



AGENDA
NEWMAN CITY COUNCIL
REGULAR MEETING JUNE 23, 2015
LOUIS J. NEWMAN MEMORIAL CENTER
649 ORESTIMBA ROAD
7:00 P.M.

1. **Call To Order.**
2. **Pledge Of Allegiance.**
3. **Invocation.**
4. **Roll Call.**
5. **Declaration Of Conflicts Of Interest.**
6. **Ceremonial Matters.**
7. **Items from the Public - Non-Agenda Items.**
8. **Consent Calendar**
 - a. Waive All Readings Of Ordinances And Resolutions Except By Title.
 - b. Approval Of Warrants. ([View Warrant Register](#))
 - c. Approval Of Minutes Of The June 9, 2015 Meetings. ([View Minutes](#))
 - d. Adopt Resolution No. 2015- , A Resolution Adopting Salary Schedule For Management, Supervisory And Confidential Positions For The City Of Newman. ([View Report](#))
9. **Public Hearings**
 - a. Adopt Resolution No. 2015- , A Resolution Declaring The Existence Of A Public Nuisance Under Ordinance No. 95-4. ([View Report](#))
 - b. Adopt Resolution No. 2015- , A Resolution Confirming The Assessment And Ordering The Levy For The Lighting And Landscape Maintenance District For Fiscal Year 2014/2015. ([View Report](#))
10. **Regular Business**
 - a. Community Committee Recommendation To City Council Regarding Funding Option For A Community Facilities District. ([View Report](#))
11. **Items From District Five Stanislaus County Supervisor.**
12. **Items From The City Manager And Staff.**
13. **Items From City Council Members.**
14. **Adjournment.**

Calendar of Events

June 21 - Father's Day.

June 22 - Community Committee Meeting - 6:30 P.M.

June 23 - Louis J. Newman Memorial Center Open House - 5:30 P.M.

June 23 - City Council - Louis J. Newman Memorial Center - 7:00 P.M.

June 27 - Outdoor Movie Night - *Space Jam* - Sherman Park - 8:00 P.M.

June 28 - Comforting Kids Car Show - Pioneer Park - 9:00 A.M. - 4:00 P.M.

July 3 - City Offices Closed In Observance Of Independence Day Holiday.

July 4 - Independence Day Holiday.

July 9 - Recreation Commission - 7:00 P.M.

July 14 - City Council - 7:00 P.M.

July 16 - Planning Commission - 7:00 P.M.

July 25 - Outdoor Movie Night - *Star Wars The Clone Wars* - Sherman Park - 8:00 P.M.

July 28 - City Council - 7:00 P.M.



Void Check Register

June 18, 2015

Verndor No	Vendor Name	Account	Invoice	Description	Amount	Check Number	Check Date	Voided
BAK02	Baker Supplies and Repairs	10-33-6200	15557	Cleaned & lubed the trigger on Stihl blower	\$ 38.90	107450	6/5/2015	TRUE
BAK02	Baker Supplies and Repairs	10-44-6200	15557	Cleaned & lubed the trigger on Stihl blower	\$ 38.90	107450	6/5/2015	TRUE
BAK02	Baker Supplies and Repairs	10-33-6200	15187	Replaced fuel and adjusted carburetor on Stihl cha	\$ 11.84	107450	6/5/2015	TRUE
					\$ 89.64	107450 Total		
CWE02	CWEA NSJ	63-56-6690	06-09-15	Registration for Pump Station Maintenance trng/N	\$ 55.00	107461	6/5/2015	TRUE
					\$ 55.00	107461 Total		
					\$ 144.64			Grand Total



Manual Check Register

June 18, 2015

Vendor	Fund-Dept-Acct	Amount	Check #	Check Date	Description
Arevalo Ana	10-45-6020	\$ 95.10	107522	6/10/2015	Payroll replacement check/Ana Arevalo-Perez
		\$ 95.10	107522 Total		
J&E Janitorial and Handyman	10-07-6200	\$ 200.00	107587	6/18/2015	Bathroom cleaning and floor mopping/sweeping and buffing
		\$ 200.00	107587 Total		
Merced County Recorder	10-15-6680	\$ 18.00	107510	6/8/2015	Recording fee for Grant Deed/Beach
		\$ 18.00	107510 Total		
PG&E CFM/PPC DEPARTMENT	24-32-7766	\$ 3,874.12	107523	6/17/2015	Meter tie-in for Fast Fill CNG project
		\$ 3,874.12	107523 Total		
		\$ 4,187.22	Grand Total		



ACH Register for Council June 08, 2015

Vendor	Account No	Invoice No	Description	Amount	ACH Check	Check date
SJV01	10-00-2260	Jun-15	Health Insurance premium/June 2015	\$ 14,704.68	TRUE	6/8/2015
				\$ 14,704.68	TRUE Total	
				\$ 14,704.68	Grand Total	



