financial obligations are being met now and in the future, including adequate reserves and debt service coverage, and (3) design rates that generate the required revenue while being fair and equitable for its customers.

## Scope of the Study

This Study includes the findings and recommendations of analyzing the water and wastewater enterprise funds and financial status. Historical trends were analyzed from data supplied by the City showing the number of customers, water consumption volumes, revenue, and revenue requirements.

Revenue requirements of the enterprise systems include operation and maintenance expense, routine capital outlays, replacement transfers, debt service, and additions to reserves. Changing conditions such as additional facilities, system growth, employee additions/reductions, and non-recurring maintenance expenditures are recognized. Inflation for ongoing expenditures is included to reflect cost escalation.

The financial plan and rates developed herein are based on funding of the capital improvement plan as stated as well as estimates of operation and maintenance expenses developed from information provided by the City. Deviation from the financial plans, construction cost estimates and funding requirements, major operational changes, or other financial policy changes that were not foreseen, may result in the need for lower or higher revenue than anticipated.

# Assumptions

## Assumptions and Planning Factors

Several assumptions were used to conduct the Study for the period FY 2023-24 to FY 2027-28. The assumptions were used for the projection of water and wastewater revenue and expense and include growth rates in customer accounts and annual consumption, interest earnings rate, expense inflation factors, and other assumptions. The assumptions and financial planning factors are provided in Table 1.

Table 1  
Assumptions and Planning Factors

Description	Value
Single-family Residential Account growth [1]	0.5%
All Other Account growth [1]	0.0%
Interest earnings on fund reserves (annual)	2.0%
<b>Cost Escalation</b>	
Salaries (annual, [2])	4.0%
Benefits	8.0%
Electrical Power	4.0%
Chemicals	5.0%
All Other Operations & Maintenance	3.0%
Capital	3.0%

[1] Annualized growth in water accounts is based on historical information provided by the City.

[2] Personal services growth includes staffing, promotion, step increases, and inflation.



## Water System Reserve Policy

The City does not currently have a written reserve policy, however goals for maintaining reserves for water and wastewater operations and capital spending have been discussed with the City and have been developed for use in this Study. A reserve policy provides a basis to deal with unanticipated reductions in revenues, changes in the costs of providing services, fixed asset repair and replacement, natural disaster, and other issues. It also provides guidelines to maintain the financial health and stability of the enterprise funds. The appropriate reserve types and the amount of reserves are discussed below.

**Operating Reserve** – The purpose of the Operating Reserve is to provide working capital to meet cash flow needs during normal operations and to support the operation, maintenance and administration of the utility. This reserve ensures that operations can continue should there be significant events that impact cash flows. The target balance to be maintained is established as 180 days of operation and maintenance expense.

**Capital Replacement Reserve** – The Capital Replacement Reserve is used to fund future replacement of assets and capital projects and to provide a cushion for inaccuracy in the long-range replacement program. The target reserve is set as equal to 50 percent of depreciation expense of each system.

**Emergency Capital** – The purpose of the emergency capital reserve is to provide funds for emergency repair and replacement in case of catastrophic loss in the enterprise system. The target balance is established as 3 percent of the value of capital assets of each system.

## Water System Beginning Balances and Reserve Targets

As of June 30, 2023, the City's beginning water and wastewater system reserve balances are listed in the table below. The reserve balances are compared to the Target Reserves established for the City as discussed above. The reserve balances are used in the development of the financial plans for each of the water and wastewater systems with the intent to meet the Target Reserve during or by the end of the Study period.

Table 2  
June 30, 2023 Estimated Beginning Reserve Balances and Reserve Targets

Reserve Type	Water		Wastewater	
	Reserve Balance	Reserve Target	Reserve Balance	Reserve Target
Operating Reserve	\$4,337,640	\$721,000	\$5,169,910	\$577,000
Capital Replacement Reserve	\$693,430	\$235,000	\$870,724	\$81,000
Capital Emergency Reserve	\$332,000	\$332,000	\$135,000	\$135,000
<b>Total</b>	<b>\$5,363,070</b>	<b>\$1,288,000</b>	<b>\$6,175,634</b>	<b>\$793,000</b>

# Water Financial Planning

Financial planning for the water enterprise includes identifying and projecting revenues and revenue requirements for a five-year planning period. Estimates of revenue from various sources are compared with the projected revenue requirements of the water system. This comparison allows for the review of the adequacy of existing revenue to meet annual revenue requirements and provides the basis for any rate adjustments. New water rates and charges are designed to recover all of the City's annual operating and capital costs associated with the water system.

This section discusses current water rates, current user classifications, projected revenues and revenue requirements, capital improvement expenditures and financing sources, and proposed revenue adjustments.

## Current Water Fixed and Variable Charges

The current water rates consist of fixed and variable charges to Non-industrial and Industrial customers. All Non-Industrial customers are charged a monthly fixed charge by meter size while Industrial customers are charged a fixed charge by meter size plus a minimum amount of consumption. Table 3 provides the current water fixed charges by customer class.

Table 3  
Current Monthly Water Fixed Charges

Classification	Meter Size	Current July 1, 2023
Non-Industrial	5/8 & 3/4 inch	\$16.96
	1 inch	\$16.96
	1-1/2 inch	\$25.80
	2 inch	\$38.81
	3 inch	\$93.66
	4 inch	\$131.53
	6 inch	\$260.62
Industrial	2 inch	\$253.81
	3 inch	\$338.41
	4 inch	\$592.22
	6 inch	\$1,099.83
	14 inch	\$1,692.04

Variable charges include a three-tier rate structure for SFR customers; a uniform variable rate structure for MFR, Commercial, Industrial, Public Authority, Landscape; and a two-tier rate structure for Las Deltas customers. The current variable water charges are presented in Table 4.

Table 4  
Current Monthly Water Variable Charges

Classification	Current July 1, 2023 \$/kgal
Single-family Residential	
Tier 1 - 0 to 7 units	\$1.67
Tier 2 - 8 to 15 units	\$2.07
Tier 3 - Over 15 units	\$2.77
Multifamily Residential	\$1.86
Commercial	\$1.86
Industrial	\$3.33
Public Authority/Schools	\$1.86
Landscape	\$2.54
Las Deltas	
Tier 1 - 0 to 5,000 units	\$3.17
Tier 2 - Over 5,000 units	\$3.49

## Water User Classifications

### Number of Customers

Table 5 provides the historical and projected number of customers by classification. The City currently classifies customers as Single-family Residential, Multifamily Residential (including ≤3 units, ≥4 units, and mobile home), Commercial, Industrial, Public Authority, Landscape, and Las Deltas. The number of dwelling units is also provided.

Table 5  
Historical and Projected Water Customers by Classification

Customer Class	Historical	Projected				
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Number of Accounts <sup>[1]</sup></b>						
Single-family Residential	1,713	1,722	1,731	1,740	1,749	1,758
Multifamily Residential	60	60	60	60	60	60
Commercial	130	130	130	130	130	130
Industrial	10	10	10	10	10	10
Public Authority/Schools	15	15	15	15	15	15
Landscape Irrigation	10	10	10	10	10	10
Las Deltas	101	101	101	101	101	101
Public Housing Authority	185	185	185	185	185	185
<b>Total Accounts</b>	2,224	2,233	2,242	2,251	2,260	2,269
<b>Number of Dwelling Units</b>						
Single-family Residential	1,713	1,722	1,731	1,740	1,749	1,758
Multifamily Residential	410	410	410	410	410	410
Senior Single-family Non-Metered	56	56	56	56	56	56
Public Housing Authority	185	185	185	185	185	185
<b>Total Dwelling Units</b>	2,364	2,373	2,382	2,391	2,400	2,409

[1] Single-family accounts are forecast to increase based on assumed growth rate from Table 1.

SFR customers account for more than 75 percent of the total customers served by the water system. Growth is projected to occur only in SFR accounts at 0.50 percent annually or about 8 accounts added each year, following the assumptions in Table 1.

## Number of Water Meters

The majority of residential customers have meters that are 1-inch or smaller installed at the service location and 1-inch is the minimum size for installation for residential customers in the City's customer base. Table 6 provides a summary of the number of current and projected meters by size.

Table 6  
Historical and Projected Number of Water Meters

Meter Size	Historical	Projected				
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Active Water Meters/Accounts <sup>[1]</sup></b>						
<= 1 inch	2,141	2,150	2,159	2,168	2,177	2,186
1-1/2 inch	25	25	25	25	25	25
2 inch	38	38	38	38	38	38
3 inch	9	9	9	9	9	9
4 inch	8	8	8	8	8	8
6 inch	2	2	2	2	2	2
14 inch	1	1	1	1	1	1
<b>Total Accounts/Meters</b>	2,224	2,233	2,242	2,251	2,260	2,269

[1] Information from City billing information.

## Water Sales Volumes

Table 7 provides the historical and projected water sales volume by customer classification. Water sales volumes were projected by recognizing the growth in the number of accounts and the FY 2023-23 use per customer. Table 7 shows that the largest user of the water system is SFR, followed by the Industrial group as the second largest water consumer in terms of water sales volume.

Table 7  
Historical and Projected Water Consumption (1,000 gal)

Description	Historical	Projected <sup>[1]</sup>				
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Single-family Residential	210,453	211,559	212,664	213,770	214,876	215,982
Multifamily Residential	40,804	40,804	40,804	40,804	40,804	40,804
Commercial	33,631	33,631	33,631	33,631	33,631	33,631
Industrial	190,115	190,115	190,115	190,115	190,115	190,115
Public Authority/Schools	5,674	5,674	5,674	5,674	5,674	5,674
Landscape Irrigation	26,702	26,702	26,702	26,702	26,702	26,702
Las Deltas	40,104	40,104	40,104	40,104	40,104	40,104
Public Housing Authority <sup>[2]</sup>	22,728	22,728	22,728	22,728	22,728	22,728
<b>Total Projected Consumption</b>	570,211	571,317	572,422	573,528	574,634	575,740

[1] Forecast assume use per customer from FY 22-23 applied to the projected number of customers.

[2] Forecast assumes the same use per customer of the Single-family Residential class.

## Water Financial Plan

The financial plan provides the means of analyzing the revenue and revenue requirements of the water enterprise and its impact on reserves as well as the ability to fund on-going operation and maintenance expense and capital infrastructure requirements. This section of the Report discusses the projection of revenue, operation and maintenance expenses, capital improvement needs of the water system and its financing, debt service requirements, and revenue adjustments needed to maintain a sustainable water enterprise.

### Revenues

The City receives operating and capital revenue from several sources. Operating revenue is received from rates and charges for water service. The revenue is projected by applying the current water rates to the projected number of accounts and consumption volume. Table 8 presents the projected fixed and variable charge revenue from current rates of the water system.

Table 8  
Projected Rate-based Water Revenue Using Current Rates

Description	Projected				
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Water Service Revenues</b>					
Fixed Charges [1]	\$549,987	\$551,819	\$553,650	\$555,482	\$557,314
Variable Charges [2]	1,398,848	1,401,051	1,403,257	1,405,461	1,407,666
<b>Total Revenues From Current Rates</b>	<b>\$1,948,835</b>	<b>\$1,952,870</b>	<b>\$1,956,907</b>	<b>\$1,960,943</b>	<b>\$1,964,980</b>

[1] Estimated FY 23-24 and forecast years' revenue calculated by multiplying current water service rate by the number of projected meters.

[2] Estimated FY 23-24 and forecast years' revenue calculated by multiplying projected water sales by the current variable rates.

Miscellaneous revenue received includes penalties/late fees, backflow prevention fees, water turn on/off fees, temporary hydrant charges, and other sources. Miscellaneous revenue is provided in Table 9.

Table 9  
Projected Water Miscellaneous Revenue

Description	Projected				
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Backflow Prevention Program	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Miscellaneous Income	500	500	500	500	500
Water Turn On/Off	5,000	5,000	5,000	5,000	5,000
Water Service Hydrant	10,000	10,000	10,000	10,000	10,000
<b>Total Miscellaneous Revenue</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>

## Revenue Requirements

Revenue requirements of the water system include operation and maintenance expense, annual capital replacement for capital improvement funding, and existing debt service payments. Each of these items are discussed below.

### Operation and Maintenance Expense

Operation and maintenance expenses (O&M) are an on-going obligation of the water system and such costs are normally met from water service revenue. O&M includes the cost to operate and maintain the water supply, reservoirs, and distribution system facilities. Costs also include technical services and other general and administrative expenses. O&M has been projected recognizing the major expense categories of personnel services, electric power expense, chemicals, purchased water, capital outlay, all other expenses following the inflation factors presented in Table 1. Table 10 provides a summary of the O&M expenses for the Study period.

Table 10  
Budget and Projected Water Operation and Maintenance Expense

Description	Budget [1]	Projected			
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Personnel Services</b>					
Salaries and Wages	\$365,950	\$380,588	\$395,811	\$411,644	\$428,110
Benefits	241,089	250,732	260,760	271,190	282,038
Total Personnel Services	\$607,039	\$631,320	\$656,571	\$682,834	\$710,148
<b>Services and Supplies</b>					
Chemicals	\$65,000	\$68,250	\$71,663	\$75,246	\$79,008
Electricity/Gas	220,000	228,800	237,952	247,470	257,369
Install Watr Mt	25,000	25,750	26,523	27,319	28,139
Equip/Facility Repair and Maintenance	137,025	141,136	145,370	149,731	154,223
Waterline Repair	30,000	30,900	31,827	32,782	33,765
Lab Analysis	19,000	19,570	20,157	20,762	21,385
All Other	339,470	349,655	360,145	370,951	382,081
Total Services and Supplies	\$835,495	\$864,061	\$893,637	\$924,261	\$955,970
Total Operation and Maintenance Expense	\$1,442,534	\$1,495,381	\$1,550,208	\$1,607,095	\$1,666,118

[1] From City provided information.

### Capital Replacement Transfer

Water line replacements occur on an annual basis for most water systems. The City plans for water line replacements in its capital planning and these replacements occur from time to time during the fiscal year. An annual amount is transferred from the operating fund to the capital fund to aid in funding these replacements. The amount is approximately equal to 50 percent of depreciation expense.

### Existing Debt Service

The City has outstanding debt that includes two separate bond issues and a solar project payment. The bond issues consist of the 2013 and the 2016 Revenue Refunding Bond obligations. The 2013 Revenue Refunding debt has annual debt service payments of about \$120,000 and will be retired in 2031. The 2016 Revenue Refunding debt has annual debt service payments of about \$200,000 and will be retired in 2046. The solar project debt has payments of about \$190,000 and will be retired in 2039.

## Water Capital Improvement Program

The City has developed a capital improvement program (CIP) spending plan for FY 2023-24 through FY 2027-28 presented in Table 11. The improvements include water line replacements, well rehabilitation, well filters, water meters, and other replacements. Over this period, it is planned that the City would spend about \$1.76 million in water capital improvement projects. The water CIP is funded through the annual capital replacement transfer and water fund reserves.

Table 11  
Water Capital Improvement Plan

Description	Projected				
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Current Capital Improvement Projects (CIP) [1]</b>					
Leaky Pipes Replacement	\$520,000	\$0	\$0	\$0	\$0
Well Rehabilitation	150,000	154,500	159,100	-	-
Well Filters	-	-	-	546,400	-
Water Plant Recycling Pond Expansion	-	-	-	-	-
Water Infrastructure Master Plan	-	123,600	-	-	-
Water Meters	20,000	20,600	21,200	21,900	22,500
<b>Total Water CIP</b>	<b>\$690,000</b>	<b>\$298,700</b>	<b>\$180,300</b>	<b>\$568,300</b>	<b>\$22,500</b>

[1] From discussions with City staff.

## Water Financial Plan

A financial plan has been prepared that includes the revenues and revenue requirements that were identified for the water system and is presented in Table 12. The plan incorporates specific financial planning criteria to provide guidance to maintain the health of the water utility on an on-going basis. The criteria included the following.

- Generate positive levels of income in each year of the Study period
- Maintain the operating and capital reserves at or greater than target levels
- Maintain debt service coverage ratios at or greater than the minimum required
- Meet annual capital replacement spending from annual revenue and capital reserves

## Proposed Revenue Adjustments

Table 12 provides the annual increases recommended to meet the financial planning criteria for the five-year Study period. The financial plan indicates that revenue increases of 1.4 percent are required beginning April 1, 2024, and on each January 1 thereafter for the remainder of the Study period. The increases are necessary to meet the planning criteria discussed above.

Table 12  
Water Financial Plan

Description	Projected				
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Proposed Revenue Increase (April 1)</b>	<b>1.4%</b>				
<b>Proposed Revenue Increase (January 1)</b>		<b>1.4%</b>	<b>1.4%</b>	<b>1.4%</b>	<b>1.4%</b>
<b>Revenue</b>					
Rate-based Revenues, Existing Rates [1]	\$1,948,835	\$1,952,870	\$1,956,907	\$1,960,943	\$1,964,980
Total Additional Water Sales Revenue [2]	4,547	38,891	66,914	95,444	124,489
Miscellaneous Income	17,000	17,000	17,000	17,000	17,000
Interest Income [3]	101,500	93,700	90,600	84,200	78,700
<b>Total Revenue</b>	<b>\$2,071,882</b>	<b>\$2,102,461</b>	<b>\$2,131,421</b>	<b>\$2,157,587</b>	<b>\$2,185,169</b>
<b>Operating Expenses</b>					
O&M and Capital Outlay	\$1,442,534	\$1,495,381	\$1,550,208	\$1,607,095	\$1,666,118
Capital Replacement Transfer	235,200	235,200	235,200	235,200	235,200
2016 Revenue Refunding Bonds	201,838	204,138	201,288	203,438	204,438
2013 Revenue Refunding Bonds	121,929	122,837	118,608	119,118	124,118
Solar Project Internal Lease Payment	190,037	187,698	188,211	188,637	189,034
<b>Net Funds Available Before Capital</b>	<b>\$2,191,538</b>	<b>\$2,245,254</b>	<b>\$2,293,514</b>	<b>\$2,353,487</b>	<b>\$2,418,907</b>
<b>Capital Sources and Uses of Funds</b>					
Capital Replacement Transfer	\$235,200	\$235,200	\$235,200	\$235,200	\$235,200
Water Capital Improvements	(\$690,000)	(\$298,700)	(\$180,300)	(\$568,300)	(\$22,500)
<b>Net Capital Spending</b>	<b>(\$454,800)</b>	<b>(\$63,500)</b>	<b>\$54,900</b>	<b>(\$333,100)</b>	<b>\$212,700</b>
<b>Net Funds Available After Capital</b>	<b>(\$574,456)</b>	<b>(\$206,293)</b>	<b>(\$107,193)</b>	<b>(\$529,000)</b>	<b>(\$21,038)</b>
<b>Available Reserves</b>					
Beginning available reserves [4]	\$5,363,070	\$4,788,614	\$4,582,321	\$4,475,128	\$3,946,128
Additions (reductions)	(574,456)	(206,293)	(107,193)	(529,000)	(21,038)
<b>Ending available reserves</b>	<b>\$4,788,614</b>	<b>\$4,582,321</b>	<b>\$4,475,128</b>	<b>\$3,946,128</b>	<b>\$3,925,089</b>
<b>Target Reserves [5]</b>	<b>\$1,288,000</b>	<b>\$1,315,000</b>	<b>\$1,342,000</b>	<b>\$1,371,000</b>	<b>\$1,400,000</b>
Above (below) Target	\$3,500,614	\$3,267,321	\$3,133,128	\$2,575,128	\$2,525,089
<b>Debt Service Coverage</b>					
Net Revenues	\$629,348	\$607,080	\$581,213	\$550,492	\$519,051
Annual Debt Service [6]	\$323,767	\$326,975	\$319,895	\$322,555	\$328,555
<b>Coverage</b>	<b>194%</b>	<b>186%</b>	<b>182%</b>	<b>171%</b>	<b>158%</b>

[1] Projected water sales revenues using July 1, 2015 water rates.

[2] Additional revenue from rate adjustments.

[3] Interest earnings on the average fund balance calculated at 2.00%.

[4] The available FY 23-24 reserve balance provided by the City. Includes Operating, Capital, and Emergency reserves.

[5] Target Reserves includes Operating, Capital, and Emergency reserves.

[6] Includes 2016 Revenue Refunding Bonds and 2013 Revenue Refunding Bonds.

A graphical depiction of the revenue and revenue requirements from Table 12 are presented in Figure 1, however is extended for a ten-year period. Revenue using the current rates is shown as the black line while revenue with revenue adjustments is shown as the green line. The blue column represents O&M expense, the yellow column represents capital spending, and the orange column represents total debt service payments. Figure 1 shows that the revenue increases outlined in Table 12 are necessary to meet revenue requirements, fund the CIP program, maintain the operating and capital reserves, and meet minimum debt service coverage



ratios required by debt covenants. The figure assumes that the annual revenue increases of 1.4 percent for the first five years continue for the remainder of the Study period.

Figure 1  
Water Financial Plan  
Comparison of Revenue with Revenue Requirements

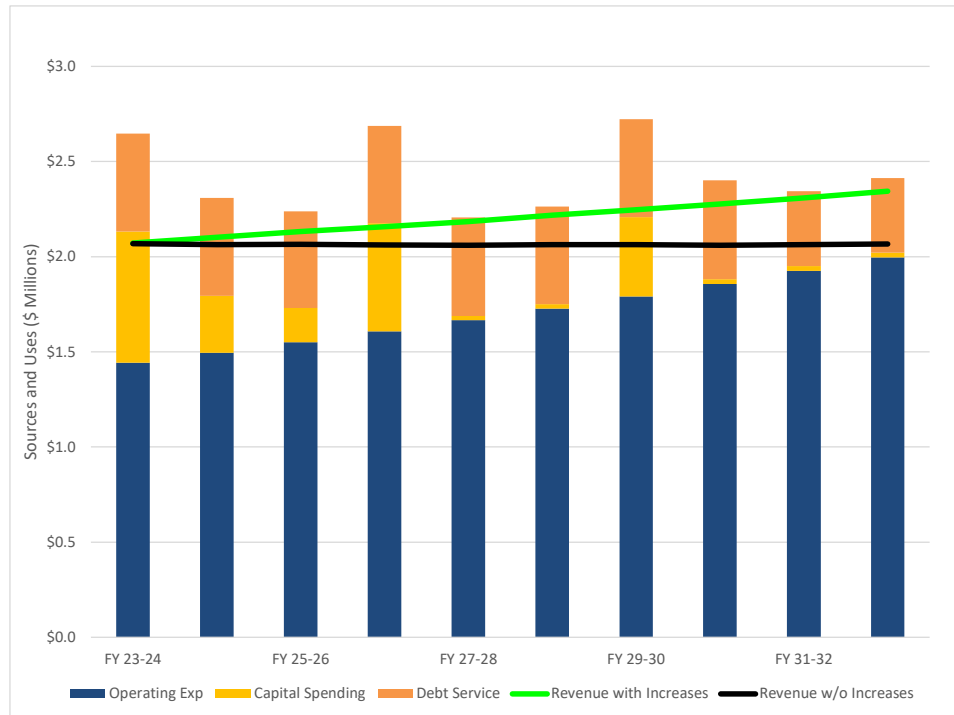
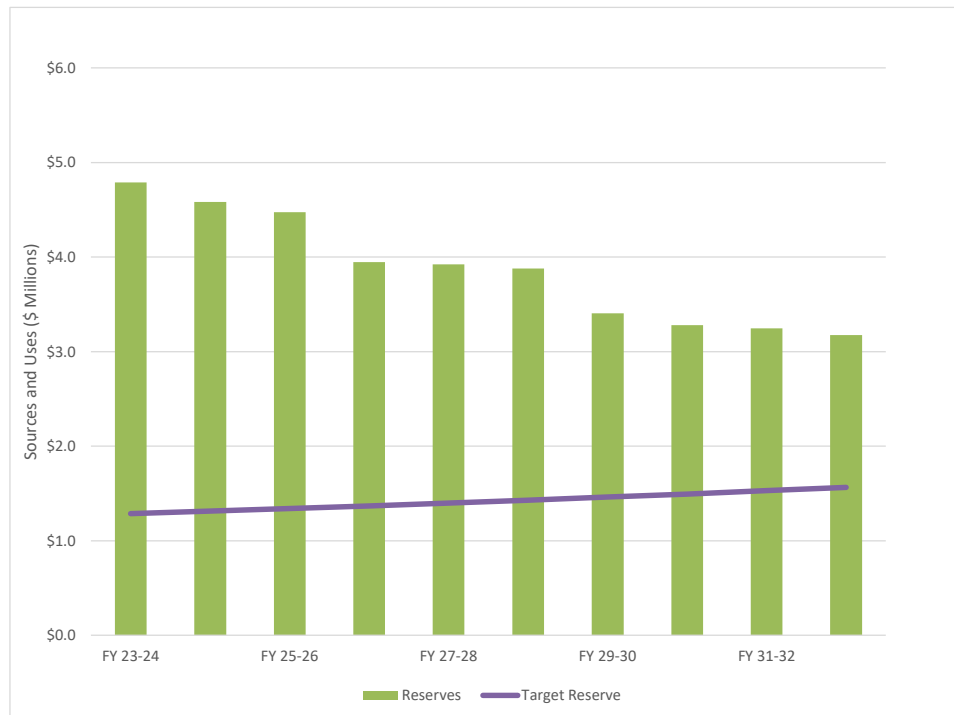


Figure 2 shows a graphical depiction of the operating and capital reserves of the water enterprise in comparison to the established Target reserves. The purple line represents the Target Reserve level while the green column indicates the reserve balance at the end of year. The figure shows that the water fund reserve balance (green column) decreases annually, however remains above the Target reserve level in all years.

Figure 2  
Water Reserves versus Target Reserves



## Water Cost of Service

This section of the report discusses the allocation of the water system's operating and capital costs to customer classifications. Establishing rates in California requires that the agency responsible for imposing property-related fees create a nexus between the cost of providing service and the rates to be imposed.

### Industry Methodology

This Study uses methodologies from the American Water Works Association (AWWA) to allocate costs in an appropriate manner. AWWA is an industry trade organization providing guidance on operations and management of water utilities. General principles are provided to assist agencies with the design of water rates such that the rates may be consistent with local requirements while also recognizing state laws and legal framework. The AWWA guidelines have been used to conduct this water study and have been used in the design of the City's water rates while also following Proposition 218 and the San Juan Capistrano court decision.

The annual costs of providing water service from the financial plan are allocated to cost components according to industry standards provided in the American Water Works Association (AWWA) Manual M1. The methodology provides the basis to design rates to generate adequate revenue to meet estimated annual revenue requirements from the financial plan. Costs are then recovered through the most appropriate revenue mechanism, including fixed charges and variable charges.

## Costs of Service to be Allocated

The annual cost of service consists of O&M expenses and capital costs of the water system. O&M expenses include costs related to water distribution, maintenance of the facilities, and general and administrative costs. Capital costs include annual capital replacement and existing debt service discussed in the financial plan.

To design rates for the water system, costs need to first be allocated to water system cost component based on the operating characteristics and design of the water system facilities. Cost allocations consider the average quantity of water consumed as well as the peak rate at which water is consumed. The water system is designed to serve average and peak demands, and costs that are related to serving average and peak demands are allocated in a manner such that they may be recovered appropriately.

The cost allocation components for water service are Water Supply, Delivery, Peaking, Meters and Services, and Customer. A five-year average of the operating and capital costs of the water system are assigned to each of these parameters. The result is a percentage allocation of the annual costs of service to each cost component which is then applied to the annual revenue requirement. The total cost to be recovered from the users of the water system by cost component for FY 2023-24 is presented in Table 13.

Table 13  
Allocation of Water Revenue Requirements to Cost Component

Description	5-Year Average	Water Supply	Fixed Delivery	Peaking		Customer	
				Max Day	Max Hour	Meters/Serv	Customer
Operation and Maintenance							
Personnel Serives	\$657,583	\$0	\$173,490	\$173,490	\$60,722	\$151,244	\$98,637
Materials and Supplies	110,565	71,833	15,323	15,323	5,363	-	2,724
Insurance	110,484	-	39,962	39,962	13,987	-	16,573
Electricity	238,318	214,486	-	-	23,832	-	-
Repair/Maintenance	177,352	-	75,469	75,469	26,414	-	-
Professional Fees	152,096	-	55,013	55,013	19,255	-	22,814
Service Agreements	40,774	-	14,748	14,748	5,162	-	6,116
Meter Installations	26,546	-	-	-	-	26,546	-
All Other	38,551	-	14,535	14,535	5,087	-	4,395
Total Average O&M	\$1,552,269	\$286,319	\$388,539	\$388,539	\$159,823	\$177,790	\$151,259
Capital Costs							
Capital Replacement Transfer	\$235,200	\$0	\$100,085	\$100,085	\$35,030	\$0	\$0
2016 Revenue Refunding Bonds	203,028	-	86,394	86,395	30,239	-	-
2013 Revenue Refunding Bonds	\$121,322	\$0	\$51,626	\$51,626	\$18,069	\$0	\$0
Solar Project Internal Lease Payment	188,723	-	80,308	80,308	28,108	-	-
Total Average Capital	\$748,273	\$0	\$318,413	\$318,413	\$111,446	\$0	\$0
Total 5-yr Average Revenue Requirement	\$2,300,542	\$286,319	\$706,952	\$706,953	\$271,269	\$177,790	\$151,259
Percentage Allocation		12.4%	30.7%	30.7%	11.8%	7.7%	6.6%

Fiscal Year	Total Revenue Requirement	Water Supply	Fixed Delivery	Peaking		Customer	
				Max Day	Max Hour	Meters/Serv	Customer
FY 23-24	\$1,976,119	\$245,942	\$607,257	\$607,258	\$233,015	\$152,718	\$129,928

# Water Rate Design

The cost of service analyses described in the previous section provides the basis for water rate design. The emphasis on the design of rates is to achieve fairness and ensure that each customer class pays its fair share of costs. Rates should be simple to administer, easy to understand, and comply with regulatory requirements. This section describes how water rates and charges are designed and includes the proposed schedule of water rates for implementation.

## Proposed Rate Structure

The proposed water rate structure is the same as the current rate structure. It includes a fixed charge by meter size for all customers and variable charges for water consumption.

## Proposed Fixed Charges

The proposed fixed charges recover the Customer and Meters and Services costs of service identified from Table 13 and a portion of Peaking costs (capacity) that is reserved for fire protection. Customer costs are recovered based on the number of bills issued while Meters and Services costs are recovered based on meter and service ratios provided by AWWA. Peaking costs are recovered on meter capacity ratios.

Table 14 below presents the design of the proposed monthly fixed charges for customers for FY 2023-24. The proposed fixed charges generate about 25 percent of the revenue from water rates.

Table 14  
Design of Water Fixed Charges

Customer Service Cost		FY 23-24
Customer Cost		\$129,928
Number of Bills		26,796
Customer Cost per Unit		\$4.85
Meters and Services Cost		FY 23-24
Meters and Services Cost		\$152,718
Number of Equivalent Meters & Services		29,770
Meters and Services Cost per Unit		\$5.13
Peaking Costs		FY 23-24
Peaking Cost		\$245,160
Number of Equivalent Meters		32,150
Peaking Cost per Unit		\$7.63
Base Fixed Charge - 5/8" thru 1"		\$17.61

Fixed charges for meter sizes greater than 1-inch are increased as shown below in Table 15 for FY 2023-24. The Meter and Services charge increases with meter and service cost ratios while the Peaking charge increases with meter capacity ratios. The Customer charge does not increase with meter size.

Table 15  
Design of Water Fixed Charges by Meter Size

Meter Size	Meter & Service Ratio	Monthly Meter Charge	Meter Capacity Ratio	Monthly Capacity Charge	Monthly Customer Charge	Total Monthly Charge
inches						
5/8 & 3/4 inch	1.0	\$5.13	1.0	\$7.63	\$4.85	\$17.61
1 inch	1.0	\$5.13	1.0	\$7.63	\$4.85	\$17.61
1-1/2 inch	1.3	\$6.60	2.0	\$15.26	\$4.85	\$26.71
2 inch	2.1	\$10.63	3.2	\$24.42	\$4.85	\$39.89
3 inch	7.9	\$40.31	6.4	\$48.83	\$4.85	\$93.99
4 inch	10.0	\$51.30	10.0	\$76.30	\$4.85	\$132.45
6 inch	15.0	\$76.95	24.0	\$183.12	\$4.85	\$264.92

**Industrial Fixed Charges.** Fixed charges for Industrial customers are established such that they include a monthly volume by meter size charged at the average water system consumption rate. The volume is included in the fixed charge to recognize the seasonal nature of this type of water service and stabilize the revenue stream. Table 15 provides the monthly fixed charges applicable to Industrial customers only.

Table 16  
Design of Industrial Fixed Charges

Meter Size	Volume Included in Fixed Charge	Average Volume Charge	Charge for Volume in Fixed Charge
2 inch	75	\$3.52	\$264.15
3 inch	100	\$3.52	\$352.19
4 inch	175	\$3.52	\$616.34
6 inch	325	\$3.52	\$1,144.63
14 inch	500	\$3.52	\$1,760.97

## Proposed Variable Charges

Variable charges are designed to recover the Water Supply, Delivery, and that portion of Peaking costs that were not recovered in the fixed charges. Consumption and peaking characteristics of water system customers were analyzed to allocate costs to customer classification as well as between each SFR tier.

**Water Supply Costs.** The City's water supply source consists of groundwater. Water supply costs are shared uniformly by all customers of the system.

**Delivery Costs.** Delivery costs are operating and capital costs of the water system related to delivering water to all customers at an average rate of use. Delivery costs tend to vary with the total quantity of water consumed under average-load conditions. These costs are also shared uniformly by all customers of the water system.

**Peaking Costs.** Peaking costs are costs associated with meeting peak demand rates of use requirements of the water system and include operating and capital costs beyond that required for average rates of use. Water system facilities are designed to meet peak characteristics and are apportioned to customer classes based on their system use characteristics. Peaking costs may be assigned to tiers in a tiered-rate structure based on the customers within the tier that are causing the peak demand.

## Proposed Single-family Residential Variable Charges

No changes are proposed for the SFR water rate structure. Tier 1 is defined as consumption to provide basic indoor water use and is based on an assumed 4 persons per household (pph) using 55 gallons per capita per day (gpcd) resulting in a Tier 1 breakpoint of 7 kgal ( $4 \text{ pph} \times 55 \text{ gpcd} \times 365 \text{ days} \div 1,000 \text{ gal} \div 12 \text{ billing periods}$ ). Tier 2 is defined as consumption related to outdoor water use and is all water consumed beyond Tier 1 and below Tier 3. Tier 3 is defined as excessive use beyond Tier 2. The Tier 3 breakpoint is defined as the SFR summer peak demand, determined from billing information to be 15 HCF.