AP Check Register June 19, 2015

Vendor	Fund-Dept-Acct	Description	Amount	Check No	Check Date
Accela, Inc #774375	10-14-6310	Monthly web payments/May 2015	\$ 284.67	107524	6/19/2015
Accela, Inc #774375	60-50-6310	Monthly web payments/May 2015	\$ 284.67	107524	6/19/2015
Accela, Inc #774375	63-56-6310	Monthly web payments/May 2015	\$ 284.66	107524	6/19/2015
			\$ 854.00	107524 Total	
Advanced Building Cleaners, Inc.	10-33-6200	Power sweeping service/	\$ 3,634.02	107525	6/19/2015
			\$ 3,634.02	107525 Total	
AUS Sacramento MC Lockbox	10-07-6200	Uniform cleaning/mat rental/towels/May 2015	\$ 106.34	107526	6/19/2015
AUS Sacramento MC Lockbox	10-14-6200	Uniform cleaning/mat rental/towels/May 2015	\$ 41.84	107526	6/19/2015
AUS Sacramento MC Lockbox	10-21-6200	Uniform cleaning/mat rental/towels/May 2015	\$ 71.00	107526	6/19/2015
AUS Sacramento MC Lockbox	10-22-6200	Uniform cleaning/mat rental/towels/May 2015	\$ 25.84	107526	6/19/2015
AUS Sacramento MC Lockbox	10-33-6200	Uniform cleaning/mat rental/towels/May 2015	\$ 62.76	107526	6/19/2015
AUS Sacramento MC Lockbox	60-50-6200	Uniform cleaning/mat rental/towels/May 2015	\$ 62.76	107526	6/19/2015
AUS Sacramento MC Lockbox	63-56-6200	Uniform cleaning/mat rental/towels/May 2015	\$ 41.83	107526	6/19/2015
			\$ 412.37	107526 Total	
ARC	10-01-6620	Digital set of plans for Aquatics Center	\$ 197.17	107527	6/19/2015
			\$ 197.17	107527 Total	
ARROWHEAD MOUNTAIN SPRING	10-14-6300	Bottled water delivered/June 2015	\$ 13.66	107528	6/19/2015
ARROWHEAD MOUNTAIN SPRING	10-21-6300	Bottled water delivered/June 2015	\$ 11.76	107528	6/19/2015
ARROWHEAD MOUNTAIN SPRING	10-45-6300	Bottled water delivered/June 2015	\$ 35.46	107528	6/19/2015
ARROWHEAD MOUNTAIN SPRING	60-50-6300	Bottled water delivered/June 2015	\$ 46.69	107528	6/19/2015
ARROWHEAD MOUNTAIN SPRING	60-50-6300	Bottled water delivered/June 2015	\$ 13.66	107528	6/19/2015
ARROWHEAD MOUNTAIN SPRING	60-50-6300	Bottled water delivered/June 2015	\$ 58.74	107528	6/19/2015
ARROWHEAD MOUNTAIN SPRING	63-56-6300	Bottled water delivered/June 2015	\$ 46.69	107528	6/19/2015
ARROWHEAD MOUNTAIN SPRING	63-56-6300	Bottled water delivered/June 2015	\$ 13.67	107528	6/19/2015
			\$ 240.33	107528 Total	
Baker Supplies and Repairs	10-33-6200	Cleaned & lubed trigger on Stihl back pack blower	\$ 38.90	107529	6/19/2015
Baker Supplies and Repairs	10-44-6200	Cleaned & lubed trigger on Stihl back pack blower	\$ 38.90	107529	6/19/2015
			\$ 77.80	107529 Total	
BERTOLOTTI DISPOSAL	10-33-6220	40 yard trash bin dumping/May 2015/corp yard	\$ 1,090.02	107530	6/19/2015
			\$ 1,090.02	107530 Total	
Bohannon Insurance Group	10-00-2260	Insurance administration/May 2015	\$ 681.27	107531	6/19/2015
			\$ 681.27	107531 Total	
BUSINESS CARD	10-14-6330	Pre-paid stamped envelopes	\$ 281.69	107532	6/19/2015
BUSINESS CARD	10-14-6675	Filing fee/Statement of Information/Recreational op	\$ 20.00	107532	6/19/2015
BUSINESS CARD	10-33-6690	Parking for STANCOG mtg	\$ 2.00	107532	6/19/2015



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BUSINESS CARD	10-33-6690	Parking STANCOG meeting	\$ 2.00	107532	6/19/2015
BUSINESS CARD	10-44-6660	Stateside Bingo version 5 full license	\$ 23.60	107532	6/19/2015
BUSINESS CARD	42-36-6690	Lunch fir LID training/PW	\$ 28.17	107532	6/19/2015
BUSINESS CARD	60-50-6300	HP Universal coated paper/HP bond paper	\$ 77.76	107532	6/19/2015
BUSINESS CARD	60-50-6330	Pre-paid stamped envelopes	\$ 281.68	107532	6/19/2015
BUSINESS CARD	60-50-6530	10 car washed	\$ 31.50	107532	6/19/2015
BUSINESS CARD	63-56-6300	HP Universal coated paper/HP bond paper	\$ 77.76	107532	6/19/2015
BUSINESS CARD	63-56-6330	Pre-paid stamped envelopes	\$ 281.68	107532	6/19/2015
BUSINESS CARD	63-56-6530	10 car washed	\$ 31.50	107532	6/19/2015
BUSINESS CARD	71-07-7505	2 Dead bolts returned for credit	\$ (129.15)	107532	6/19/2015
			\$ 1,010.19	107532 Total	
CALIFORNIA CONSULTING, LL	10-02-6200	Grant writing/Lobbying	\$ 1,000.00	107533	6/19/2015
CALIFORNIA CONSULTING, LL	60-50-6200	Grant writing/Lobbying	\$ 1,000.00	107533	6/19/2015
CALIFORNIA CONSULTING, LL	63-56-6200	Grant writing/Lobbying	\$ 1,000.00	107533	6/19/2015
			\$ 3,000.00	107533 Total	
Canon Solutions America, Inc.	10-14-6200	Copier maintenance & copy charges/CH & PW	\$ 103.45	107534	6/19/2015
Canon Solutions America, Inc.	10-21-6200	Copier maintenance & copy charges/PD	\$ 71.32	107534	6/19/2015
Canon Solutions America, Inc.	60-50-6200	Copier maintenance & copy charges/CH & PW	\$ 103.45	107534	6/19/2015
Canon Solutions America, Inc.	60-50-6200	Copier maintenance & copy charges/CH & PW	\$ 43.54	107534	6/19/2015
Canon Solutions America, Inc.	63-56-6200	Copier maintenance & copy charges/CH & PW	\$ 103.46	107534	6/19/2015
Canon Solutions America, Inc.	63-56-6200	Copier maintenance & copy charges/CH & PW	\$ 43.53	107534	6/19/2015
			\$ 468.75	107534 Total	
Canon Financial Services, Inc.	10-14-6200	Copier lease payment/CH/PW and PD 6-1-15 to 6-30	\$ 106.06	107535	6/19/2015
Canon Financial Services, Inc.	10-21-6200	Copier lease payment/CH/PW and PD 6-1-15 to 6-30	\$ 196.96	107535	6/19/2015
Canon Financial Services, Inc.	60-50-6200	Copier lease payment/CH/PW and PD 6-1-15 to 6-30	\$ 86.70	107535	6/19/2015
Canon Financial Services, Inc.	60-50-6200	Copier lease payment/CH/PW and PD 6-1-15 to 6-30	\$ 106.06	107535	6/19/2015
Canon Financial Services, Inc.	63-56-6200	Copier lease payment/CH/PW and PD 6-1-15 to 6-30	\$ 86.70	107535	6/19/2015
Canon Financial Services, Inc.	63-56-6200	Copier lease payment/CH/PW and PD 6-1-15 to 6-30	\$ 106.06	107535	6/19/2015
			\$ 688.54	107535 Total	
CBA (CALIFORNIA BENEFITS)	10-00-1110	Pre paid dental-vision deposit	\$ 8,500.00	107536	6/19/2015
			\$ 8,500.00	107536 Total	
CENTRAL SANITARY SUPPLY	10-07-6300		\$ 82.80	107537	6/19/2015
CENTRAL SANITARY SUPPLY	10-07-6665		\$ 41.40	107537	6/19/2015
CENTRAL SANITARY SUPPLY	10-21-6300		\$ 82.80	107537	6/19/2015
CENTRAL SANITARY SUPPLY	10-22-6300		\$ 41.40	107537	6/19/2015
CENTRAL SANITARY SUPPLY	10-44-6300		\$ 41.40	107537	6/19/2015



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CENTRAL SANITARY SUPPLY	10-44-6660		\$ 331.20	107537	6/19/2015
CENTRAL SANITARY SUPPLY	10-44-6670		\$ 165.60	107537	6/19/2015
CENTRAL SANITARY SUPPLY	10-46-6300		\$ 41.40	107537	6/19/2015
			\$ 828.00	107537 Total	
Chevron & Texaco Business Card Services	10-07-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 45.29	107538	6/19/2015
Chevron & Texaco Business Card Services	10-21-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 4,011.56	107538	6/19/2015
Chevron & Texaco Business Card Services	10-22-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 202.46	107538	6/19/2015
Chevron & Texaco Business Card Services	10-33-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 105.26	107538	6/19/2015
Chevron & Texaco Business Card Services	10-44-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 205.16	107538	6/19/2015
Chevron & Texaco Business Card Services	60-50-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 211.55	107538	6/19/2015
Chevron & Texaco Business Card Services	63-56-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 780.65	107538	6/19/2015
Chevron & Texaco Business Card Services	69-47-6500	Gas and diesel purchases 5-15-15 to 6-14-15	\$ 96.12	107538	6/19/2015
			\$ 5,658.05	107538 Total	
Churchwell White, LLP	10-15-6200	Draft staff report in connection with Solid Waste M	\$ 140.00	107539	6/19/2015
Churchwell White, LLP	10-15-6200	General municipal contract services/April 2015	\$ 2,203.36	107539	6/19/2015
			\$ 2,343.36	107539 Total	
City of Turlock	10-15-6200	Legal professional services Jan-June 2015	\$ 6,000.00	107540	6/19/2015
			\$ 6,000.00	107540 Total	
City of Oakdale	10-21-6615	Dispatch services/June 2015	\$ 15,500.00	107541	6/19/2015
			\$ 15,500.00	107541 Total	
COMCAST CABLE	10-21-6420	Internet service Oakdale to Newman dispatch 6-6-1	\$ 143.84	107542	6/19/2015
			\$ 143.84	107542 Total	
E&M ELECTRIC, INC.	10-33-6200	Repaired street light @ PD car yard	\$ 85.19	107543	6/19/2015
E&M ELECTRIC, INC.	10-44-6660	Checked wiring on light post @ Memorial Bldg	\$ 80.00	107543	6/19/2015
E&M ELECTRIC, INC.	10-44-6660	Checked switch wiring in kitchen @ Memorial Bldg	\$ 80.00	107543	6/19/2015
E&M ELECTRIC, INC.	10-44-6660	Replaced dusk to dawn light @ Memorial Bldg	\$ 532.50	107543	6/19/2015
E&M ELECTRIC, INC.	62-60-6225	Replaced UPS box @ Canyon Creek lift station	\$ 292.71	107543	6/19/2015
E&M ELECTRIC, INC.	69-47-6200	New booster pump @ Borba Park sprinklers	\$ 3,359.14	107543	6/19/2015
E&M ELECTRIC, INC.	69-47-6200	Removed contactor for replacement @ Borba Park	\$ 80.00	107543	6/19/2015
E&M ELECTRIC, INC.	69-47-6200	Replaced contactor & checked pump with Kamal @	\$ 443.19	107543	6/19/2015
			\$ 4,952.73	107543 Total	
East Bay Restaurant Supply, Inc	71-07-7505	Refrigerator/freezer/6-burner stove for Memorial B	\$ 12,000.00	107544	6/19/2015
East Bay Restaurant Supply, Inc	71-07-7505	Commercial microwave for Memorial Bldg	\$ 278.75	107544	6/19/2015
			\$ 12,278.75	107544 Total	



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Vendor	Fund-Dept-Acct	Description	Amount	Check No	Check Date
ECONOMIC TIRE SHOP	10-33-6530	2 new tires for Mule	\$ 75.33	107545	6/19/2015
ECONOMIC TIRE SHOP	10-44-6530	2 new tires for Mule	\$ 75.34	107545	6/19/2015
ECONOMIC TIRE SHOP	69-47-6530	2 new tires for Mule	\$ 75.34	107545	6/19/2015
			\$ 226.01	107545 Total	
EMC Planning Group, Inc	10-00-2533	Environmental study on 1035 T St project	\$ 5,455.40	107546	6/19/2015
			\$ 5,455.40	107546 Total	
ENERGY SYSTEMS	63-56-6225	Toggle switch/kit cool level sensor/Well #6	\$ 849.95	107547	6/19/2015
			\$ 849.95	107547 Total	
ENVIRONMENTAL TECHNIQUES	60-50-6300	Bio-dredging service @ WWTP	\$ 4,708.50	107548	6/19/2015
			\$ 4,708.50	107548 Total	
Estrada Magdaleno	10-22-6690	Reimbursement for Command 1A certificate/Estrada	\$ 345.00	107549	6/19/2015
			\$ 345.00	107549 Total	
FERGUSON ENTERPRISES, INC 1423	63-56-6300	15) 5/8" direct read water meters	\$ 785.42	107550	6/19/2015
			\$ 785.42	107550 Total	
FRANKLIN PET CEMETERY & C	10-21-6208	Animal disposal clinic	\$ 44.40	107551	6/19/2015
FRANKLIN PET CEMETERY & C	10-21-6208	Animal disposal clinic	\$ 8.40	107551	6/19/2015
FRANKLIN PET CEMETERY & C	10-21-6208	Animal disposal clinic	\$ 9.60	107551	6/19/2015
			\$ 62.40	107551 Total	
GEOANALYTICAL LAB, INC.	60-50-6200	BOD/TSS/Nitrate testing/WWTP	\$ 410.00	107552	6/19/2015
GEOANALYTICAL LAB, INC.	63-56-6200	Bacti testing/water dept	\$ 450.00	107552	6/19/2015
			\$ 860.00	107552 Total	
Gouveia Engineering, Inc	10-31-6200	Researched CNG sweeper	\$ 297.94	107553	6/19/2015
Gouveia Engineering, Inc	10-31-6200	Third map review/preparation of comments/Mattos	\$ 972.56	107553	6/19/2015
Gouveia Engineering, Inc	18-32-7739	Hwy 33 & Inyo Intersection/meeting with PW direct	\$ 698.75	107553	6/19/2015
Gouveia Engineering, Inc	20-32-7776	Contract admin/waterline replacement	\$ 530.25	107553	6/19/2015
Gouveia Engineering, Inc	24-32-7766	Construction engineering services/CNG Fast Fill Fuel	\$ 3,531.25	107553	6/19/2015
Gouveia Engineering, Inc	64-56-7523	Preliminary engineering/M St waterline/sewer line r	\$ 250.69	107553	6/19/2015
Gouveia Engineering, Inc	71-07-7505	Construction Engineering services/LJ Newman reno	\$ 422.63	107553	6/19/2015
			\$ 6,704.07	107553 Total	
Grand Lodge of California	40-07-8120	Interest payment on city hall/July 2015	\$ 1,015.72	107554	6/19/2015
Grand Lodge of California	40-07-8130	Principal payment on city hall/July 2015	\$ 622.52	107554	6/19/2015
Grand Lodge of California	60-50-8125	Interest payment on city hall/July 2015	\$ 1,015.72	107554	6/19/2015
Grand Lodge of California	60-50-8130	Principal payment on city hall/July 2015	\$ 622.51	107554	6/19/2015
Grand Lodge of California	63-56-8125	Interest payment on city hall/July 2015	\$ 1,015.72	107554	6/19/2015
Grand Lodge of California	63-56-8130	Principal payment on city hall/July 2015	\$ 622.51	107554	6/19/2015