Table 17 provides a summary of the variable rate components applicable to the SFR classification consisting of Water Supply, Delivery, and Peaking costs. For SFR, peaking costs are allocated to the defined tiers based on the peaking factors of that occur from customers within the tiers based on the tier break points discussed above. Tier 1 is considered to have a peaking factor of 1.0, Tier 2 and Tier 3 have peaking factors that reflect the average use per customer within these tiers as a ratio to Tier 1.

The sum of the three component's unit rates equals the water rates in the tiers for the SFR classification. Table 17 sums the Water Supply, Delivery, and Peaking unit rates at the bottom of the table and provides the resulting water rates by tier. Each customer class pays for the same Water Supply and Delivery costs per kgal, however each class pays for their individual peaking requirements and associated costs.

**Table 17**  
**Design of Single-family Residential Tiered Rate Structure**

Water Supply Component of Commodity Charge						
Line No.	Tier	Tier Range	Consumption	% Share	Base Costs	Unit Rate
1	Tier 1	0 - 7	110,341	52.2%	\$47,338	\$0.43
2	Tier 2	8 - 15	61,192	28.9%	\$26,252	\$0.43
3	Tier 3	Over 15	40,026	18.9%	\$17,172	\$0.43
4			211,559	100.0%	\$90,762	

Delivery Supply Component of Commodity Charge						
Line No.	Tier	Tier Range	Consumption	% Share	Base Costs	Unit Rate
5	Tier 1	0 - 7	110,341	52.2%	\$116,883	\$1.06
6	Tier 2	8 - 15	61,192	28.9%	\$64,820	\$1.06
7	Tier 3	Over 15	40,026	18.9%	\$42,399	\$1.06
8			211,559	100.0%	\$224,101	

Peaking Component of Commodity Charge						
Line No.	Tier	Tier Range	Peaking Factor	Weighted Consumption	Peaking Costs	Unit Rate
9	Tier 1	0 - 7	1.00	110,341	\$30,517	\$0.28
10	Tier 2	8 - 15	2.03	124,204	\$34,351	\$0.56
11	Tier 3	Over 15	3.51	140,368	\$38,821	\$0.97
12				374,913	\$103,689	

Sum of Commodity Charge Components						
Line No.	Tier	Tier Range	Water Supply	Delivery	Peaking Rate	Total Rate in Tier
13	Tier 1	0 - 7	\$0.43	\$1.06	\$0.28	\$1.76
14	Tier 2	8 - 15	\$0.43	\$1.06	\$0.56	\$2.05
15	Tier 3	Over 15	\$0.43	\$1.06	\$0.97	\$2.46

### Proposed Non-Residential and Landscape Variable Charges

For the other customer classes of Non-Residential and Landscape Irrigation, it is proposed that these classes have an individual uniform volume rate structure that recognizes a blending of the three components of Water Supply, Delivery, and Peaking costs. However, the Non-Residential and Landscape Irrigation classifications will each recognize the individual peaking characteristics of its class in their variable rate. A uniform variable rate structure is recommended for these classes as the Non-Residential customers are intended to have separate Landscape Irrigation meters. Table 18 provides the water rates for these customers.

Table 18  
Design of Non-residential and Landscape Irrigation Volume Charges

Classification	Water Supply	Delivery	Peaking	Total Costs	Volume kgal	Uniform Rate \$/kgal
Non-residential	\$34,368	\$84,858	\$42,560	\$161,786	80,109	\$2.02
Irrigation	\$11,456	\$28,285	\$30,282	\$70,023	26,702	\$2.62

### Proposed Industrial Variable Charges

For Industrial customers, the variable charge is calculated by dividing the costs that were not recovered in the fixed charges by Industrial consumption. The revenue collected through the proposed monthly service charges are subtracted from the total allocated cost to Industrial customers. This remaining cost is divided by Industrial water sales to calculate the variable charge for this customer group. Table 19 provides the variable charge for Industrial customers.

Table 19  
Design of Industrial Volume Charge

Meter Size	Industrial Fixed Charge	Industrial					
		Number of Bills	Industrial Equiv Meters	Service Charge Revenue	Volume Charge Revenue	Volume	
						Volume [1]	Charge Rate
				\$	\$	1,000 gal	\$/1,000 gal
2 inch	\$264.15	36	10	\$9,509			
3 inch	\$352.19	36	19.2	\$12,679			
4 inch	\$616.34	24	20	\$14,792			
6 inch	\$1,144.63	12	24.0	\$13,736			
14 inch	\$1,760.97	12	172.0	\$21,132			
Total		120	244.8	\$71,848	\$620,127	177,687	\$3.49

[1] Remaining volume not included in fixed charge.

### Proposed Water Rates

Tables 20 and 21 present the proposed fixed charges and variable charges respectively for the water system for the next five years. Table 20 includes the current fixed charges, fixed charges for April 1, 2024 developed in the tables above including the Industrial fixed charges, and the future fixed charges for implementation beginning on January 1, 2025 and each January 1 through FY 2027-28. Water fixed charges beyond April 1, 2024 are increased by the percentages shown in the financial plan in Table 12.



Table 20  
Proposed Water Fixed Charges

Classification	Current Rate	April 1, FY 23-24	January 1, FY 24-25	January 1, FY 25-26	January 1, FY 26-27	January 1, FY 27-28
<b>All Customers Except Industrial</b>		<b>Fixed Charge (\$ per month)</b>				
Meter Size						
<= 1 inch and smaller	\$16.96	\$17.61	\$17.86	\$18.11	\$18.36	\$18.62
1-1/2 inch	\$25.80	\$26.71	\$27.08	\$27.46	\$27.84	\$28.23
2 inch	\$38.81	\$39.89	\$40.45	\$41.02	\$41.59	\$42.17
3 inch	\$93.66	\$93.99	\$95.31	\$96.64	\$97.99	\$99.36
4 inch	\$131.53	\$132.45	\$134.30	\$136.18	\$138.09	\$140.02
6 inch	\$260.62	\$264.92	\$268.63	\$272.39	\$276.20	\$280.07
<b>Industrial</b>						
	Included Volume					
2 inch	75	\$253.81	\$264.15	\$267.84	\$271.59	\$275.39
3 inch	100	\$338.41	\$352.19	\$357.12	\$362.12	\$367.19
4 inch	175	\$592.22	\$616.34	\$624.97	\$633.72	\$642.59
6 inch	325	\$1,099.83	\$1,144.63	\$1,160.66	\$1,176.91	\$1,193.39
14 inch	500	\$1,692.04	\$1,760.97	\$1,785.62	\$1,810.62	\$1,835.97

Table 21 provides the proposed variable charges for the water system. The table includes the current variable charges by rate tier, the variable charges proposed for April 1, 2024 developed in the Study, and the future variable charges for implementation beginning on January 1, 2025 and each January 1 through FY 2027-28. Water variable charges beyond April 1, 2024 are increased by the percentages shown in the financial plan in Table 12.

Table 21  
Proposed Water Variable Charges

Classification	Current Rate	April 1, FY 23-24	January 1, FY 24-25	January 1, FY 25-26	January 1, FY 26-27	January 1, FY 27-28
<b>Variable Charge (\$ per 1,000 gal)</b>						
<b>Single-family Residential</b>						
Tier 1 - 0 to 7 units	\$1.67	\$1.76	\$1.78	\$1.80	\$1.83	\$1.86
Tier 2 - 8 to 15 units	\$2.07	\$2.05	\$2.08	\$2.11	\$2.14	\$2.17
Tier 3 - Over 15	\$2.77	\$2.46	\$2.49	\$2.52	\$2.56	\$2.60
<b>Multifamily Residential</b>	\$1.86	\$2.02	\$2.05	\$2.08	\$2.11	\$2.14
<b>Commercial</b>	\$1.86	\$2.02	\$2.05	\$2.08	\$2.11	\$2.14
<b>Industrial (Charge Over Included Volume)</b>	\$3.33	\$3.49	\$3.54	\$3.59	\$3.64	\$3.69
<b>Public Authority/Schools</b>	\$1.86	\$2.02	\$2.05	\$2.08	\$2.11	\$2.14
<b>Landscape Irrigation</b>	\$2.54	\$2.62	\$2.66	\$2.70	\$2.74	\$2.78
<b>Las Deltas [1]</b>						
Tier 1 - 0 to 5000 units	\$3.17	\$3.21	\$3.25	\$3.30	\$3.35	\$3.40
Tier 2 - 5001 and Over	\$3.49	\$3.54	\$3.59	\$3.64	\$3.69	\$3.74

# Water Bill Impacts

An impact analysis was performed to evaluate the change in Firebaugh single-family customer bills that would occur from the implementation of the proposed water rates for April 2024. The impacts are provided in Table 22.

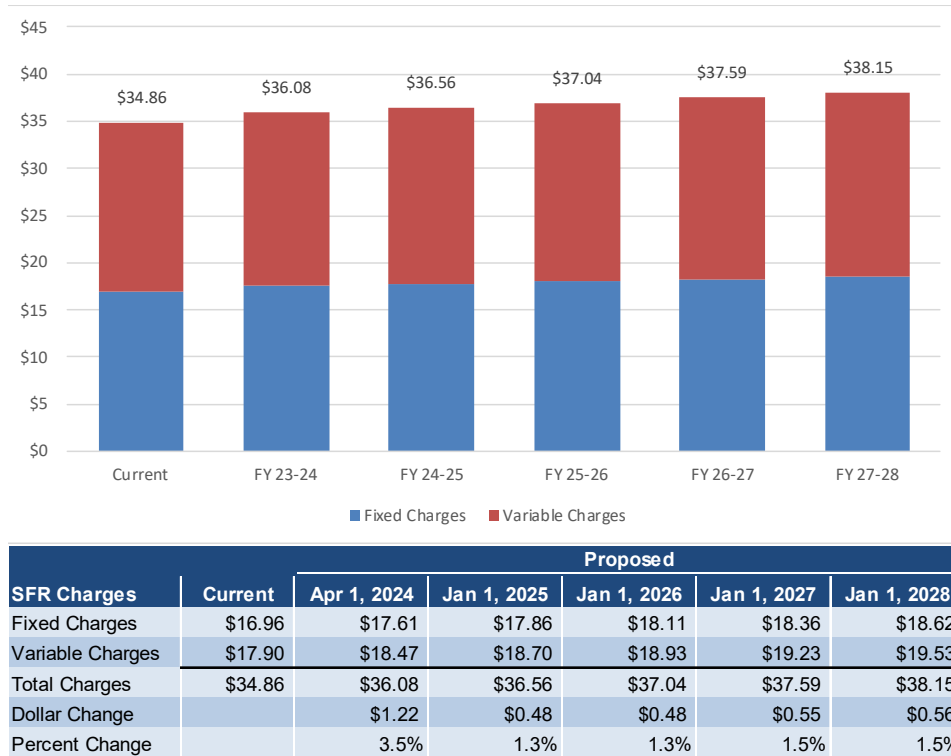
For an average single-family customer with a 1-inch or smaller meter size using 10 thousand gallons (kgal) monthly, the bill will increase from \$34.86 to \$36.08, and increase of \$1.22 or 3.5 percent. The April 1, 2024 percentage increase of 3.5 percent differs from the overall revenue increase of 1.4 percent from the financial plan due to cost of service adjustments in this first year. Percent increases in rates subsequent to the first year increase at the percentages in the financial plan in Table 12.

Table 22  
Comparison of Current Single-family Residential Monthly Bill with  
Proposed Bill Using April 2024 Water Rate Structure and Rates

Description	Use (Kgal)	Current Bill			Proposed Bill			Change	Percent Change
		Service Charge	Volume Charge	Current Bill	Service Charge	Volume Charge	Proposed Bill		
	0	\$16.96	\$0.00	\$16.96	\$17.61	\$0.00	\$17.61	\$0.65	3.8%
Very Low	3	\$16.96	\$5.01	\$21.97	\$17.61	\$5.28	\$22.89	\$0.92	4.2%
Low	5	\$16.96	\$8.35	\$25.31	\$17.61	\$8.80	\$26.41	\$1.10	4.3%
Median	8	\$16.96	\$13.76	\$30.72	\$17.61	\$14.37	\$31.98	\$1.26	4.1%
Average	10	\$16.96	\$17.90	\$34.86	\$17.61	\$18.47	\$36.08	\$1.22	3.5%
High	20	\$16.96	\$42.10	\$59.06	\$17.61	\$41.02	\$58.63	(\$0.43)	-0.7%
	30	\$16.96	\$69.80	\$86.76	\$17.61	\$65.62	\$83.23	(\$3.53)	-4.1%
Very High	50	\$16.96	\$125.20	\$142.16	\$17.61	\$114.82	\$132.43	(\$9.73)	-6.8%

Table 23 provides how SFR water bills with a 1-inch or smaller meter size using the average monthly consumption of 10 HCF will increase over time with implementation of the proposed water rates from Tables 20 and 21.

**Table 23**  
**Current and Future Single-family Residential Monthly Water Bills**  
**with 1-inch meter Size at 10 kgal**



## Water Rate Survey

A water rate survey was conducted for neighboring communities to the City of Firebaugh. Chart 1 compares the estimated average Firebaugh single-family residential monthly water bill with those of neighboring communities at the same consumption of 10 thousand gallons (kgal) monthly. The rate survey includes rate schedules in effect November 2023.

Water bills for the City of Firebaugh are shown using the current rates and the proposed rates from Tables 20 and 21 for implementation April 2024. The chart indicates that with the proposed April 1, 2024 water rates, a City of Firebaugh single-family residential customer with a monthly consumption of 10 thousand gallons (kgal) will experience a bill that is in the mid-range of the communities listed.

Chart 1  
Survey of Single-family Residential Monthly Water Bills Using 10 kgal  
For Rates in Effect November 2023



Note: Above table uses water rates in effect November 2023. The Firebaugh April 2024 bill is based on the rate structure and rates in Tables 21 and 22.

# Wastewater Financial Planning

Financial planning for the wastewater enterprise includes identifying and projecting revenues and revenue requirements of the wastewater system for a five-year planning period. Estimates of revenue from various sources are compared with the projected revenue requirements. This comparison allows the review of the adequacy of existing revenue to meet annual obligations and provide the basis for revenue adjustments. Wastewater rates and charges are designed to recover the City's annual operating and capital costs associated with the wastewater system.

This section discusses the current wastewater rates, user classifications, revenues and revenue requirements, planned capital improvement expenditures and financing sources, and proposed revenue adjustments.

## Current Wastewater Fixed and Variable Charges

The current wastewater rates consist of fixed charges to all classifications and separate septage disposal charges. MFR, Cabins/Cottages, Guest Homes, and Travel Trailers customers are charged less than SFR, reflecting a lower discharge volume than SFR. Non-Residential customers are classified into one of many classifications. The current rates are presented in Table 24.

Table 24  
Current Wastewater Fixed Charges and Septage Disposal Charges

Classification	Current Charge \$/month	Classification	Current Charge \$/month
SF & Mobile Homes	\$58.32	Hotels/Motels	\$24.84
MF <= 650 SF	48.30	Business Offices	55.73
MF > 650 SF	58.32	Churches	55.67
Cabins/Cottages	41.60	Car Washes	95.14
Guest Homes	41.60	Bars/Taverns	54.78
Travel Trailers	41.60	Outside SF and MH	58.32
SF Seniors	53.32	Headstart (Day Care Center)	1.14
Restaurants Up to 25	69.20	St. Joseph (Day Care Center)	1.17
Restaurants 26-50	155.96	West Hills Child Development	1.17
Restaurants 51-75	206.27	Public Housing Authority	58.32
Barb/Dry Clean/Retail	53.12	West Hills Community College	1.35
Laundries	316.88	F/B Las Deltas School District	1.35
Grocery (full with grinders)	80.76	Market/Laundry	598.45
Self Service	32.70	Toma-Tek (Domestic)	670.00
Auto Repair Shops	\$135.86	Storage	\$58.32

Septage Disposal	Current Charge	Septage Disposal	Current Charge
<u>From (gallons)</u> <u>To (gallons)</u>		<u>From (gallons)</u> <u>To (gallons)</u>	
0   1,000	\$72.19	3,500   3,999	\$527.14
1,000   1,499	148.03	4,000   4,499	602.98
1,500   1,999	223.85	4,500   4,999	678.81
2,000   2,499	299.68	5,000   5,499	754.63
2,500   2,999	375.49	5,500   5,999	830.47
3,000   3,499	\$451.33	6,000   6,499	906.29
		Over	\$75.84

## Wastewater User Classifications

### Number of Customers

The City currently classifies wastewater customers as Single-family Residential, various Multiunit categories, and into one of many non-residential classifications. Residential accounts (SFR, MF, Cabins/Cottages, Travel Trailers, and SFR senior) consist of about 90 percent of the total customers served by the wastewater system. Residential accounts and dwelling units are projected to grow at a rate of 0.50 percent annually following the assumptions listed in Table 1. Table 25 provides the historical and projected number of customers and dwelling units by classification.