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Vendor	Fund-Dept-Acct	Description	Amount	Check No	Check Date
			\$ 4,914.70	107554 Total	
Guerrero's Tire and Auto Repair, LLC	10-22-6530	Flat tire repair/2014 GMC pickup/FD	\$ 10.00	107555	6/19/2015
			\$ 10.00	107555 Total	
Habis Dodi	10-00-2841	Refund fireworks booth deposit/denied	\$ 25.00	107556	6/19/2015
			\$ 25.00	107556 Total	
Harris Builders, Inc	71-07-7505	Application payment #8/Memorial Bldg reno	\$ 25,116.96	107557	6/19/2015
			\$ 25,116.96	107557 Total	
HARD DRIVE GRAPHICS	10-21-6300	2 Ladies Polo T-shirt/PD	\$ 75.34	107558	6/19/2015
HARD DRIVE GRAPHICS	10-33-6300	10 "City of Newman" auto decals	\$ 55.50	107558	6/19/2015
HARD DRIVE GRAPHICS	10-33-6300	12 cotton twill shirts with embroidery/PW	\$ 46.65	107558	6/19/2015
HARD DRIVE GRAPHICS	10-44-6300	10 "City of Newman" auto decals	\$ 55.51	107558	6/19/2015
HARD DRIVE GRAPHICS	10-44-6300	12 cotton twill shirts with embroidery/PW	\$ 46.65	107558	6/19/2015
HARD DRIVE GRAPHICS	60-50-6300	10 "City of Newman" auto decals	\$ 111.02	107558	6/19/2015
HARD DRIVE GRAPHICS	60-50-6300	12 cotton twill shirts with embroidery/PW	\$ 46.66	107558	6/19/2015
HARD DRIVE GRAPHICS	63-56-6300	12 cotton twill shirts with embroidery/PW	\$ 46.66	107558	6/19/2015
			\$ 483.99	107558 Total	
Housing authority of County of Stanislaus	15-48-7901	Loan servicing fees Jan & Feb 2015/Oliveros loan	\$ 22.00	107559	6/19/2015
			\$ 22.00	107559 Total	
Independent Stationers	10-14-6300	Cover sheet paper/pop-up notes	\$ 7.23	107560	6/19/2015
Independent Stationers	60-50-6300	Cover sheet paper/pop-up notes	\$ 7.23	107560	6/19/2015
Independent Stationers	63-56-6300	Cover sheet paper/pop-up notes	\$ 7.22	107560	6/19/2015
			\$ 21.68	107560 Total	
INFOSEND, INC	60-50-6200	Utility bill and late notice mailings/May 2015	\$ 954.20	107561	6/19/2015
INFOSEND, INC	63-56-6200	Utility bill and late notice mailings/May 2015	\$ 954.20	107561	6/19/2015
			\$ 1,908.40	107561 Total	
JOE'S LANDSCAPING & CONCR	10-44-6660	3 Bend-a-Board/Mem Bldg	\$ 80.69	107562	6/19/2015
JOE'S LANDSCAPING & CONCR	10-44-6660	SOD for Memorial Bldg	\$ 150.52	107562	6/19/2015
JOE'S LANDSCAPING & CONCR	24-32-7727	1 yard concrete	\$ 171.12	107562	6/19/2015
JOE'S LANDSCAPING & CONCR	24-32-7727	1 yard concrete	\$ 171.12	107562	6/19/2015
JOE'S LANDSCAPING & CONCR	69-47-6200	Lighting & Landscape services/May 2015	\$ 7,160.00	107562	6/19/2015
JOE'S LANDSCAPING & CONCR	71-07-7505	1 compost	\$ 49.51	107562	6/19/2015
JOE'S LANDSCAPING & CONCR	71-07-7505	4 hour Roto-Tiller rental	\$ 83.95	107562	6/19/2015
			\$ 7,866.91	107562 Total	
KATEN ED	10-01-6690	Per Diem/2015 Mayors & Council Members Executi	\$ 225.00	107563	6/19/2015
			\$ 225.00	107563 Total	



AP Check Register June 19, 2015

Vendor	Fund-Dept-Acct	Description	Amount	Check No	Check Date
MID VALLEY IT, INC	10-03-6300	20 mexapixel 360 panoramic camera	\$ 1,032.28	107564	6/19/2015
MID VALLEY IT, INC	10-14-6200	IT CONTRACT/FIN	\$ 791.60	107564	6/19/2015
MID VALLEY IT, INC	10-14-6300	20 mexapixel 360 panoramic camera	\$ 1,000.00	107564	6/19/2015
MID VALLEY IT, INC	10-21-6200	IT CONTRACT/PD	\$ 1,583.20	107564	6/19/2015
MID VALLEY IT, INC	60-50-6200	IT CONTRACT/SEWR	\$ 791.60	107564	6/19/2015
MID VALLEY IT, INC	63-56-6200	IT CONTRACT/WATR	\$ 791.60	107564	6/19/2015
			\$ 5,990.28	107564 Total	
NEWMAN SMOG AND LUBE	10-21-6530	Tension Strut removed and replaced/2011 Dodge Cl	\$ 353.31	107565	6/19/2015
			\$ 353.31	107565 Total	
Nino's Auto Repair	10-33-6530	Oil change 09 Chevy Silverado flatbed	\$ 58.29	107566	6/19/2015
			\$ 58.29	107566 Total	
NORMAC, INC.	69-47-6300	Nozzle/Marlex street/Cobra connector	\$ 74.37	107567	6/19/2015
NORMAC, INC.	69-47-6300	125 pop-up sprinklers	\$ 298.66	107567	6/19/2015
			\$ 373.03	107567 Total	
OTTMAN FARMS, INC	60-50-6230	Pesticide treated 66 acres of corn crop/WWTP	\$ 825.00	107568	6/19/2015
			\$ 825.00	107568 Total	
PAPA	10-33-6690	Pesticide applicators seminar/Pardo	\$ 40.00	107569	6/19/2015
PAPA	10-33-6690	Pesticide applicators seminar/Sotelo	\$ 40.00	107569	6/19/2015
PAPA	10-44-6690	Pesticide applicators seminar/Pardo	\$ 40.00	107569	6/19/2015
PAPA	10-44-6690	Pesticide applicators seminar/Sotelo	\$ 40.00	107569	6/19/2015
			\$ 160.00	107569 Total	
CITY OF PATTERSON	10-03-6200	City Council meeting video reimbursement/Mau 20:	\$ 660.00	107570	6/19/2015
CITY OF PATTERSON	10-22-6200	Fire dept data entry/April 2015	\$ 250.00	107570	6/19/2015
CITY OF PATTERSON	10-22-6200	Fire dept data entry/March 2015	\$ 250.00	107570	6/19/2015
			\$ 1,160.00	107570 Total	
P G & E	10-07-6410	Gas and electric @ 938 Fresno St 5-7-15 to 6-07-15	\$ 454.18	107571	6/19/2015
P G & E	60-50-6410	Gas and electric @ 938 Fresno St 5-7-15 to 6-07-15	\$ 454.18	107571	6/19/2015
P G & E	63-56-6410	Gas and electric @ 938 Fresno St 5-7-15 to 6-07-15	\$ 454.17	107571	6/19/2015
			\$ 1,362.53	107571 Total	
ROCHA BACKHOE SERVICE, IN	10-33-6300	12.74 tons 3/4" gravel	\$ 140.00	107572	6/19/2015
ROCHA BACKHOE SERVICE, IN	63-56-6300	12.74 tons 3/4" gravel	\$ 140.00	107572	6/19/2015
			\$ 280.00	107572 Total	
Rolfe Construction	20-32-7776	Furnish and install 6" waterline @ Fresno & West Av	\$ 33,725.00	107573	6/19/2015
			\$ 33,725.00	107573 Total	
SHARPENING SHOP	10-33-6300	12" Picco chains	\$ 11.84	107574	6/19/2015



AP Check Register June 19, 2015

Vendor	Fund-Dept-Acct	Description	Amount	Check No	Check Date
SHARPENING SHOP	10-44-6300	12" Picco chains	\$ 11.84	107574	6/19/2015
			\$ 23.68	107574 Total	
Signs Your Way	71-07-7505	Title 24 signs/women's and men's restroom signs/IV	\$ 158.64	107575	6/19/2015
			\$ 158.64	107575 Total	
State of Calif Dept of Justice	10-00-2014	Fingerprint apps/FBI checks/record reviews/May 20	\$ 571.00	107576	6/19/2015
			\$ 571.00	107576 Total	
STATE WATER RESOURCES CONTROL BOARD	63-56-6635	Grade D4 Water Distribution Op Cert/Stonebarger	\$ 130.00	107577	6/19/2015
			\$ 130.00	107577 Total	
STAPLES ADVANTAGE	10-21-6300	Copy paper/binderclips/scissor/stapler/receipt book	\$ 272.60	107578	6/19/2015
			\$ 272.60	107578 Total	
STANISLAUS CNTY SHERIFF'S	10-21-6695	STOP training registration/Earle	\$ 838.00	107579	6/19/2015
STANISLAUS CNTY SHERIFF'S	10-21-6695	STOP training registration/Williams	\$ 838.00	107579	6/19/2015
STANISLAUS CNTY SHERIFF'S	10-21-6695	STOP training registration/Gosselin	\$ 838.00	107579	6/19/2015
			\$ 2,514.00	107579 Total	
SWRCB-DWOCP	63-56-6635	Water treatment certification Grade 2/Stonebarger	\$ 60.00	107580	6/19/2015
			\$ 60.00	107580 Total	
TEL STAR INSTRUMENTS, INC	60-50-6200	2015 Annual calibrations at WWTP	\$ 1,203.60	107581	6/19/2015
			\$ 1,203.60	107581 Total	
TOSTA BARBARA J.	10-45-6725	Young @ Heart instructor/May 2015	\$ 165.00	107582	6/19/2015
			\$ 165.00	107582 Total	
Trewin Framery	10-44-6660	The installation with security hangers of 2 photos @	\$ 75.00	107583	6/19/2015
			\$ 75.00	107583 Total	
MATTOS NEWSPAPERS, INC.	10-01-6620	Congratulations sponsorship ad/Spring sports	\$ 75.00	107584	6/19/2015
MATTOS NEWSPAPERS, INC.	10-06-6600	Notice of public hearing/Mattos Ranch Develop	\$ 64.00	107584	6/19/2015
MATTOS NEWSPAPERS, INC.	10-21-6300	500 labels "Abandoned Vehicle" PD	\$ 134.56	107584	6/19/2015
MATTOS NEWSPAPERS, INC.	10-33-6200	Display ad/Bike to Work Week ad	\$ 55.13	107584	6/19/2015
MATTOS NEWSPAPERS, INC.	10-33-6200	Display ad/Bike to Work Week ad	\$ 110.26	107584	6/19/2015
MATTOS NEWSPAPERS, INC.	17-44-7521	Notice to bidders/skate plaza	\$ 594.00	107584	6/19/2015
MATTOS NEWSPAPERS, INC.	63-56-6600	Notice of public hearing/Ord Title 11	\$ 64.00	107584	6/19/2015
			\$ 1,096.95	107584 Total	
Williams Ashley	10-21-6695	POST per diem STOP training meals/Williams	\$ 48.00	107585	6/19/2015
			\$ 48.00	107585 Total	
YANCEY LUMBER COMPANY	10-07-6300	Cleaning rags/pail/masking tape/supplies for paintir	\$ 19.78	107586	6/19/2015
YANCEY LUMBER COMPANY	10-21-6300	Neverkink hose	\$ 62.95	107586	6/19/2015
YANCEY LUMBER COMPANY	10-21-6307	Nutro Lamb and rice dog food/K-9	\$ 50.58	107586	6/19/2015