Table 25  
Historical and Projected Wastewater Customers by Classification

Customer Class	Historical	Projected				
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Number of Accounts</b>						
SF & Mobile Homes [1]	1,609	1,617	1,625	1,633	1,641	1,649
MF <= 650 SF [1]	18	18	18	18	18	18
MF > 650 SF [1]	30	30	30	30	30	30
Cabins/Cottages [1]	1	1	1	1	1	1
Travel Trailers [1]	3	3	3	3	3	3
SF Seniors [1]	49	49	49	49	49	49
Restaurants Up to 25	7	7	7	7	7	7
Restaurants 26-50	5	5	5	5	5	5
Restaurants 51-75	4	4	4	4	4	4
Barb/Dry Clean/Retail	28	28	28	28	28	28
Laundries	2	2	2	2	2	2
Grocery (full with grinders)	7	7	7	7	7	7
Self Service	2	2	2	2	2	2
Auto Repair Shops	9	9	9	9	9	9
Hotels/Motels	5	5	5	5	5	5
Business Offices	33	33	33	33	33	33
Churches	10	10	10	10	10	10
Car Washes	2	2	2	2	2	2
Bars/Taverns	1	1	1	1	1	1
Outside SF and MH	76	76	76	76	76	76
Headstart (Day Care Center)	2	2	2	2	2	2
St. Joseph (Day Care Center)	1	1	1	1	1	1
Public Housing Authority	1	1	1	1	1	1
West Hills Community College	2	2	2	2	2	2
F/B Las Deltas School District	1	1	1	1	1	1
Market/Laundry	1	1	1	1	1	1
Toma-Tek (Domestic)	1	1	1	1	1	1
Storage	5	5	5	5	5	5
Septage	2	2	2	2	2	2
<b>Total Accounts</b>	1,917	1,925	1,933	1,941	1,949	1,957
<b>Number of Dwelling Units</b>						
SF & Mobile Homes [1]	1,609	1,617	1,625	1,633	1,641	1,649
MF <= 650 SF [1]	69	69	69	69	69	69
MF > 650 SF [1]	341	343	345	347	349	351
Cabins/Cottages [1]	58	58	58	58	58	58
Travel Trailers [1]	12	12	12	12	12	12
<b>Total Dwelling Units</b>	2,089	2,099	2,109	2,119	2,129	2,139

## Wastewater Financial Plan

The financial plan provides the means of analyzing the revenue and revenue requirements of the wastewater system and its impact on reserves as well as the ability to fund on-going operation and maintenance expense and capital infrastructure requirements. Below is a discussion of the projection of revenue, operation and maintenance expenses, capital improvement needs of the wastewater system and its financing, debt service requirements, and revenue adjustments needed to maintain a sustainable wastewater enterprise.

### Revenues

The City receives wastewater revenue from operating and miscellaneous sources. Operating revenue is received from rates and charges for wastewater service. Table 25 presents the projected fixed charge revenue from current wastewater rates of the wastewater system. The revenue is projected by applying the current wastewater rates from Table 24 to the projected number of accounts and units in Table 25.

Table 26  
Projected Rate-based Wastewater Revenue Using Current Rates

Description	Projected				
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Water Service Revenues</b>					
Fixed Charges [1]	\$1,797,086	\$1,804,084	\$1,811,083	\$1,818,081	\$1,825,080
Total Revenues From Current Rates	\$1,797,086	\$1,804,084	\$1,811,083	\$1,818,081	\$1,825,080

[1] FY 23-24 and forecast years' revenue calculated by multiplying current wastewater rates by number of projected customers and units.

Miscellaneous revenue includes City property lease income, Toma-Tek Service and Repair Income, waste discharge fees, and miscellaneous income. Miscellaneous revenue is provided in Table 27.

Table 27  
Projected Wastewater Miscellaneous Wastewater Revenue

Description	Budget	Projected			
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Lease of City Property	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Miscellaneous Income	500	500	500	500	500
TomaTek Service and Repair	48,000	50,000	50,000	50,000	50,000
Waste Discharge Fees	10,000	10,000	10,000	10,000	10,000
Total Miscellaneous Revenues	\$60,500	\$62,500	\$62,500	\$62,500	\$62,500

## Revenue Requirements

Revenue requirements of the wastewater system include operation and maintenance expense, annual capital replacement transfer, and debt service. Each of these items are discussed below.

### Operation and Maintenance Expense

Operation and maintenance expenses (O&M) are an on-going obligation of the wastewater system and such costs are normally met from wastewater service revenue. O&M includes the cost to operate and maintain the wastewater collection system and treatment facilities. Costs also include technical services and other general and administrative expenses.

O&M expense has been projected recognizing the major expense categories of personnel services, electric power expense, chemicals, purchased water, capital outlay, and other expenses following inflation factors presented in Table 1. Table 28 provides a summary of the wastewater O&M expenses for the Study period.

Table 28  
Budget and Projected Wastewater Operation and Maintenance Expense

Description	Budget	Projected			
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Salaries &amp; Benefits</b>					
Salaries and Wages	\$369,300	\$384,072	\$399,434	\$415,412	\$432,029
Benefits	263,049	282,386	303,201	325,609	349,737
Total Personnel Services	\$632,349	\$666,458	\$702,635	\$741,021	\$781,766
<b>Supplies and Services</b>					
Chemicals	10,500	11,025	11,576	12,155	12,763
Electricity/Gas	25,000	26,000	27,040	28,122	29,247
Equip/Facility Repair and Maintenance	107,500	110,725	114,047	117,469	120,993
System Repairs Toma-Tek	40,000	41,200	42,436	43,709	45,020
Sewer Line Repair	2,500	2,575	2,652	2,732	2,814
Lab Analysis	15,000	15,450	15,914	16,391	16,883
All Other	303,855	312,971	322,360	332,029	341,989
Total Supplies and Services	\$504,355	\$519,946	\$536,025	\$552,607	\$569,709
<b>Capital</b>	16,500	0	0	0	0
Total Operation and Maintenance Expense	\$1,153,204	\$1,186,404	\$1,238,660	\$1,293,628	\$1,351,475

### Capital Replacement Transfer

The City plans for replacements in the wastewater system that occur from time to time during the fiscal year. An annual amount is transferred from the operating fund to aid in funding these replacements. The annual amount is targeted to equal approximately 50 percent of annual depreciation.

### Existing Debt Service

The City has outstanding debt that includes the 2016A Sewer Revenue Refunding Bond obligations. The 2016A Sewer Revenue Refunding debt has annual debt service payments of about \$175,000 and will be retired in 2046.



## Wastewater Capital Improvement Program

The City has developed a capital improvement program (CIP) spending plan stated in Table 29 that lists capital expenditures for FY 2023-24 through FY 2027-28. The capital projects are not specific in nature and reflect annual replacement that is expected to occur on an on-going basis. Over this period, it is planned that the City would spend about \$1.06 million in wastewater improvement projects. The wastewater CIP is funded through the annual amount transferred from the water operating fund to the capital fund for capital replacement and wastewater reserves.

Table 29  
Wastewater Capital Improvement Plan

Description	Projected				
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Current Capital Improvement Projects (CIP) [1]</b>					
Replacement Projects	\$200,000	\$206,000	\$212,200	\$218,500	\$225,100
<b>Total Wastewater CIP</b>	<b>\$200,000</b>	<b>\$206,000</b>	<b>\$212,200</b>	<b>\$218,500</b>	<b>\$225,100</b>

[1] Information provided by the City.

## Wastewater Financial Plan

A financial plan has been prepared for the wastewater utility that includes the revenues and revenue requirements that were identified for the wastewater system and is presented in Table 28. The plan incorporates specific financial planning goals to provide guidance to maintain the health of the wastewater utility on an on-going basis. The goals included the following.

- Generate positive levels of income in each year of the Study period
- Maintain the operating and capital reserves at or greater than target levels
- Maintain debt service coverage ratios at or greater than the minimum required
- Meet annual capital replacement spending from the annual replacement transfer and capital reserves

## Proposed Revenue Adjustments

Analysis of the revenues and revenue requirements of the wastewater financial plan indicate that no revenue increases are necessary. Revenue currently being received is sufficient to meet O&M expenses, capital improvement funding, and debt service payments.

Table 30  
Wastewater Financial Plan

Description	Projected				
	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
<b>Proposed Revenue Increase (April 1)</b>	<b>0.0%</b>				
<b>Proposed Revenue Increase (January 1)</b>		<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Revenue</b>					
Rate-based Revenues, Existing Rates [1]	\$1,797,086	\$1,804,084	\$1,811,083	\$1,818,081	\$1,825,080
Total Additional Wastewater Revenue [2]	0	0	0	0	0
Miscellaneous Income	60,500	62,500	62,500	62,500	62,500
Interest Income [3]	126,908	133,450	139,308	144,210	148,032
<b>Total Revenue</b>	<b>\$1,984,494</b>	<b>\$2,000,034</b>	<b>\$2,012,891</b>	<b>\$2,024,791</b>	<b>\$2,035,612</b>
<b>Operating Expenses</b>					
O&M and Capital Outlay	\$1,153,204	\$1,186,404	\$1,238,660	\$1,293,628	\$1,351,475
Capital Replacement Transfer	81,000	84,000	86,000	89,000	91,000
2016A Sewer Revenue Refunding Bonds	173,588	176,263	173,863	176,388	178,313
Solar Project Internal Payment	118,156	116,701	117,020	117,285	117,532
<b>Net Funds Available Before Capital</b>	<b>\$1,525,948</b>	<b>\$1,563,368</b>	<b>\$1,615,543</b>	<b>\$1,676,301</b>	<b>\$1,738,320</b>
<b>Capital Sources and Uses of Funds</b>					
Capital Replacement Transfer	\$81,000	\$84,000	\$86,000	\$89,000	\$91,000
Wastewater Capital Improvements	(\$200,000)	(\$206,000)	(\$212,200)	(\$218,500)	(\$225,100)
<b>Net Capital Spending</b>	<b>(\$119,000)</b>	<b>(\$122,000)</b>	<b>(\$126,200)</b>	<b>(\$129,500)</b>	<b>(\$134,100)</b>
<b>Net Funds Available After Capital</b>	<b>\$339,546</b>	<b>\$314,666</b>	<b>\$271,148</b>	<b>\$218,990</b>	<b>\$163,192</b>
<b>Available Reserves</b>					
Beginning available reserves [4]	\$6,175,634	\$6,515,180	\$6,829,846	\$7,100,994	\$7,319,984
Additions (reductions)	339,546	314,666	271,148	218,990	163,192
<b>Ending available reserves</b>	<b>\$6,515,180</b>	<b>\$6,829,846</b>	<b>\$7,100,994</b>	<b>\$7,319,984</b>	<b>\$7,483,176</b>
Target Reserves [5]	\$793,000	\$812,000	\$840,000	\$871,000	\$902,000
Above (below) Target	\$5,722,180	\$6,017,846	\$6,260,994	\$6,448,984	\$6,581,176
<b>Debt Service Coverage</b>					
Net Revenues	\$831,290	\$813,630	\$774,231	\$731,163	\$684,137
Annual Debt Service [6]	\$173,588	\$176,263	\$173,863	\$176,388	\$178,313
<b>Coverage</b>	<b>479%</b>	<b>462%</b>	<b>445%</b>	<b>415%</b>	<b>384%</b>

[1] Projected using the existing rates.

[2] Additional revenue from rate adjustments.

[3] Interest earnings on the average fund balance calculated at 2.00%.

[4] The available FY 23-24 cash balance provided by the City.

[5] Target reserves include Operating, Capital, and Emergency target reserves.

[6] Includes 2016A Sewer Revenue Refunding Bonds.

A graphical depiction of the revenue and revenue requirements from Table 28 is presented in Figure 3, however is extended for a ten-year period. Revenue using the current rates is shown as the black line while revenue with revenue adjustments is shown as the green line. The blue column represents O&M expense, the yellow column represents capital spending, the orange column represents total debt service payments, and the purple column indicates revenue that is going into reserves.

Figure 1 shows that the current level of revenue being received from the current rates is sufficient to meet revenue requirements, fund the CIP program, maintain the operating and capital reserves, and meet minimum debt service coverage ratios required by debt covenants.

**Figure 3**  
**Wastewater Financial Plan**  
**Comparison of Revenue with Revenue Requirements**

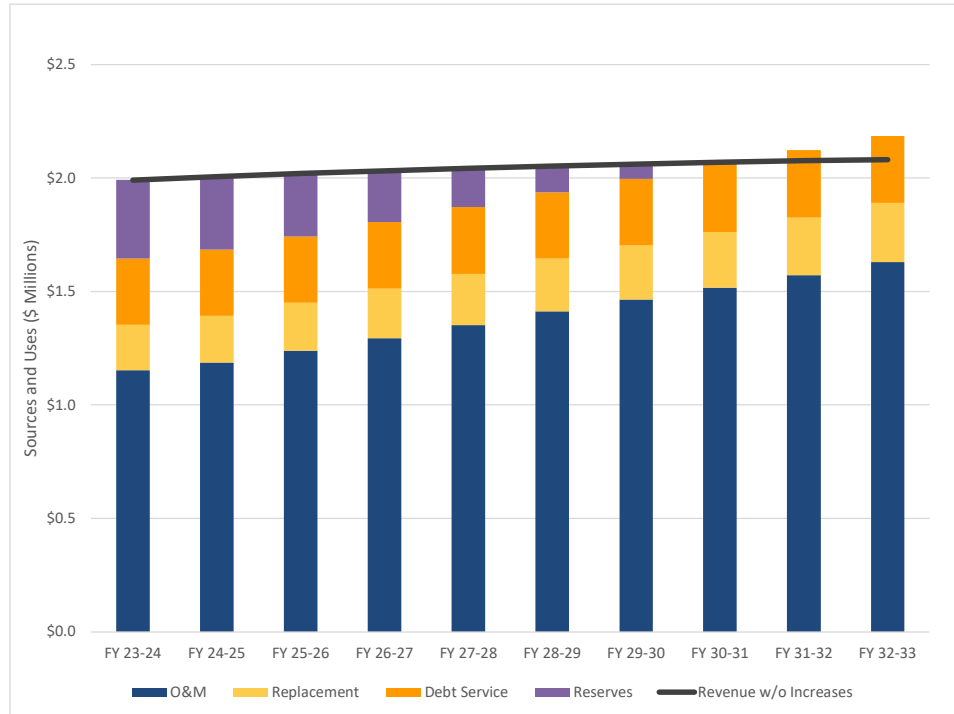
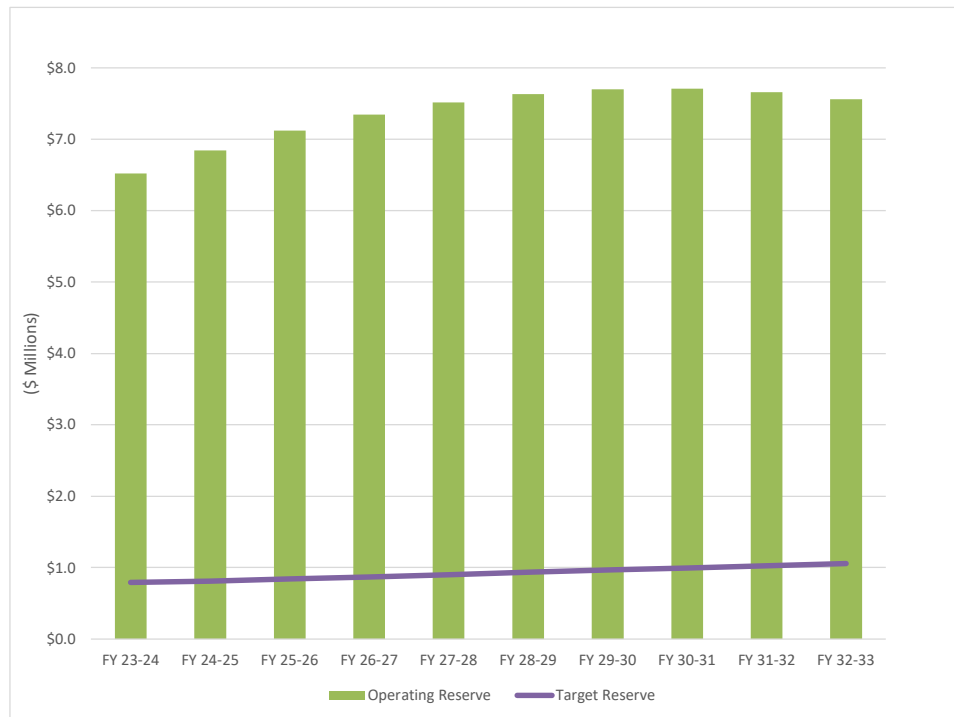


Figure 2 shows a graphical depiction of the operating and capital reserves of the wastewater enterprise in comparison to the established Target reserves. The purple line represents the Target Reserve level while the green column indicates the cash reserve balance at the end of year. The figure shows that the wastewater reserve balance (green column) increases in the middle years and then decreases, however remains above the Target reserve level in all years.

Figure 4  
Wastewater Reserves versus Target Reserves



## Wastewater Rates

The proposed rates are the same as the current rates used by the City. Table 24 provides the proposed wastewater charges for the wastewater system for the next five years.

## Wastewater Rate Survey

A wastewater rate survey was conducted for neighboring communities to the City. Chart 2 compares the City's current SFR monthly wastewater bill with those of neighboring communities. The chart indicates that with the proposed charges, an SFR customer will experience a bill that is in the upper range of the communities surveyed.

**Chart 2**  
**Survey of Single-family Residential Monthly Wastewater Bills**  
**For Rates in Effect November 2023**



Note: Above table uses wastewater rates in effect November 2023. Firebaugh April 2024 bill is based on the rate structure and rates in Table 33.



ELEMENT 7

CALIFORNIA'S LOCAL CANNABIS RETAILER  
STRICTLY CONFIDENTIAL





# OVERVIEW

## Business Summary

- Business launched in March 2022 becoming the first retail cannabis business in Firebaugh.
- Currently employ 10 people with 6/10 employees coming from the local Firebaugh community (other 4 are from nearby cities).
- No break-ins, no theft issues to date. Have worked closely with local law enforcement on several data / video log matters over the past 18 months to create a safer and better community.
- Business owners further investing into Firebaugh by purchasing the building premises in December 2023.
- Have delivered over \$150,000 of incremental taxes and support for non-profits in the local community since opening.
- Store is well-supported by local customers – has a solid 4.7 Google Maps rating.
- Industry remains challenged with high taxes, declining margins, broader macro-economic climate, reduced consumer spending, more stores opening in nearby communities. **Element 7 remains committed to Firebaugh.**



Element 7 Firebaugh



Expanding Operations through New Brands



## EXPANDING OUR COMMUNITY ENGAGEMENT

Element 7 continues to work with a range of local events and causes, and is looking to continue to expand this through 2023 and into 2024. In addition to programs below we have also contributed:

- \$76,640.00 for Special Community Taxes based on square feet of operations (\$19,160.00 per quarter)
- 1% of all Sales for an additional Cannabis Tax = \$16,000 annually



**\$1,000 Donation**



**\$2,000 Donation**



**10X Dinner Box Donation**



**\$7,000 Local Veterans: SB34 Program**





## SUPPORTING LOCAL SPORTS IN FIREBAUGH



\$500 Donation



\$500 Donation



\$500 Donation



\$500 Donation



**MUSIC BOOSTERS**

\$750 Donation



# BUSINESS REQUEST

## Business Request

- Looking to expand manufacturing and distribution operations after recently closing a deal to start selling cannabis goods into 20+ stores in California.
- Element 7 looking to scale up operations by producing 7 in-house brands that would be sold across all Element 7 stores / 20+ new accounts in CA.
- Would result in 2-3 new immediate full-time manufacturing / distribution jobs.
- Would also enable Element 7 to expand manufacturing hours to 2 x shifts a day to create an additional 2 longer-term new jobs.
- Production of in-house brands would allow us to also be more competitive on price against recently opened stores in Fresno, Merced, and new Madera stores opening in 2024. May lead to higher retail tax contributions.
- ***Requesting 0% distribution taxes so that we can confidently invest in expanding manufacturing in Firebaugh and open new job opportunities.***





**ROBERT DIVITO**  
robert@e7ca.com  
(312) 823 7638





# STAFF REPORT

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**AGENDA ITEM:** RESOLUTION APPROVING A 5% INCREASE TO BASE ANNUAL SALARY OF CITY MANAGER BENJAMIN GALLEGOS BASED ON 2023 PERFORMANCE EVALUATION AND APPROVING A ONE-TIME 3% BONUS PAYMENT

**MEETING DATE:** DECEMBER 18, 2023

**PREPARED BY:** CHRISTINA DI FILIPPO- CITY ATTORNEY

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## **RECOMMENDATION**

APPROVE items pertaining to increase base annual salary of City Manager and one-time bonus payment.

## **BACKGROUND**

The City entered into an Employment Agreement (“Agreement”) with Benjamin Gallegos, effective January 2, 2022, for continued employment of a City Manager. Under this agreement, Mr. Gallegos was paid an annual salary of \$139,230.00 and it is to be evaluated at least on an annual basis. Following each evaluation, the City Council may, in its discretion, and upon a satisfactory evaluation, increase Mr. Gallegos’ annual base salary between 0-5%.

In November 2022, Mr. Gallegos received a 4.4% increase to his base salary after his 2022 performance evaluation, during which his performance was deemed satisfactory. His annual base salary was increased to \$145,356.00.

Mr. Gallegos underwent a performance evaluation on December 4, 2023. At the conclusion of the evaluation, Council determined that he had performed satisfactorily, making him eligible for an increase to his annual base salary. The Council indicated they wished to issue a 5% increase to Mr. Gallegos’ base salary. The proposed 5% salary increase would adjust Mr. Gallego’s annual base salary to \$152,623.80.

Additionally, the proposed resolution issues a one-time 3% bonus payment which would be in the amount of \$4,360.68.

## **REASON FOR RECOMMENDATION**

Mr. Gallegos’ annual performance evaluation has been completed and he is eligible for a salary increase between 0-5% if approved by City Council. Additionally, Council is within its rights to issue bonuses at its discretion.

## **FISCAL IMPACT**

Approval will result in a 5% increase in amount paid to Mr. Gallegos in the form of base annual salary and an additional 3% bonus payment. Total cost increase if approved: \$11,628.48.

## **ATTACHMENTS**

- Resolution No. 23-52

**RESOLUTION NO. 23-52**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING AND  
AUTHORIZING A 5% INCREASE IN BASE ANNUAL SALARY OF CITY MANAGER  
BENJAMIN GALLEGOS BASED ON 2023 PERFORMANCE EVALUATION  
AND APPROVING A 3% BONUS PAYMENT**

**WHEREAS**, on February 7, 2022, the City Council adopted Resolution 22-02, which approved a new Employment Agreement (“Agreement”) with Benjamin Gallegos, retroactively effective January 1, 2022, for continued employment as the City Manager; and

**WHEREAS**, pursuant to Section 2.A. of the Agreement, Benjamin Gallegos’ annual salary is \$139,230.00 and it to be evaluated by the City Council on at least an annual basis; and

**WHEREAS**, following a satisfactory evaluation, the City Council may, in its discretion, increase Benjamin Gallegos’ base salary between 0-5%; and

**WHEREAS**, on November 7, 2022, after an evaluation, City Council approved a 4.4% base salary increase for City Manager, Benjamin Gallegos increasing his base salary to \$145,356.00; and

**WHEREAS**, Benjamin Gallegos’ annual performance evaluation was completed on December 4, 2023, and based on said evaluation, he is eligible for a base salary increase of 0-5% at the City Council’s discretion; and

**WHEREAS**, City Council additionally wishes to issue Benjamin Gallegos a one-time 3% bonus payment to be issued in the pay period following approval of this resolution; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FIREBAUGH, CALIFORNIA** that the City of Firebaugh hereby approves a 5% increase to Benjamin Gallegos’ base annual salary based on the results of his 2023 performance evaluation, and further approves a one-time 3% bonus payment.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Firebaugh held on the December 18, 2023, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

**ATTEST:**

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**Felipe Perez, Mayor**

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**Rita Lozano, Deputy City Clerk**

**RESOLUTION NO. 23-53**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE STATE DEPARTMENT OF TRANSPORTATION (CALTRANS) AND THE CITY OF FIREBAUGH RELATED TO IMPROVEMENTS ALONG STATE ROUTE 33**

**WHEREAS**, on December 18, 2023, the City of Firebaugh applied for an encroachment permit to install landscaping and sidewalks within City limits on State Route 33 between 10<sup>th</sup> Street and 14<sup>th</sup> Street (the “Project”); and

**WHEREAS**, the State Department of Transportation (“CalTrans”) requires that the city execute a landscape maintenance agreement for any improvements within the State right-of-way for the purpose of allocating the City’s and State’s respective obligations relative to the improvements; and

**WHEREAS**, approval of the attached Landscape Maintenance Agreement is necessary to proceed with the Project; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Firebaugh that the Landscape Maintenance Agreement with CalTrans related to the Project, attached hereto as **Attachment A**, is approved and that the City Manager, Ben Gallegos, or his designee, and the Mayor are authorized to execute the Agreement and any and all necessary documents and make all necessary expenditures related to the same on behalf of the City.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Firebaugh held on the 18<sup>th</sup> day of December 2023, by the following vote:

**AYES:**           **Council Member(s)**

**NOES:**           **Council Member(s)**

**ABSENT:**       **Council Member(s)**

**ABSTAIN:**      **Council Member(s)**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Elsa Lopez, Mayor

\_\_\_\_\_  
Rita Lozano, Deputy City Clerk

**LANDSCAPE MAINTENANCE AGREEMENT  
WITH THE CITY OF FIREBAUGH**

THIS AGREEMENT is made effective this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the State of California, acting by and through the Department of Transportation, hereinafter referred to as "STATE" and the City of Firebaugh; hereinafter referred to as "CITY" and collectively referred to as "PARTIES."

1. PARTIES desire to work together to allocate their respective obligations relative to newly constructed or revised improvements within STATE's right of way by Permit Number 06-21-NMC-1049 and include landscaping areas on State Route 33 within the City where there are no prior Landscape Maintenance Agreement.
2. This Agreement addresses CITY responsibility for the landscaping, planting, irrigation systems, hardscaping, mulches, vegetation control, weed control, irrigation control, litter and weed removal, sidewalk, asphalt concrete pathway, and parking restriction signs (collectively the "LANDSCAPING") placed within State Highway right of way on State Route 33, as shown on Exhibit A, attached to and made a part of this Agreement.
3. Maintenance responsibilities that include, but not limited to, inspection, providing emergency repair, replacement, and maintenance, (collectively hereinafter "MAINTAIN/MAINTENANCE") of LANDSCAPING as shown on said Exhibit "A."
4. The degree or extent of maintenance work to be performed, and the standards, therefore, shall be in accordance with the provisions of Section 27 of the Streets and Highways Code and the then current edition of the State Maintenance Manual.
5. When a planned future improvement is constructed and/or a minor revision has been effected with STATE's consent or initiation within the limits of the STATE's right of way herein described which affects PARTIES' division of maintenance responsibility as described herein, PARTIES will agree upon and execute a new dated and revised Exhibit "A" which will be made a part hereof and will thereafter supersede the attached original Exhibit "A" to thereafter become a part of this Agreement.
  - 5.1. The new exhibit can be executed only upon written consent of the PARTIES hereto acting by and through their authorized representatives. No formal amendment to this Agreement will be required.
6. CITY agrees, at CITY's expense, to do the following:

- 6.1. CITY may install, or contract, authorizing a licensed contractor with appropriate class of license in the State of California, to install and thereafter MAINTAIN LANDSCAPING conforming to those plans, specifications (P and S) pre-approved by STATE.
- 6.2. CITY will submit the final form of the P and S, prepared, stamped and signed by a licensed landscape architect, for LANDSCAPING to STATE's District Permit Engineer for review and approval and will obtain and have in place a valid necessary encroachment permit prior to the start of any work within STATE'S right of way. All proposed LANDSCAPING must meet STATE's applicable standards.
  - 6.2.1. CITY contractors will be required to obtain an Encroachment Permit prior to the start of any work within STATE's right of way.
  - 6.2.2. An Encroachment Permit rider may be required for any changes to the scope of work allowed by this Agreement prior to the start of any work within STATE's right of way.
- 6.3. CITY shall ensure that LANDSCAPED areas designated on Exhibit "A" are provided with adequate scheduled routine MAINTENANCE necessary to MAINTAIN a neat and attractive appearance including providing for water, and fertilizer necessary to sustain healthy plant growth during the entire life of this Agreement.
  - 6.3.1. To prune shrubs, tree plantings, and trees to control extraneous growth and ensure STATE standard lines of sight to signs and corner sight distances are always maintained for the safety of the public.
  - 6.3.2. To replace unhealthy or dead plantings when observed or within 30 days when notified in writing by STATE that plant replacement is required.
  - 6.3.3. To expeditiously MAINTAIN, replace, repair or remove from service any LANDSCAPING system component that has become unsafe or unsightly.
- 6.4. To furnish electricity for irrigation system controls, and lighting system controls for all street lighting systems installed by CITY.
- 6.5. To MAINTAIN, repair and operate the irrigation systems in a manner that prevents water from flooding or spraying onto STATE highway, spraying parked and moving automobiles, spraying pedestrians on public



sidewalks/bike paths, or leaving surface water that becomes a hazard to vehicular or pedestrian/bicyclist travel.

- 6.6. To control weeds at a level acceptable to the STATE. Any weed control performed by chemical weed sprays (herbicides) shall comply with all laws, rules, and regulations established by the California Department of Food and Agriculture. All chemical spray operations shall be reported quarterly (Form LA17) to the STATE to: District 06 Maintenance Landscape Specialist at 1635 West Pine Avenue, Fresno, CA 93728.
- 6.7. CITY shall ensure LANDSCAPING within the Agreement limits provide an acceptable walking and riding surface, and will provide for the repair and removal of dirt, debris, graffiti, weeds, and any deleterious item or material on or about the LANDSCAPING in an expeditious manner.
- 6.8. To MAINTAIN all parking or use restrictions signs encompassed within the area of the LANDSCAPING.
- 6.9. To remove LANDSCAPING and appurtenances and restore STATE owned areas to a safe and attractive condition acceptable to STATE in the event this Agreement is terminated as set forth herein.
7. STATE may provide CITY with timely written notice of unsatisfactory conditions that require correction by the CITY. However, the non-receipt of notice does not excuse CITY from maintenance responsibilities assumed under this Agreement.
8. STATE shall issue encroachment permits to CITY and CITY contractors at no cost to them.
9. LEGAL RELATIONS AND RESPONSIBILITIES:
  - 9.1. Nothing within the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not party to this Agreement, or affect the legal liability of either PARTY to this Agreement by imposing any standard of care respecting the design, construction and maintenance of these STATE highway improvements or CITY facilities different from the standard of care imposed by law.
  - 9.2. If during the term of this Agreement, CITY should cease to MAINTAIN the LANDSCAPING to the satisfaction of STATE as provided by this Agreement, STATE may either undertake to perform that MAINTENANCE on behalf of CITY at CITY's expense or direct CITY to remove or itself remove LANDSCAPING at CITY's sole expense and restore STATE's right of way to

its prior or a safe operable condition. CITY hereby agrees to pay said STATE expenses, within thirty (30) days of receipt of billing by STATE. However, prior to STATE performing any MAINTENANCE or removing LANDSCAPING, STATE will provide written notice to CITY to cure the default and CITY will have thirty (30) days within which to affect that cure.

9.3. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by STATE under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that STATE shall fully defend, indemnify and save harmless CITY and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this Agreement with the exception of those actions of STATE necessary to cure a noticed default on the part of CITY.

9.4. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CITY under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that CITY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CITY under this Agreement.

9.5. PREVAILING WAGES:

9.5.1. Labor Code Compliance- If the work performed under this Agreement is done under contract and falls within the Labor Code section 1720(a)(1) definition of a "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code section 1771. CITY must conform to the provisions of Labor Code sections 1720 through 1815, and all applicable provisions of California Code of Regulations found in Title 8, Chapter 8, Subchapter 3, Articles 1-7. CITY agrees to include prevailing wage requirements in its contracts for public works. Work performed by CITY's own forces is exempt from the Labor Code's Prevailing Wage requirements.

9.5.2. Requirements in Subcontracts - CITY shall require its contractors to include prevailing wage requirements in all subcontracts when the work to be performed by the subcontractor under this Agreement is a "public works" as defined in Labor Code Section 1720(a)(1) and Labor Code Section 1771. Subcontracts shall include all prevailing wage requirements set forth in CITY's contracts.

## 10. INSURANCE-

10.1. SELF-INSURED - CITY is self-insured. CITY agrees to deliver evidence of self-insured coverage providing general liability insurance, coverage of bodily injury liability and property damage liability, naming STATE, its officers, agents and employees as the additional insured in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. Coverage shall be evidenced by a certification of self-insurance letter ("Letter of Self-Insurance"), satisfactory to STATE, certifying that CITY meets the coverage requirements of this section. This Letter of Self-Insurance shall also identify the LANDSCAPING location as depicted in EXHIBIT A. CITY shall deliver to STATE the Letter of Self-Insurance with a signed copy of this AGREEMENT. A copy of the executed Letter of Self-Insurance shall be attached hereto and incorporate as Exhibit B.

10.2. SELF-INSURED using Contractor - If the work performed under this AGREEMENT is done by CITY's contractor(s), CITY shall require its contractor(s) to maintain in force, during the term of this AGREEMENT, a policy of general liability insurance, including coverage of bodily injury liability and property damage liability, naming STATE, its officers, agents and employees as the additional insured in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

11. TERMINATION - This Agreement may be terminated by timely mutual written consent by PARTIES, and CITY's failure to comply with the provisions of this Agreement may be grounds for a Notice of Termination by STATE.

12. TERM OF AGREEMENT - This Agreement shall become effective on the date first shown on its face sheet and shall remain in full force and effect until amended or terminated at any time upon mutual consent of the PARTIES or until terminated by STATE for cause.

PARTIES are empowered by Streets and Highways Code Section 114 & 130 to enter into this Agreement and have delegated to the undersigned the authority to execute this Agreement on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this Agreement.

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals the day and year first above written.