AP Check Register June 19, 2015

Vendor	Fund-Dept-Acct	Description	Amount	Check No	Check Date
YANCEY LUMBER COMPANY	10-33-6300	14w twist bulb	\$ 13.36	107586	6/19/2015
YANCEY LUMBER COMPANY	10-44-6660	Key/super glue/markings roller/paint/Mem Bldg	\$ 83.72	107586	6/19/2015
YANCEY LUMBER COMPANY	10-46-6300	single-sided key	\$ 1.45	107586	6/19/2015
YANCEY LUMBER COMPANY	60-50-6300	Custom plug/50' hose/	\$ 58.88	107586	6/19/2015
YANCEY LUMBER COMPANY	63-56-6300	liquid wrench/trash bags/blade/50' hose/concrete/l	\$ 167.97	107586	6/19/2015
YANCEY LUMBER COMPANY	69-47-6300	paint/bushings	\$ 76.18	107586	6/19/2015
			\$ 534.87	107586 Total	
			\$ 180,291.36	Grand Total	



MINUTES
NEWMAN CITY COUNCIL
SPECIAL MEETING JUNE 9, 2015
CITY HALL CONFERENCE ROOM, 6:00 P.M., 938 FRESNO STREET

1. **Call To Order** - Mayor Katen 6:00 P.M.
2. **Roll Call** - **PRESENT:** Davis, Graham, Candea, Martina And Mayor Katen.
ABSENT: None.
3. **Items from the Public - Non-Agenda Items** - None.
4. **Workshop - Review 2015/2016 Fiscal Year Budget.**

Finance Director Humphries Reviewed Budget Highlights And Noted Changes In This Year's Budget From The Previous Year's Budget. Humphries Reviewed Each Of The Department's Budgets As Well As Special Revenue, Enterprise And Capital Project Funds.

Mayor Katen Inquired About Funding For Renovations To The West Side Theatre.

City Manager Holland Noted That No Money Was Currently Budgeted For Theatre Renovations But Indicated That He Would Review Potential Necessary Renovations.

Council Member Graham Asked If The Newman-Crows Landing Unified School District Paid For The School Resource Officer.

Chief Richardson Reported That The School District Pays Seventy Percent Of The School Resource Officer's Salary.

Council Member Graham Inquired About the Availability of Storm Water Grants.

City Manager Holland Indicated That There Were No Storm Water Grants Currently Available But Noted That There Were Waste Water Grants. Holland Indicated That The City Would Continue To Pursue Grant Opportunities For Both Storm Water And Waste Water.

Council Member Martina Pointed Out That The Budget Included A Full-Time Fire Chief.

City Manager Holland Explained That City Was Currently Working On An Agreement With The West Stanislaus Fire Protection District To Share The Cost Of A New Chief. Holland Informed The Council That The Two Parties Are Discussing An Agreement In Which The City Would Pay Sixty Percent And The District Would Pay Forty Percent Of The New Chief's Salary and Benefits.

Council Member Martina Thanked Finance Director Humphries For His Budget Presentation.

Mayor Katen Also Thanked Staff For Their Hard Work.

5. Adjournment.

ACTION: On Motion By Katen Seconded By Martina, The Meeting Was Adjourned At 6:44 P.M. By The Following Vote: **AYES:** Davis, Graham, Candea, Martina And Mayor Katen; **NOES:** None; **ABSENT:** None; **NOT PARTICIPATING:** None.



MINUTES
NEWMAN CITY COUNCIL
REGULAR MEETING JUNE 9, 2015
CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET

1. **Call To Order** - Mayor Katen 7:00 P.M.
2. **Pledge Of Allegiance.**
3. **Invocation** - Mayor Pro Tem Martina.
4. **Roll Call - PRESENT:** Davis, Graham, Candea, Martina And Mayor Katen.
ABSENT: None.
5. **Declaration Of Conflicts Of Interest** - None.
6. **Ceremonial Matters**
 - a. Proclamation - Disability Awareness Month.

Mayor Katen Presented A Proclamation Declaring The Month Of June As Disability Awareness Month In The City Of Newman.

Shannon Anderson, Special Events Coordinator For The Society For Disabilities In Modesto, Accepted The Proclamation. Anderson Thanked The Mayor And City Council On Behalf Of The Society For Disabilities. She Encouraged Everyone To Participate In The Society For Disabilities' Thirty Day Disabilities Awareness Challenge.

7. Items from the Public - Non-Agenda Items

Alex Durbala, 749 Black Mountain Lane, Stated That There Was An Error Regarding Consumption On His Most Recent Water Bill As It Indicated That He Had Used Forty-Nine Units Of Water. Durbala Stated That He Contacted The Finance Department And Was Told That His Address Had Been Flagged For A Re-check. He Noted That He Was Originally Told That He May Have A Leak But As It Turns Out, His Meter Was Just Misread And He Had Only Consumed Nine Units Of Water. Durbala Requested That Additional Checks And Balances Be Put Into Place To Ensure Residents Are Confident That They Are Being Charged Correctly. He Also Suggested That The City Do More To Encourage Water Conservation To Make People More Aware And To Foster A Kind Of Community Competition To Conserve Water.

8. Consent Calendar

- a. Waive All Readings Of Ordinances And Resolutions Except By Title.
- b. Approval Of Warrants.
- c. Approval Of Minutes Of The May 26, 2015 Meetings.
- d. Adopt Resolution No. 2015-32, Authorizing A Change In CalPERS Employer Paid Member Contributions (Miscellaneous Group - Management).
- e. Adopt Resolution No. 2015-33, Authorizing A Change In CalPERS Employer Paid Member Contributions (Safety Group - Management).

f. Approval Of The HOME Sub-Recipient Agreement For Fiscal Year 2015-2016.

ACTION: On A Motion By Martina Seconded By Candea, The Consent Calendar Was Approved By The Following Vote: AYES: Davis, Graham, Candea, Martina And Mayor Katen; NOES: None; ABSENT: None; NOT PARTICIPATING: None.

9. Public Hearings – None.

10. Regular Business

a. Approve Fiscal Year 2015-2016 Annual Budget As Presented In The Preliminary Budget Document.

I. Adopt Resolution No. 2015-34, A Resolution Adopting The Budget For Fiscal Year 2015-2016.

ACTION: On Motion By Martina Seconded By Candea, Resolution No. 2014-34, A Resolution Adopting The Budget For Fiscal Year 2015-2016, Was Adopted By The Following Vote: AYES: Davis, Graham, Candea, Martina And Mayor Katen; NOES: None; ABSENT: None; NOT PARTICIPATING: None.

II. Adopt Resolution No. 2015-35, A Resolution Establishing The Appropriations Limit For Fiscal Year 2015-2016.

ACTION: On Motion By Martina Seconded By Candea, Resolution No. 2014-35, A Resolution Establishing The Appropriations Limit For Fiscal Year 2015-2016, Was Adopted By The Following Vote: AYES: Davis, Graham, Candea, Martina And Mayor Katen; NOES: None; ABSENT: None; NOT PARTICIPATING: None.

b. Report On Appointment To Fill A Vacancy On The Planning Commission.

The Council Agreed Not To Conduct Interviews.

ACTION: On Motion By Graham Seconded By Davis, The Council Appointed Marlina Cardinal To The Planning Commission By The Following Vote: AYES: Davis, Graham, Candea, Martina And Mayor Katen; NOES: None; ABSENT: None; NOT PARTICIPATING: None.

c. Report On 2015 Newman Fall Festival.

Mayor Katen Questioned Why There Would Not Be A Miss Newman Contest At This Year's Fall Festival.

Julie Barcelos, Fall Festival Chairperson, Remarked That Unfortunately, No One Wanted To Coordinate The Pageant This Year But That They Are Recruiting Volunteers To Oversee The Pageant Next Year. Barcelos Noted That The Current Miss Newman Would Remain In Place For Another Year As Was Done Once In The Past When The Pageant Had Also Failed To Take Place.

ACTION: On Motion By Graham Seconded By Martina, The City Council Approved The Requests Regarding The Fall Festival As Recommended By City Staff, By The Following Vote: AYES: Davis, Graham, Candea, Martina And Mayor Katen; NOES: None; ABSENT: None; NOT PARTICIPATING: None.

- d. Second Reading And Adoption Of Ordinance No. 2015-3, Approving A Three (3) Year Time Extension For The Development Agreement No. 08-02 Mattos Ranch And Authorize Staff To Publish A Summary Of Said Ordinance.

ACTION: Ordinance No. 2015-3, Approving A Three (3) Year Time Extension For The Development Agreement No. 08-02 Mattos Ranch, Had Its Second Reading By Title Only. On A Motion By Graham Seconded By Martina, Said Ordinance Was Adopted And Staff Was Authorized To Prepare And Publish A Summary Of The Ordinance By The Following Vote: AYES: Davis, Graham, Candea, Martina And Mayor Katen; NOES: None; ABSENT: None; NOT PARTICIPATING: None.

11. Items From District Five Stanislaus County Supervisor – None.

12. Items From The City Manager And Staff.

City Manager Holland Reported That The Community Committee Is Moving Closer To Making A Recommendation.

Holland Mentioned That City Was Close To Reaching An Agreement With The West Stanislaus Fire Protection District To Share The Cost Of A New Fire Chief; With The City Paying Sixty Percent Of The New Chief's Salary and Benefits And The District Paying Forty Percent. He Noted That The Agreement Would Be Brought Before The City Council For Their Consideration In The Next Forty-Five To Sixty Days.

Finance Director Humphries Mentioned That City Staff Reviews The Water Meter Readings Every Month And That If A Misread Was Not Caught Initially, That it Would Be Found In The Following Month.

13. Items From City Council Members.

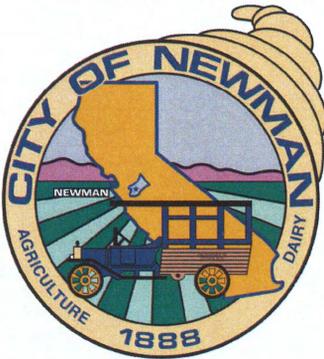
Council Member Graham Noted That The City's Utility Bills Do Show The Prior Year's Water Usage.

Council Member Martina Asked If The City Was Advertising The Memorial Building Open House.

City Manager Holland Confirmed That Staff Was Advertising In The Local Newspaper

14. Adjournment.

ACTION: On Motion By Candea Seconded By Martina And Unanimously Carried, The Meeting Was Adjourned At 7:32 P.M.



**City of Newman
City Manager's Office
Memorandum**

Date: June 18, 2015
To: Mayor and City Council
From: Michael E. Holland, City Manager *M E Holland*

Subject: Item No. 8.d. – Salary Schedule For Management, Supervisory And Confidential Employees.

Attached is a three (3) year salary schedule for Management, Supervisory and Confidential employees. In addition to identified salaries, the following benefits will be provided:

- All positions are eligible to sell back up to 20 hours of unused-vacation time on November 30, 2015.
- Per previous Council action, the following Department Head positions are eligible for a 2% salary match towards a deferred compensation program (Chief of Police, Public Works Director, Community Development Director, City Clerk, Finance Director).
- Through June 30, 2018, there will be no changes to the Health Insurance benefits.

In addition to these terms, this group of employees has agreed to pay the entire PERS Employee Contribution Rate by the end of the three (3) year period; the transition will take place as approved in Resolutions 2015-32 (Miscellaneous Management) and 2015-33 (Safety Management).