THE CITY OF FIREBAUGH

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
Elsa Lopez, Mayor

Initiated and Approved

By: \_\_\_\_\_  
Ben Gallegos, City Manager

By: \_\_\_\_\_  
John Liu, Deputy District Director  
Maintenance and Operations

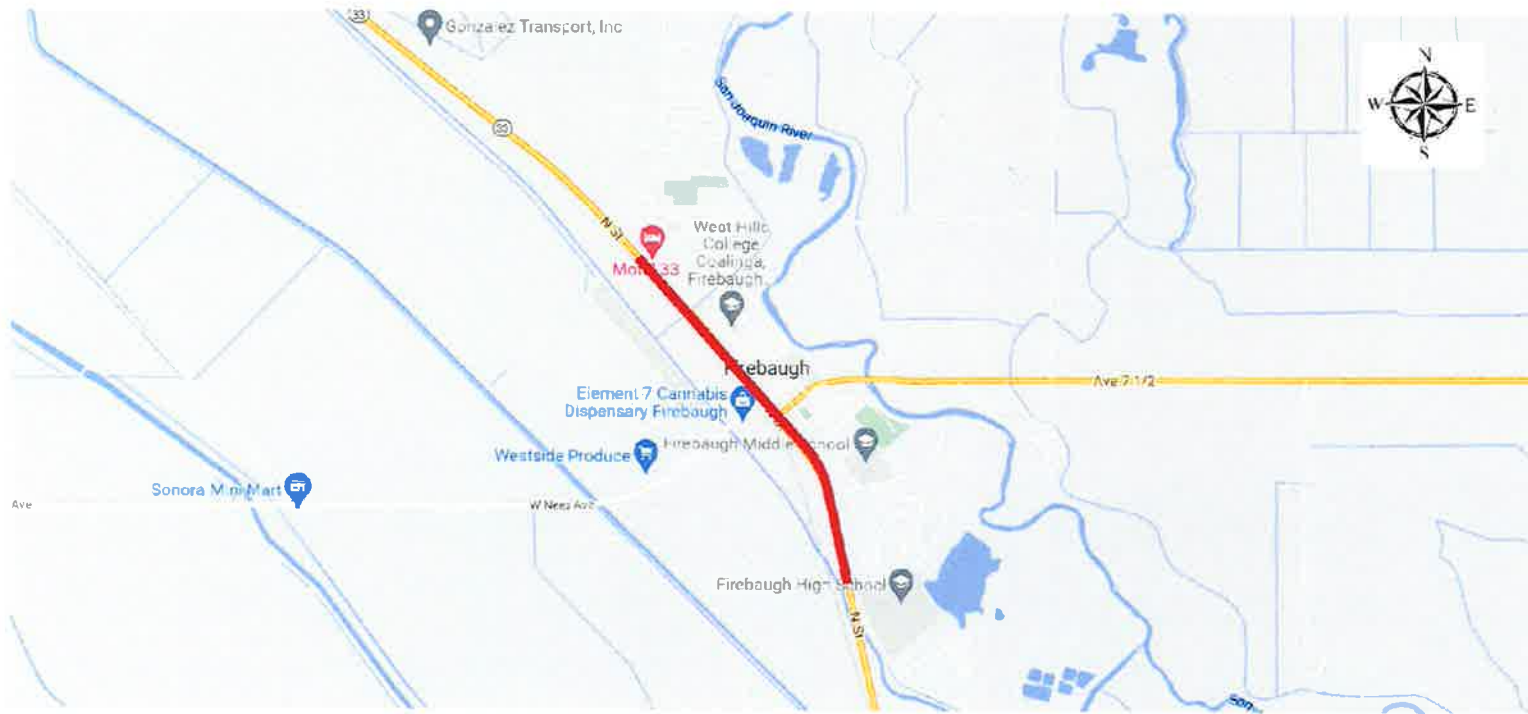
ATTEST:

By: \_\_\_\_\_  
Rita Lozano, Deputy City Clerk

By: \_\_\_\_\_  
City Attorney

## EXHIBIT A

### FIREBAUGH LANDSCAPE MAINTENANCE AGREEMENT SR 33 (PM 69.384/70.92) BETWEEN MORRIS KYLE Dr AND CLYDE FANNON Dr.



CITY TO MAINTAIN LANDSCAPING BETWEEN MORRIS  
KYLE Dr AND CLYDE FANNON Dr. "LANDSCAPING" IS  
DEFINED IN THE LANDSCAPE MAINTENANCE AGREEMENT

**EXHIBIT A**

**LANDSCAPING MAINTENANCE AGREEMENT  
CITY OF FIREBAUGH**

Effective 9/1/2022

ROUTE	MAINTENANCE LIMITS		MAINTENANCE AREA OR OBJECTS
	POSTMILE	DESCRIPTION	
33	69.38/70.92	Morris Kyle Dr. to Clyde Fannon Dr.	LANDSCAPING between the curb and right of way line on both sides Route 33 and LANDSCAPING in landscape island.

LANDSCAPING is defined in Landscape Maintenance Agreement

## EXHIBIT B

Department of Transportation, District 6  
1352 W. Olive Avenue  
Fresno, CA 93728ATTN: Daniel Lum

\_\_\_\_\_20\_\_\_\_\_

CITY OF FIREBAUGH  
Department of Finance

RE: Statement of Self Insurance for City of Firebaugh Related to Landscaping Maintenance Agreement with State of California Department of Transportation ("STATE") for the Maintenance of Landscaping along Highway 33 within the city limits

Dear Mr. Lum:

The purpose of this letter is to certify that the CITY is self-insured and self-funded covering third-party claims arising out of its general operations (for example, commercial general liability and automobile liability insurance). Further the CITY is self-insured covering workers' compensation claims and has received the consent of the State Department of Industrial Relations to do so.

Each fiscal year, as a part of its budgetary process, the CITY appropriates funds specifically to satisfy valid third-party claims and workers' compensation claims, which may be brought against the CITY.

The CITY certifies that it is self-insured, general liability coverage for bodily injury liability and property damage liability, meet the required coverage amounts in section 10 (INSURANCE) of the Maintenance Agreement, specifically general liability insurance, coverage of bodily injury liability and property damage liability in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. The CITY further represents that regarding any claims made in connection with the Maintenance Agreement by the STATE, the STATE will be first-in-line regarding the reserved, self-insured amounts.

If you need any additional information regarding this letter, please direct those inquires through my office.

Sincerely,

FINANCE MANAGER

## **FIREBAUGH SUCCESSOR AGENCY**

### **STAFF REPORT**

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**Date:** December 18, 2023  
**To:** Successor Agency to the Firebaugh Redevelopment Agency  
**From:** Ben Gallegos, City Manager  
**Subject:** FY 2024-25 Recognized Obligation Payment Schedule and Administrative Budget

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#### **Summary/Recommendation**

Adopt a resolution of the Successor Agency to the Firebaugh Redevelopment Agency approving the Recognized Obligation Payment Schedule (“ROPS”) 2024-25 and Administrative Budget for the July 1, 2024 through June 30, 2025 period.

#### **Discussion/Analysis**

##### **Background**

On December 29, 2011, the California Supreme Court issued its decision in *CRA v. Matosantos*, upholding AB 1X 26, which dissolved all redevelopment agencies in California, and overturning AB 1X 27, the “voluntary alternative redevelopment program.” After the redevelopment program provided in AB 1X 27 was ruled unconstitutional by the Court, all California redevelopment agencies were required to dissolve. On February 1, 2012, redevelopment agencies throughout the State were eliminated and successor agencies assumed the responsibility of winding down the activities of their respective redevelopment agencies. The City of Firebaugh (“City”) serves as the Successor Agency of the former Firebaugh Redevelopment Agency.

As Successor Agency, the City is responsible for all of the assets, properties, contracts, leases, obligations, and records of the former Redevelopment Agency. For the Successor Agency to continue paying obligations of the former Redevelopment Agency, ABx1 26 requires the Successor Agency to prepare an annual Recognized Payment Obligation Schedule (“ROPS”) setting forth the Successor Agency’s payment obligations for two six-month periods. The ROPS shall include any bonds, loans, payments required by the federal government, contracts, costs associated with Disposition and Development Agreements, and other similar obligations to third parties. Since its passage, the legislature has made several key changes to the Health and Safety Code (“HSC”) sections that establish the ROPS process.

##### **County-Wide Oversight Board**

Local oversight boards were dissolved and succeeded by a single Countywide oversight board on July 1, 2018 pursuant to HSC section 34179(j). The Countywide oversight board has broad authority to set administrative budgets, approve enforceable obligations, and otherwise direct the successor agency to perform activities to wind down the former redevelopment agencies. The Countywide oversight board has jurisdiction over fifteen successor agencies, including the Firebaugh Successor Agency. The 2024-25 ROPS and Administrative Budget prepared by the Firebaugh Successor



Agency will go for approval by this new Fresno County Oversight Board at its meeting on January 18<sup>th</sup>, 2024, which will be held at 2:00pm in the afternoon. Fresno Countywide Oversight Board meetings are scheduled for the 4<sup>th</sup> Thursday of the month, every three months, and going forward, any items the Successor Agency wishes to submit for the agenda are due three weeks in advance of each meeting.

### **Recognized Obligation Payment Schedule**

HSC Section 34177(l) requires the Successor Agency to prepare a ROPS showing all the obligations of the former Redevelopment Agency and the sources of funds for repaying obligations. The ROPS, covering the period July 1, 2024 through June 30, 2025 ("24-25 period"), must be approved by the Fresno county-wide County Oversight Board ("Oversight Board") and sent to the California State Department of Finance ("DOF") and the County Auditor-Controller no later than February 1, 2024. The Successor Agency may face a fine of \$10,000 per day for ROPS submitted after this deadline. Distribution of redevelopment property tax revenue will occur on June 1, 2024 and January 2, 2025 respectively.

DOF annually provides the Successor Agency with a partially completed ROPS form for standardization and consistency with its automated tracking system. DOF continues to make minor annual changes to the ROPS forms and to the process for submitting the ROPS. The ROPS no longer contains a Prior Period Adjustment Tab, and instead, as of October 1, 2018, the differences between actual payments and past estimated and approved obligations on the ROPS, shall be submitted by the Successor Agency to the Fresno County Auditor-Controller for review and adjustment to future distributions. The Successor Agency submitted its 2021-22 PPA to the Fresno County Auditor-Controller on time, reporting a difference between approved RPTTF and spent RPTTF of \$9,180. The PPA is primarily comprised of unspent administrative allocation, which has prompted the Successor Agency to request less money for administrative costs in subsequent ROPS periods. This amount will likely be credited by DOF against the RPTTF approved for 2024-25.

The items on the ROPS are substantially the same as those included on the previous ROPS 23-24. The Successor Agency is requesting a total of \$575,186 in Redevelopment Property Tax Trust Fund money to fund ROPS obligations, which includes \$483,010 for the first half of the fiscal year and \$92,176 for the second half of the fiscal year. The obligations listed on the ROPS include:

- 2014 Refunding Bond Debt Service
- Bond Disclosure Fees
- Successor Agency Administrative Costs

### **Last and Final ROPS**

Pursuant to HSC section 34191.6 (a), beginning January 1, 2016, agencies that have received a Finding of Completion may submit a Last and Final ROPS if all the following conditions are met:

- 1) The remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and contracts.
- 2) All remaining obligations have been previously listed on the ROPS and approved for payment by Finance pursuant to HSC section 34177 (m) or (o).

- 3) The agency is not a party to outstanding/unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

A Last and Final ROPS will reduce the administrative burden on the Successor Agency and eliminate the need for Oversight Board meetings to approve the ROPS (the Oversight Board will still have to convene to approve property sales). The Firebaugh Successor Agency may consider submitting a Last and Final ROPS, however, it only has two opportunities to amend the Last and Final ROPS once it has been submitted. While the Successor Agency could consider this option because all Property Management Plan properties have been sold (the last Property Management Plan property was sold in December 2017), the administrative allowance may be significantly reduced if a Last and Final ROPS is approved. Although not defined in the law, DOF has, in some cases, taken the position that each ROPS line item will be allocated a \$5,000 administrative allowance, though there have been other instances wherein they only allowed \$5,000 total for multiple obligations listed. However, because the Successor Agency's administrative costs continue to decrease and are largely related to the preparation of the ROPS, this may be something that should be considered. A Last and Final ROPS can be approved at any time throughout the year, so the Successor Agency has time to consider these factors.

#### **Administrative Budget**

HSC Section 34177(j) requires the Successor Agency to prepare an Administrative Budget and submit it to the Oversight Board for approval. The Administrative Budget comprises the proposed administrative expenditures. The maximum administrative cost allowance a successor agency can receive is 50 percent of the RPTTF distributed in the prior fiscal year for non-administrative obligations, which in this case is 50 percent of \$424,482, the total non-administrative obligations in ROPS 23-24.

The ROPS 24-25 requests an administrative allowance of \$69,500. Despite the fact that the agency is eligible to request a full \$250,000, in an effort to use RPTTF most efficiently, it is only requesting \$69,500 because this aligns with its actuals and is to the scale of its obligations. The administrative costs the agency expects to incur include salaries and wages, and benefits, for the staff associated with the Successor Agency, as well as attorneys' fees, consulting contract fees, and the annual audit fees.

#### **Fiscal Impact**

Adoption and transmittal of the ROPS is necessary to receive revenue from the Redevelopment Property Tax Trust Fund to fund the Successor Agency's financial obligations from July 1, 2024 through June 30, 2025.

#### **Attachments**

Attachment 1: Resolution approving the Recognized Obligation Payment Schedule 2024-25 and Administrative Budget for July 1, 2024 through June 30, 2025.

## **RESOLUTION NO. 23-54**

### **A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2024 THROUGH JUNE 30, 2025 AND THE ADMINISTRATIVE BUDGET FOR JULY 1, 2024 THROUGH JUNE 30, 2025**

**WHEREAS**, the City of Firebaugh has elected to serve as the Successor Agency to the former Firebaugh Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x1 26" or the "Dissolution Act") as codified in the California Health & Safety Code ("H&SC"); and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act is the preparation of a recognized obligation payment schedule ("ROPS") for the ensuing twelve-month period for consideration by a local oversight board and California State Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**WHEREAS**, the Dissolution Act requires that the proposed ROPS be transmitted to the oversight board, county auditor-controller, county executive officer, and DOF, after which time the oversight board may approve and transmit the adopted ROPS to DOF and the county auditor-controller for their consideration; and

**WHEREAS**, the Fresno County Consolidated Oversight Board ("Oversight Board"), formed July 1, 2018, has jurisdiction over the Successor Agency of the Former Redevelopment Agency to the City of Firebaugh; and

**WHEREAS**, the proposed ROPS for the twelve-month period from July 1, 2024 through June 30, 2025 attached hereto as Exhibit "A" has been prepared by staff and consultants consistent with the provisions of the Dissolution Act and in the format made available by DOF; and

**WHEREAS**, Section 34177(j) of the Dissolution Act requires the Successor Agency to prepare a proposed administrative budget and submit it to the Oversight Board for approval; and

**WHEREAS**, pursuant to Section 34177(j), the Successor Agency's "Administrative Budget" is to include all of the following: (a) estimated amounts of the Successor Agency's administrative costs for the up-coming twelve-month fiscal period; (b) the proposed sources of payment for the costs identified in (a); and (c) proposals for arrangements for administrative and operations services provided by the city serving as Successor Agency; and

**WHEREAS**, the Successor Agency desires to approve ROPS 2024-25 along with the administrative budget for the July 1, 2024 to June 30, 2025 and transmit it to various parties as required by the Dissolution Act and AB 1484.

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.     Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2. Approval of ROPS and Administrative Budget.** The Successor Agency hereby approves and adopts the ROPS and Administrative Budget covering the period July 1, 2024 through June 30, 2025, in substantially the form attached hereto as Exhibit A, as required by the Dissolution Act and AB 1484.

**Section 3. Posting; Transmittal to Appropriate Agencies.** The City Manager is hereby authorized and directed to post of copy of the ROPS and Administrative Budget on the City's website and transmit a copy of the ROPS and Administrative Budget to the Oversight Board for their approval and to the offices of the Fresno County Auditor-Controller, the Fresno County Executive Officer, and the State Controller's Office.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Successor Agency, on the 18<sup>th</sup> day of December, 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
RITA LOZANO, DEPUTY CITY CLERK

STATE OF CALIFORNIA   )  
COUNTY OF FRESNO       ) ss.  
CITY OF FIREBAUGH       )

I, RITA LOZANO, hereby certify that I am the duly appointed City Clerk of the City of Firebaugh and that the foregoing resolution was duly adopted at a regular meeting of the Successor Agency held on the 18<sup>th</sup> day of December 2023.

\_\_\_\_\_  
Rita Lozano  
Deputy City Clerk

**EXHIBIT A**

RECOGNIZED OBLIGATION PAYMENT SCHEDULE 24-25

AND

ADMINISTRATIVE BUDGET

July 1, 2024 through June 30, 2025

**Recognized Obligation Payment Schedule (ROPS 24-25) - Summary**  
**Filed for the July 1, 2024 through June 30, 2025 Period**

**Successor Agency:** Firebaugh  
**County:** Fresno

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>24-25A Total (July - December)</b>	<b>24-25B Total (January - June)</b>	<b>ROPS 24-25 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 488,010</b>	<b>\$ 92,176</b>	<b>\$ 580,186</b>
F RPTTF	413,510	92,176	505,686
G Administrative RPTTF	74,500	-	74,500
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 488,010</b>	<b>\$ 92,176</b>	<b>\$ 580,186</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Firebaugh**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail**  
**July 1, 2024 through June 30, 2025**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$6,871,418		\$580,186	\$-	\$-	\$-	\$413,510	\$74,500	\$488,010	\$-	\$-	\$-	\$92,176	\$-	\$92,176
1	Successor Agency Administrative Budget	Admin Costs	02/01/2012	06/01/2036	Employees of Successor Agency, Contracted Consultants, and Operations	Detailed in Successor Agency Administrative Budget	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	847,500	N	\$74,500	-	-	-	-	74,500	\$74,500	-	-	-	-	-	\$-
22	2014 Refunding Bonds Series A	Refunding Bonds Issued After 6/27/12	05/30/2014	12/01/2035	Western Alliance Bank	Refunding of 2005 TABs	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	4,820,693	N	\$156,804	-	-	-	78,402	-	\$78,402	-	-	-	78,402	-	\$78,402
23	2014 Refunding Bonds Series B	Refunding Bonds Issued After 6/27/12	05/30/2014	12/01/2035	Western Alliance Bank	Refunding of 2005 TABs	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	1,163,225	N	\$344,882	-	-	-	331,108	-	\$331,108	-	-	-	13,774	-	\$13,774
24	Continuing Disclosure Services	Professional Services	06/16/2014	12/01/2035	A.M. Peche & Associates LLC	Continuing disclosure services associated with the 2014 refunding bonds	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	40,000	N	\$4,000	-	-	-	4,000	-	\$4,000	-	-	-	-	-	\$-

**Firebaugh**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances**  
**July 1, 2021 through June 30, 2022**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Fund Sources				Non-Admin and Admin	Comments
		Bond Proceeds		Reserve Balance	Other Funds		
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.		
1	Beginning Available Cash Balance (Actual 07/01/21) RPTTF amount should exclude "A" period distribution amount.				80,363	197,973	F): \$78,928 held for ROPS 22-23 Item # 22 + \$1,435 cash balance not used for any purpose; G): 18-19 PPA of \$190,808 held for ROPS 21-22 + 20-21 PPA of \$7,165 held for ROPS 23-24;
2	Revenue/Income (Actual 06/30/22) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller				477	371,514	(F): \$477 in interest income; (G): RPTTF approved distribution for ROPS 21-22;
3	Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)					553,142	
4	Retention of Available Cash Balance (Actual 06/30/22) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				78,928	7,165	(F): \$78,928 held for ROPS 22-23 Item #22; (G): 20-21 PPA of \$7,165 held for ROPS 23-24;
5	ROPS 21-22 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC		No entry required			9,180	PPA 21-22
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$1,912	\$-	



**Firebaugh**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Notes**  
**July 1, 2024 through June 30, 2025**

Item #	Notes/Comments
1	
22	
23	
24	

**Firebaugh Successor Agency Administrative Budget (Fiscal Year 2024-25)**

**External Consultants**

Attorney Costs	\$	7,000
Annual Audits		7,000
Consultant Costs		20,000
	\$	34,000

**Successor Agency Expenses**

Salaries and Benefits		40,500
	\$	40,500

<b>Estimated Grand Total</b>	<b>\$</b>	<b>74,500</b>
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**FY 2024-25 Administrative Activities**

County AC and OB Correspondence/Coordination	Successor Agency Staff, RSG, Legal Counsel
State DOF Correspondence/Coordination	Successor Agency Staff, RSG, Legal Counsel
Prepare ROPS	Successor Agency Staff, RSG, Legal Counsel
Prepare Admin Budget	Successor Agency Staff, RSG, Legal Counsel
Management of Dissolution Activities	Successor Agency Staff, RSG, Legal Counsel
Annual Audit	Bryant Jolley
Manage/Monitor Finances	Successor Agency Staff, RSG
Agenda/Minutes/Brown Act Records Assistance	Successor Agency Staff

# **FIREBAUGH HOUSING SUCCESSOR**

## **STAFF REPORT**

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**Date:** December 18, 2023  
**To:** Housing Successor to the Firebaugh Redevelopment Agency  
**From:** Ben Gallegos, City Manager  
**Subject:** Senate Bill 341 Annual Report for Fiscal Year 2022-23

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### **Summary/Recommendation**

Receive and File the City of Firebaugh Senate Bill 341 Report for Fiscal Year 2022-23.

### **Discussion/Analysis**

#### **Senate Bill 341 Annual Report**

Health and Safety Code ("HSC") Section 34176.1 (enacted by Senate Bill 341 and Assembly Bill 1793) requires successor housing entities to prepare an annual report documenting compliance with expenditure proportionality and other requirements pertaining to the Low- and Moderate-Income Housing Asset Fund. The Annual Report is due to the California Department of Housing and Community Development ("HCD") by December 31 annually, and must be accompanied by an independent financial audit.

The Annual Report includes the Housing Successor Annual Report Requirements:

- Amounts deposited into the Housing Asset Fund;
- Statement of the balance of the Housing Asset Fund;
- Description of expenditures by category;
- Statutory value of real property;
- Description of transfers from the former Firebaugh Redevelopment Agency;
- Description of projects that receive funding through the Successor Agency's Recognized Obligation Payment Schedule;
- Status of property disposition efforts;
- Update on inclusionary and replacement housing obligations;
- Compliance with five-year expenditure obligations;
- Percentage of senior deed-restricted units;
- Amount of excess surplus; and
- An inventory of homeownership units with affordability restrictions.

#### **Low- and Moderate-Income Housing Asset Fund**

The Housing Asset Fund includes all the remaining housing assets that were transferred from the Firebaugh Redevelopment Agency ("Agency") to the City of Firebaugh ("City" or "Housing Successor") upon dissolution of the former Agency. The assets include:

- Real properties,
- Loan/grants receivable, and
- Rent income.

The Housing Successor did not make any deposits into the Housing Asset Fund during FY 2022-23. At the close of Fiscal Year 2023-23, the ending asset balance in the Housing Asset Fund was \$418,825.

There were expenditures of \$7,553 from the Housing Asset Fund in the Fiscal Year 2022-23. However, in the previous fiscal year, an error occurred where these expenses were charged to a different fund. This mistake was corrected in the current fiscal year with a prior-period adjustment. The statutory value of the properties and loans transferred to the Housing Successor totaled \$340,977 for Fiscal Year 2022-23.

### **Property and Project Descriptions**

At the time of dissolution, the former Agency requested to transfer two real estate parcels and the rental income associated with them – 1238 P Street (APN 008-075-11) and 1264 P Street (APN 008-075-03) located near 13th Street in the City of Firebaugh – to the Housing Successor. The California Department of Finance (“DOF”) objected to these transfers and the former Agency subsequently sold the properties to the Fresno County Housing Authority. The parcels were used to develop the Firebaugh Gateway Apartments, a 30-unit senior housing complex. Construction broke ground in December 2015 and was completed in 2016.

### **Outstanding Inclusionary and Replacement Housing Obligations**

At the time of its dissolution, the former Agency had met its inclusionary housing requirements and had no replacement housing obligations. Therefore, the Housing Successor has no outstanding obligations related to inclusionary housing or replacement housing.

### **Income & Age Proportionality**

If housing successors expend money on projects, SB 341 requires at least 30 percent to be spent on extremely low-income rental housing, among other restrictions. The Housing Successor had expenditures of \$7,553 to report in Fiscal Year 2022-23. The Housing Successor is compliant with the proportionality requirements for the fiscal year.

SB 341 also sets a limit on the portion of publicly assisted deed-restricted rental housing that may be restricted to seniors to no more than 50% of the total aggregate number of rental units produced within the preceding ten years. Over the last decade, 40 affordable units were constructed completed at the end of 2016 as part of the Gateway project. Of the total, 30 units (75%) were and are restricted to seniors, which places the Housing Successor over the limit. As a result, the Housing Successor may not spend Housing Asset Funds on senior rental housing until it meets this requirement. Rather, the Housing Successor should be considering rental housing development that is not age-restricted to seniors, or homeownership development.

### **Excess Surplus**

SB 341 reinstated a requirement to prevent housing successors from accumulating an excess surplus, which is generally defined as unencumbered cash that exceeds the greater of \$1 million or the aggregate amount deposited into the Housing Asset Fund in the preceding four years.

The Housing Successor’s beginning cash balance of \$85,219 is well below the \$1 million limit, which itself is much greater than the aggregate prior year deposits. Therefore, the Housing Successor has no excess surplus for Fiscal Year 2022-23

### **Homeownership Unit Inventory**

SB 341 requires the annual reporting of any homeownership units assisted by the Housing Successor that are subject to restrictions, covenants, or an adopted program that protects Housing Asset Fund monies. In Fiscal Year 2022-23, the Housing Successor did not make any deposits into the Housing Asset Fund. The Housing Successor currently oversees 119 homeownership units with 30-year affordability restrictions remaining.

### **Fiscal Impact**

The Housing Successor Agency Annual Report provides information on Fiscal Year 2022-23 activities and does not have any fiscal impact.

### **Attachments**

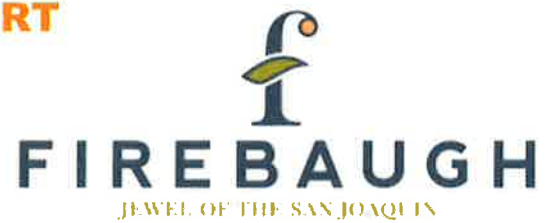
Attachment 1: City of Firebaugh Senate Bill 341 Report for Fiscal Year 2022-23.

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**SENATE BILL 341 ANNUAL REPORT**  
**Firebaugh Housing Successor**

**Fiscal Year 2022-23**

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## INTRODUCTION

The City of Firebaugh ("City") named itself as the successor housing entity ("Housing Successor") on January 23, 2012 by the adoption of Resolution No. 12-02. The Housing Successor is the successor housing entity to the former Firebaugh Redevelopment Agency ("Agency"), which was dissolved by State law.

This Housing Successor Agency Annual Report ("Annual Report") contains information on Fiscal Year ("FY") 2022-23 finances and activities as required by Health and Safety Code ("HSC") Section 34176.1(f), to show that the Housing Successor is in compliance. FY 2022-23 also marks the fourth year of the second five-year compliance period for income proportionality, which began in 2019-20. This Annual Report details how the Housing Successor has met all requirements for expenditures by income level from July 1, 2022 through June 30, 2023.

The Annual Report is due to the California Department of Housing and Community Development ("HCD") by December 31 annually, and must be accompanied by an independent financial audit. The City's audited financial statements will be posted on the City website when available.

## HOUSING SUCCESSOR REQUIREMENTS

Senate Bill ("SB") 341<sup>1</sup> and subsequent legislation enacted several requirements for housing successor agencies. Housing successors must comply with three major requirements pursuant to HSC Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.
2. Housing successors may not accumulate an "excess surplus," or a high balance based on certain thresholds.

<sup>1</sup> 2013-14 legislative session



3. Properties must be developed with affordable housing within five to ten years of being approved for transfer from the former redevelopment agency to the housing successor.

The requirements are designed to ensure that housing successors are actively utilizing former Agency housing assets to produce affordable housing. Appendix 1 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

## **ASSETS TRANSFERRED TO HOUSING SUCCESSOR**

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the housing activities of the Agency were transferred to the Housing Successor. The Housing Successor prepared a Housing Asset Transfer Form ("HAT") that provided an inventory of all housing assets transferred from the Agency to the Housing Successor. In Firebaugh this included:

1. Real properties;
2. Loans and grants receivable; and
3. Rent Income.

All items on the HAT were approved by the California Department of Finance ("DOF") on September 5, 2012. A copy of the HAT is provided as Appendix 2.

## **HOUSING ASSET FUND ACTIVITY**

Former Agency assets, and the revenues generated by those assets, are maintained in the Housing Successor's Low and Moderate Income Housing Asset Fund ("Housing Asset Fund").<sup>2</sup> Housing Asset Funds may be spent on:

<sup>2</sup> The Housing Asset Fund replaced the former Agency's Low and Moderate Income Housing Fund.

- **Administrative costs** up to \$200,000 per year adjusted for inflation, or 5% of the statutory value of real property owned by the Housing Successor and the value of loans and grants receivable from the HAT ("Portfolio"), whichever is greater. 5% of the Housing Successor portfolio was \$15,139 (5% of \$302,786). Therefore, the FY 2022-23 inflation-adjusted limit per HCD for the Housing Successor was \$254,500.
- **Homeless prevention and rapid rehousing services** up to \$250,000 per year if the former Agency did not have any outstanding housing inclusionary or replacement housing production requirements.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income ("AMI"), subject to specific income and age targets.

**Five-Year Income Proportionality:** If any Housing Asset Funds are spent on affordable housing development, it triggers a requirement to spend at least 30 percent of such expenses assisting extremely low income households (30% AMI) and no more than 20 percent on low income households (between 60-80% AMI) per five-year compliance period. The first five-year compliance period was January 1, 2014 through June 30, 2019 and the second five-year compliance period will be from July 1, 2019 through June 30, 2024.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% AMI, as long as it was 20 percent or less of the total expenditures during the five-year compliance period.

**Ten-Year Age Proportionality:** If more than 50% of the total aggregate number of rental units produced by the City, Housing Successor, or former Agency during the past 10 years are restricted to seniors, the Housing Successor may not spend more Housing Asset Funds on senior rental housing.

Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

## EXPENDITURE LIMIT COMPLIANCE

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The Housing Successor complied with all Housing Asset Fund spending restrictions in FY 2022-23, including income targeting requirements for the five-year compliance period to date:<sup>3</sup>

- The Housing Successor had administrative costs of \$7,553 and did not exceed the maximum amount for FY 2022-23. However, in the previous FY 2021-22, the expenses for the Housing Successor were mistakenly charged to the wrong fund. This error was rectified in the current fiscal year, and the Housing Successor made a prior-period adjustment of \$3,551.5 to correctly allocate the expenses for the FY 2022-23.
- No homeless prevention or rapid rehousing expenses were made in FY 2022-23 and, therefore, the Housing Successor did not exceed the maximum amount.
- No affordable housing development-related expenditures were made, so the five-year compliance period income targets do not apply.

The Housing Successor will ensure it meets all annual expenditure requirements going forward, as well as for the ongoing current five-year compliance period of July 1, 2019 through June 30, 2024. Failure to comply with the extremely low-income requirement in any five-year compliance period will result in the Housing Successor having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance. Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in the Housing Successor not being able to expend any funds on these income categories until in compliance.

## SENIOR RENTAL HOUSING LIMIT COMPLIANCE

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The Housing Successor does not comply with the limit allowing no more than 50 percent of the total aggregate number of rental units produced within the preceding ten years to be restricted to seniors.

<sup>3</sup> The Housing Asset Fund figures in this Annual Report are based on unaudited numbers that were available at the time this report was prepared. They might vary slightly from audited numbers once the City's annual audit is complete.

Over the last decade, 40 affordable units were constructed. The Gateway Project was developed in 2016 and included 30 senior units (75%) and 10 non-senior units (25%). The number of senior restricted units from the Gateway Project places the Housing Successor over the 50 percent limit. As a result, the Housing Successor may not spend Housing Asset Funds on senior rental housing until it meets this requirement.

A new housing development called Greystone Estates was completed in FY 2021-22. Meanwhile, the Cen Cal Builders housing project is currently in its final stages, with completion anticipated in the near future. However, neither Greystone Estates nor the Cen Cal Builders projects are considered deed-restricted nor have been assisted with Housing Successor monies.

## DEPOSITS AND FUND BALANCE

The Housing Asset Fund cash balance as of June 30, 2023 was \$418,825 as summarized in Table 1. The Housing Successor did not make any deposits into the Housing Asset Fund during FY 2022-23 and the bulk of the assets in the fund are Note Receivables. The Housing Successor incurred administrative costs of \$7,553 within the allowable amount for FY 2022-23. However, there was an error in the previous fiscal year where these expenses were charged to a different fund, which was corrected in the current fiscal year with a prior-period adjustment.

Table 1 Housing Asset Fund Ending Balance FY 2022-23	
Balance Type	Amount
<b>Beginning Balance</b>	<b>\$ 85,219</b>
<i>FY 2022-23 Deposits</i>	<i>\$ -</i>
<i>FY 2022-23 Expenses<sup>1</sup></i>	
SB 341 and Prior Year Adjustment	\$ (7,553)
LMIHF Interest Receivable	\$ 182
LMIHF Note Receivable - San Joaquin Vista Apartments	\$ 190,977
LMIHF Note Receivable - San Joaquin Villas <sup>2</sup>	\$ 150,000
<b>Ending Balance</b>	<b>\$ 418,825</b>

<sup>1</sup>Expenses for the Housing Successor were mistakenly allocated from the incorrect fund in FY 21-22 but were corrected in FY 22-23

<sup>2</sup>The San Joaquin Villas project site loan may be rescinded in the near future.

## EXCESS SURPLUS

The Housing Asset Fund may not accumulate an “excess surplus”, which is an unencumbered amount that exceeds the greater of \$1 million or the sum of deposits in the prior four fiscal years. This requirement ensures that housing successors are actively spending available Housing Asset Funds on affordable housing.

The Housing Successor did not have an excess surplus as of FY 2022-23, as shown in Table 2.

Table 2 Excess Surplus Calculation					
Fiscal Year	2019-20	2020-21	2021-22	2022-23	Total 4-Year Deposits
Deposits	\$ 3,250	\$ 43,394	\$ 3,000	\$ -	\$ 49,644
FY 2022-23 Beginning Cash Balance					\$ 85,219
Less: Encumbered Funds					\$ -
Unencumbered Amount <sup>1</sup>					\$ 85,219
<b>Step 1</b>					
\$1 Million, or					\$ 1,000,000
Last 4 Deposits					\$ 49,644
Result: Larger Number					\$ 1,000,000
<b>Step 2</b>					
Unencumbered Cash Balance					\$ 85,219
Larger Number From Step 1					\$ 1,000,000
<b>Excess Surplus</b>					\$ -

<sup>1</sup> As of July 1, 2023

The Housing Successor will continue monitoring its deposits and fund balance to avoid an excess surplus. If the Housing Asset Fund has an excess surplus in the future, the excess surplus must be expended or encumbered within the next three fiscal years. If a housing successor fails to comply, it must transfer any excess surplus to HCD within 90 days of the end of the third fiscal year.

## TRANSFERS TO OTHER HOUSING SUCCESSORS

There were no transfers to another housing successor entity for a joint project pursuant to HSC Section 34176.1(c)(2).

## HOUSING SUCCESSOR PORTFOLIO

### PROPERTIES AND DISPOSITION STATUS

At the time of dissolution, the former Agency requested to transfer two real estate parcels and the rental income associated with them – 1238 P Street (APN 008-075-11) and 1264 P Street (APN 008-075-03) located near 13th Street in the City of Firebaugh – to the Housing Successor. The California Department of Finance (“DOF”) objected to these transfers and the former Agency subsequently sold the properties to the Fresno County Housing Authority. The parcels were used to develop the Gateway Project.

HSC Section 34176.1(e) requires all real properties acquired by the Agency prior to February 1, 2012 and transferred to the Housing Successor to be developed pursuant to the requirements detailed in HSC Section 33334.16. All property that falls within these parameters must be developed for affordable housing purposes or sold within five years from the date DOF approved the HAT Form, which would be before September 5, 2017. All Housing Successor properties transferred on the Housing Asset Transfer Form have been developed.

### LOANS RECEIVABLE

The Housing Successor Portfolio included two loans receivable transferred from the former Agency as of FY 2022-23. The Portfolio had a value of \$340,977 and is detailed in Table 3.

Table 3		
Portfolio Value of Real Properties and Loans Receivable		
Asset		Amount
<b>Loans Receivable</b>		
LMIHF Note Receivable - San Joaquin Vista Apartments		190,977
LMIHF Note Receivable - San Joaquin Villas	\$	150,000
<i>Subtotal</i>	\$	340,977
<b>Total Portfolio Value</b>	<b>\$</b>	<b>340,977</b>

## **SAN JOAQUIN VISTA APARTMENTS**

A loan for \$200,000 was issued on November 16, 2000 to the Firebaugh San Joaquin Vista Associates for the construction of the San Joaquin Vista Apartments, an apartment complex of 47 affordable rental units. Located at 500 P Street in Firebaugh, the San Joaquin Vista Apartments property contains 16 two-bedroom, 24 three-bedroom, and 8 four-bedroom apartments, and is owned by Pacific Communities. As of June 30, 2023, the outstanding loan balance remained at \$190,977.

## **SAN JOAQUIN VILLAS & MILLER AND LUX APARTMENTS**

The San Joaquin Development Partnership ("SJDP") received a loan for \$150,000 and was awarded a \$240,000 grant on May 5, 2008. The SJDP also received additional grant funding in the amount of \$300,000 from the Agency on March 22, 2011. The loan and grants were transferred to the Housing Successor to develop and operate the San Joaquin Villas. The SJDP originally entered into an agreement to construct 21 very low-, low-, and moderate-income restricted condominiums. However, due to the subprime mortgage crisis and the 2008-09 recession only 10 of the 21 were constructed. The condos are for-sale units. The units built were Cottage-style, single-family detached units targeted to first-time homebuyers who are at extremely low-income levels of the area median income (30% of AMI). All homes are two stories with three bedrooms, two full bathrooms, and solar power systems.

On January 13, 2010 California Community Builders, Inc. entered into an agreement with the Housing Successor to separately develop land previously covered under the SJDP agreement. This site was to be called the Miller and Lux Apartments and received a \$200,000 loan and \$50,000 grant from the Housing Successor. However, it too would not be fully developed due to the subprime mortgage crisis. On February 19, 2020, a request was sent to the Housing Successor for the release of certain deeds of trust, promissory notes, and repayment obligations by the SJDP, California Community Builders, and Habitat for Humanity Greater Fresno Area, Inc. ("HFH"), to facilitate the transfer of the San Joaquin Villas and Miller and Lux project sites into the ownership of HFH. The Housing Successor then approved the rescinding of a \$200,000 loan and a \$50,000 grant for the Miller and Lux site. However, this left the debts for the San Joaquin Villas site in place. In FY 2022-23, the Housing Successor approved the rescinding of the remaining balance for the San Joaquin Villas.

## **HOMEOWNERSHIP ASSISTED UNITS**

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The Housing Successor received 124 affordability covenants. These covenants, recorded with the Fresno County Recorder, assure their respective property meets affordability requirements and remains affordable for 30 years. The covenants were received in exchange for conditional grants given by the Agency, which have a statutory value of \$7,500 each, and were also transferred to the Housing Successor. Five of the covenants and grants have since been terminated; the combined value of the remaining 119 grants was \$892,500. The grant associated with the 667 McClain Street covenant was fully paid in FY 21-22. A total of \$15,500 has been repaid to the Housing Successor from the five covenants that have been terminated. The Housing Successor has not contracted with anyone to manage the assisted units because the units are all single-family homes. Descriptions of the homeowner assisted units are detailed in the following narrative.

### **CERCA DEL RIO III COVENANTS**

The Housing Successor received thirty-nine (39) 30-year affordability covenants, each associated with a \$7,500 grant, for the development of a subdivision called Cerca Del Rio III. In FY 20-21, one covenant associated with the property located at 626 McClain Street was terminated due to the owner selling the property to a non-income eligible buyer. Additionally, In FY 21-22, one covenant associated with 667 McClain was terminated to a non-income eligible buyer. The properties are single-family homes identified as "Lots 1 through 39 of Tract no. 5202, per the map thereof recorded in Book 68, pages 70 and 71 of Maps, in the Fresno County records". The covenant agreements were executed by the former Agency and Lennar Fresno, Inc. on September 22, 2004 and recorded by the Fresno County Recorder on November 8, 2004. All remaining 37 covenant agreements will expire after November 8, 2034.

### **DODDERER STREET & REV KANTOR STREET COVENANTS**

The Agency transferred thirty-six (36) 30-year affordability covenants to the Housing Successor, each tied to a \$7,500 grant, for the development of a single-family subdivision tract on Dodderer street. An additional 5 affordability covenants for properties on Kantor street were similarly inherited by the Housing Successor. The covenants associated with the properties at 693 Rev Kantor Street and 638 Dodderer Street were terminated after being sold to non-income eligible buyers. All 41 covenant agreements were executed by the former Agency on June 15, 2000 and will expire in 2030.

### **TRACT 4850**



The Housing Successor received forty-four (44) 30-year affordability covenants, each associated with a \$7,500 grant, for the development of a single-family subdivision. One covenant associated with the property located at 744 Lowe Court has been terminated due to the owner selling the property to a non-income eligible buyer. The parcels are identified as "Lots 1 through 44 of Tract no. 4850, per the map thereof recorded in Volume 63 pages 8 and 9 of Plans, Fresno County Records." The covenant agreements were executed by the former Agency and CJM Development on December 20, 1999 and recorded by the Fresno County Recorder on February 27, 2001. All remaining 43 covenant agreements will expire after February 27, 2031.

Table 4 presents an inventory of homeownership units assisted by the Housing Successor that require restrictions, covenants, or an adopted program that protects Housing Asset Fund monies.

**Table 4**  
**Homeownership Unit Inventory**

Item #	Project Name / Address	Year of Transfer to Housing Successor	Affordability Period (Yrs)	Item #	Project Name / Address	Year of Transfer to Housing Successor	Affordability Period (Yrs)
<b>Cerca Del Rio III</b>				<b>Dodderer St.</b>			
1	Lot 1 of Tract 5202 Cerca Del Rio III	2012	30	61	773 Dodderer St.	2012	30
2	Lot 2 of Tract 5202 Cerca Del Rio III	2012	30	62	761 Dodderer St.	2012	30
3	Lot 3 of Tract 5202 Cerca Del Rio III	2012	30	63	759 Dodderer St.	2012	30
4	Lot 4 of Tract 5202 Cerca Del Rio III	2012	30	64	747 Dodderer St.	2012	30
5	Lot 6 of Tract 5202 Cerca Del Rio III	2012	30	65	735 Dodderer St.	2012	30
6	Lot 7 of Tract 5202 Cerca Del Rio III	2012	30	66	723 Dodderer St.	2012	30
7	Lot 8 of Tract 5202 Cerca Del Rio III	2012	30	67	671 Dodderer St.	2012	30
8	Lot 9 of Tract 5202 Cerca Del Rio III	2012	30	68	669 Dodderer St.	2012	30
9	Lot 10 of Tract 5202 Cerca Del Rio III	2012	30	69	651 Dodderer St.	2012	30
10	Lot 11 of Tract 5202 Cerca Del Rio III	2012	30	70	645 Dodderer St.	2012	30
11	Lot 12 of Tract 5202 Cerca Del Rio III	2012	30	71	633 Dodderer St.	2012	30
12	Lot 13 of Tract 5202 Cerca Del Rio III	2012	30	72	621 Dodderer St.	2012	30
13	Lot 14 of Tract 5202 Cerca Del Rio III	2012	30	<b>Tract 4850 (1-44)</b>			
14	Lot 15 of Tract 5202 Cerca Del Rio III	2012	30	73	Lot 1 of Tract 4850	2012	30
15	Lot 16 of Tract 5202 Cerca Del Rio III	2012	30	74	Lot 2 of Tract 4850	2012	30
16	Lot 17 of Tract 5202 Cerca Del Rio III	2012	30	75	Lot 3 of Tract 4850	2012	30
17	Lot 18 of Tract 5202 Cerca Del Rio III	2012	30	76	Lot 4 of Tract 4850	2012	30
18	Lot 19 of Tract 5202 Cerca Del Rio III	2012	30	77	Lot 5 of Tract 4850	2012	30
19	Lot 20 of Tract 5202 Cerca Del Rio III	2012	30	78	Lot 6 of Tract 4850	2012	30
20	Lot 21 of Tract 5202 Cerca Del Rio III	2012	30	79	Lot 7 of Tract 4850	2012	30
21	Lot 22 of Tract 5202 Cerca Del Rio III	2012	30	80	Lot 8 of Tract 4850	2012	30
22	Lot 23 of Tract 5202 Cerca Del Rio III	2012	30	81	Lot 9 of Tract 4850	2012	30
23	Lot 24 of Tract 5202 Cerca Del Rio III	2012	30	82	Lot 10 of Tract 4850	2012	30
24	Lot 25 of Tract 5202 Cerca Del Rio III	2012	30	83	Lot 11 of Tract 4850	2012	30
25	Lot 26 of Tract 5202 Cerca Del Rio III	2012	30	84	Lot 12 of Tract 4850	2012	30
26	Lot 27 of Tract 5202 Cerca Del Rio III	2012	30	85	Lot 13 of Tract 4850	2012	30
27	Lot 28 of Tract 5202 Cerca Del Rio III	2012	30	86	Lot 14 of Tract 4850	2012	30
28	Lot 29 of Tract 5202 Cerca Del Rio III	2012	30	87	Lot 15 of Tract 4850	2012	30
29	Lot 30 of Tract 5202 Cerca Del Rio III	2012	30	88	Lot 16 of Tract 4850	2012	30
30	Lot 31 of Tract 5202 Cerca Del Rio III	2012	30	89	Lot 17 of Tract 4850	2012	30
31	Lot 32 of Tract 5202 Cerca Del Rio III	2012	30	90	Lot 19 of Tract 4850	2012	30
32	Lot 33 of Tract 5202 Cerca Del Rio III	2012	30	91	Lot 20 of Tract 4850	2012	30
33	Lot 34 of Tract 5202 Cerca Del Rio III	2012	30	92	Lot 21 of Tract 4850	2012	30
34	Lot 35 of Tract 5202 Cerca Del Rio III	2012	30	93	Lot 22 of Tract 4850	2012	30
35	Lot 36 of Tract 5202 Cerca Del Rio III	2012	30	94	Lot 23 of Tract 4850	2012	30
36	Lot 38 of Tract 5202 Cerca Del Rio III	2012	30	95	Lot 24 of Tract 4850	2012	30
37	Lot 39 of Tract 5202 Cerca Del Rio III	2012	30	96	Lot 25 of Tract 4850	2012	30
<b>Dodderer St.</b>				97	Lot 26 of Tract 4850	2012	30
38	614 Dodderer St.	2012	30	98	Lot 27 of Tract 4850	2012	30
39	626 Dodderer St.	2012	30	99	Lot 28 of Tract 4850	2012	30
40	640 Dodderer St.	2012	30	100	Lot 29 of Tract 4850	2012	30
41	652 Dodderer St.	2012	30	101	Lot 30 of Tract 4850	2012	30
42	664 Dodderer St.	2012	30	102	Lot 31 of Tract 4850	2012	30
43	676 Dodderer St.	2012	30	103	Lot 32 of Tract 4850	2012	30
44	728 Dodderer St.	2012	30	104	Lot 33 of Tract 4850	2012	30
45	730 Dodderer St.	2012	30	105	Lot 34 of Tract 4850	2012	30
46	742 Dodderer St.	2012	30	106	Lot 35 of Tract 4850	2012	30
47	754 Dodderer St.	2012	30	107	Lot 36 of Tract 4850	2012	30
48	766 Dodderer St.	2012	30	108	Lot 37 of Tract 4850	2012	30
49	788 Dodderer St.	2012	30	109	Lot 38 of Tract 4850	2012	30
50	810 Dodderer St.	2012	30	110	Lot 39 of Tract 4850	2012	30
51	822 Dodderer St.	2012	30	111	Lot 40 of Tract 4850	2012	30
52	834 Dodderer St.	2012	30	112	Lot 41 of Tract 4850	2012	30
53	839 Dodderer St.	2012	30	113	Lot 42 of Tract 4850	2012	30
54	841 Dodderer St.	2012	30	114	Lot 43 of Tract 4850	2012	30
55	846 Dodderer St.	2012	30	115	Lot 44 of Tract 4850	2012	30
56	853 Dodderer St.	2012	30	<b>Kantor St.</b>			
57	858 Dodderer St.	2012	30	116	Lot 21 of Tract 4851 Rev. Kantor St.	2012	30
58	860 Dodderer St.	2012	30	117	Lot 23 of Tract 4851 Rev. Kantor St.	2012	30
59	827 Dodderer St.	2012	30	118	Lot 24 of Tract 4851 Rev. Kantor St.	2012	30
60	815 Dodderer St.	2012	30	119	Lot 25 of Tract 4851 Rev. Kantor St.	2012	30

Note: 744 Lowe Ct., 626 McClain St., 638 Dodderer St., 693 Rev Kantor St., and 667 McClain St., have been removed as a result of being sold.  
Source: City of Firebaugh

## APPENDIX 1 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

Housing Successor Reporting Requirements Health and Safety Code Section 34176.1(f)	
<b>Housing Asset Fund Revenues &amp; Expenditures</b>	<p>Total amount deposited in the Housing Asset Fund for the fiscal year</p> <p>Amount of deposits funded by a Recognized Obligation Payment Schedule ("ROPS")</p> <p>Statement of balance at the close of the fiscal year</p> <p>Description of Expenditures for the fiscal year, broken out as follows:</p> <ul style="list-style-type: none"> <li>• Homeless prevention and rapid rehousing</li> <li>• Administrative and monitoring</li> <li>• Housing development expenses by income level assisted</li> </ul> <p>Description of any transfers to another housing successor for a joint project</p>
<b>Other Assets and Active Projects</b>	<p>Description of any project(s) funded through the ROPS</p> <p>Update on property disposition efforts (note that housing successors may only hold property for up to five years, unless it is already</p> <p>Other "portfolio" balances, including:</p> <ul style="list-style-type: none"> <li>• Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund</li> <li>• Value of loans and grants receivable</li> </ul> <p>Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of monies from the Low and Moderate Income Housing Fund</p>
<b>Obligations &amp; Proportionality</b>	<p>Description of any outstanding production obligations of the former Agency that were inherited by the Housing Authority</p> <p>Compliance with proportionality requirements (income group targets), which must be upheld on a five-year cycle</p> <p>Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Authority, or the City within the past ten years compared to the total number of units assisted by any of those three agencies</p> <p>Amount of any excess surplus, and, if any, the plan for eliminating it</p>

## **APPENDIX 2 – HOUSING ASSET TRANSFER FORM**

The Housing Asset Transfer Form is attached as a separate document.

## APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS

<b>Housing Asset Fund Expenditure Requirements</b> <i>Health and Safety Code Section 34176.1</i>		
Expense Category	Limits	Allowable Uses
<b>Administration and Compliance Monitoring</b>	<b>\$254,500 maximum</b> for FY 2022-23 (limit varies each year)	<p>Administrative activities such as:</p> <ul style="list-style-type: none"> <li>Professional services (consultant fees, auditor fees, etc.)</li> <li>Staff salaries, benefits, and overhead for time spent on Housing Successor administration</li> <li>Compliance monitoring to ensure compliance with affordable housing and loan agreements</li> <li>Property maintenance at Housing Successor-owned properties</li> </ul> <p>Capped at \$200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT ("Portfolio"), whichever is greater.</p> <p>The FY 2022-23 inflation-adjusted limit per HCD for the Housing Successor was \$254,500.</p>
<b>Homeless Prevention and Rapid Rehousing Solutions</b>	<b>\$250,000 maximum</b> per fiscal year	<p>Services for individuals and families who are homeless or would be homeless but for this assistance, including:</p> <ul style="list-style-type: none"> <li>Contributions toward the construction of local or regional homeless shelters</li> <li>Housing relocation and stabilization services including housing search, mediation, or outreach to property owners</li> <li>Short-term or medium-term rental assistance</li> <li>Security or utility deposits</li> <li>Utility payments</li> <li>Moving cost assistance</li> <li>Credit repair</li> <li>Case management</li> <li>Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.</li> </ul>

<b>Housing Asset Fund Expenditure Requirements</b> <i>Health and Safety Code Section 34176.1</i>		
Expense Category	Limits	Allowable Uses
<b>Affordable Housing Development</b>	No spending limit, but must comply with income and age targets	<p>“Development” includes:</p> <ul style="list-style-type: none"> <li>• New construction</li> <li>• Acquisition and rehabilitation</li> <li>• Substantial rehabilitation</li> <li>• Acquisition of long-term affordability covenants on multifamily units</li> <li>• Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years</li> </ul>
	<b><i>Income Targets</i></b>	<p>Every five years (currently FYE 2020-2024), Housing Asset Funds must meet income targets:</p> <ul style="list-style-type: none"> <li>• At least 30% on extremely low income rental households (up to 30% AMI or “Area Median Income”)</li> <li>• No more than 20% on low income households (60-80% AMI)</li> </ul> <p>Moderate and above moderate income households may not be assisted (above 80% AMI).</p> <p>Failure to comply with the extremely low income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance.</p> <p>Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.</p>
	<b><i>Age Targets</i></b>	<p>For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors.</p> <p>If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.</p>