RESOLUTION NO. 2015-

A RESOLUTION ADOPTING SALARY SCHEDULE FOR MANAGEMENT, SUPERVISORY AND CONFIDENTIAL POSITIONS FOR THE CITY OF NEWMAN

WHEREAS, the City Council of the City of Newman has completed an investigation concerning the salaries paid to the persons in management, supervisory and confidential positions in the City of Newman.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newman as follows:

1. That the range for wages and salaries for the all management, supervisory and confidential positions of the City of Newman shall be as identified in Exhibit "A" (attached).
2. Each of said salaries and wages shall be effective as of July 1, 2015, unless otherwise identified, and awarded per Personnel Rules and Regulations.
3. A one-time sell back of up to 20 hours of unused vacation time will be granted to all Management, Supervisory and Confidential positions on November 30, 2015.
4. These previously granted benefits shall remain in full force and effect
 - a. No changes to the current health insurance benefits through June 30, 2018; all positions.
 - b. 2% salary match towards a deferred compensation program (Chief of Police, Public Works Director, Community Development Director, City Clerk, Finance Director),

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 23rd day of June, 2015 by Council Member _____, who moved its adoption, which motion was duly seconded and it was upon roll call vote adopted.

AYES:
NOES:
ABSENT:

APPROVED:

Mayor Pro Tem of the City of Newman

ATTEST:

Deputy City Clerk

EXHIBIT A

MANAGEMENT - FULL TIME REGULAR EMPLOYEES						
Monthly						
Effective July 1, 2015						
Salary Range #	Job Title	Monthly Salary Range				
		Step A	Step B	Step C	Step D	Step E
19	Recreation Supervisor	3,259	3,422	3,593	3,773	3,962
29	Planner	4,159	4,367	4,585	4,814	5,055
31	PW Supervisor	4,367	4,586	4,815	5,055	5,309
32	Deputy City Clerk	4,610	4,840	5,082	5,337	5,603
34	PW Superintendent	4,842	5,084	5,337	5,604	5,885
38	City Clerk	5,337	5,603	5,884	6,178	6,487
46	Police Lieutenant	6,518	6,844	7,186	7,545	7,922
48	Finance Director	6,812	7,152	7,511	7,886	8,280
51	Public Works Director - Community Development Director	7,326	7,693	8,077	8,482	8,906
53	Police Chief	7,731	8,117	8,523	8,949	9,397

MANAGEMENT - FULL TIME REGULAR EMPLOYEES						
Monthly						
Effective July 1, 2016						
Salary Range #	Job Title	Monthly Salary Range				
		Step A	Step B	Step C	Step D	Step E
19	Recreation Supervisor	3,414	3,585	3,764	3,952	4,150
29	Planner	4,357	4,574	4,803	5,043	5,295
31	PW Supervisor	4,574	4,804	5,044	5,295	5,561
32	Deputy City Clerk	4,829	5,070	5,323	5,591	5,869
34	PW Superintendent	5,072	5,325	5,591	5,870	6,165
38	City Clerk	5,591	5,869	6,163	6,471	6,795
46	Police Lieutenant	6,828	7,169	7,527	7,903	8,298
48	Finance Director	7,136	7,492	7,868	8,261	8,673
51	Public Works Director - Community Development Director	7,674	8,058	8,461	8,885	9,329
53	Police Chief	8,098	8,503	8,928	9,374	9,843

EXHIBIT A

MANAGEMENT - FULL TIME REGULAR EMPLOYEES						
Monthly						
Effective July 1, 2017						
Salary Range #	Job Title	Monthly Salary Range				
		Step A	Step B	Step C	Step D	Step E
19	Recreation Supervisor	3,576	3,755	3,943	4,140	4,347
29	Planner	4,564	4,791	5,031	5,283	5,547
31	PW Supervisor	4,791	5,032	5,284	5,547	5,825
32	Deputy City Clerk	5,058	5,311	5,576	5,857	6,148
34	PW Superintendent	5,313	5,578	5,857	6,149	6,458
38	City Clerk	5,857	6,148	6,456	6,778	7,118
46	Police Lieutenant	7,186	7,545	7,922	8,318	8,734
48	Finance Director	7,475	7,848	8,242	8,653	9,085
51	Public Works Director - Community Development Director	8,039	8,441	8,863	9,307	9,772
53	Police Chief	8,523	8,949	9,397	9,866	10,360

REPORT ON NUISANCE ABATEMENT

RECOMMENDATION:

Adopt Resolution No. 2015- , Declaring The Existence Of A Public Nuisance Under Ordinance No. 95-4.

BACKGROUND:

Abatement notices for property maintenance were sent to several properties in accordance with Ordinance 95-4, Chapter 2, Title 8-2-3.

ANALYSIS:

This notice informs property owners of all nuisance abatement procedures, option and their right to object at a public hearing. It is anticipated that many property owners will comply with the abatement notices prior to the hearing date. A final compliance survey will be done on Monday, June 22, 2015. A list of properties that have not complied with the abatement notice will be handed out at the council meeting prior to the public hearing.

FISCAL IMPACT:

None

CONCLUSION:

This staff report is submitted for City Council consideration and possible future action.

ATTACHMENTS:

1. Resolution No. 2015- , a resolution declaring the existence of a public nuisance
2. Exhibit A – Abatement List

Respectfully submitted,



Randy Richardson
Chief of Police

REVIEWED/CONCUR:



Michael Holland
City Manager

RESOLUTION NO. 2015-

**A RESOLUTION DECLARING THE EXISTENCE OF A PUBLIC NUISANCE UNDER
ORDINANCE NO. 95-4**

WHEREAS, the Chief of Police has reported a nuisance as outlined in Section 8-2-2 of the Newman Municipal Code located and existing upon property in the City of Newman in violation of Ordinance No. 95-4 of the City of Newman, a description of said property being attached hereto and made a part of this resolution by this reference; and,

WHEREAS, the Chief of Police caused notice to be mailed to the respective owners of the subject properties as in said Ordinance provided, said notice giving notice to abate said nuisance and setting a time and place for hearing objections to the proposed abatement; and,

WHEREAS, said hearing was held on June 23, 2015, at 7:00 p.m., as in said notice provided; and,

WHEREAS, no objections to the proposed abatement were received at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newman that said City Council of the City of Newman finds that a condition exists with regard to the properties in said City which is dangerous to life, limb and property, and to the public health, safety and morals, in that weeds, rubbish, dirt and rank growth are growing, located and existing upon said property in violation of the provisions of Ordinance No. 95-4 of the City of Newman, which endangers and may injure neighboring property and endangers and injures the welfare of residents in the vicinity of said property, and which is a fire hazard; that a description of said properties is attached hereto and made a part of this resolution by this reference.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 23rd day of June, 2015 by Council Member _____, who moved its adoption, which motion was duly seconded and was adopted upon roll call vote.

AYES:
NOES:
ABSENT:

APPROVED:

Mayor

ATTEST:

City Clerk

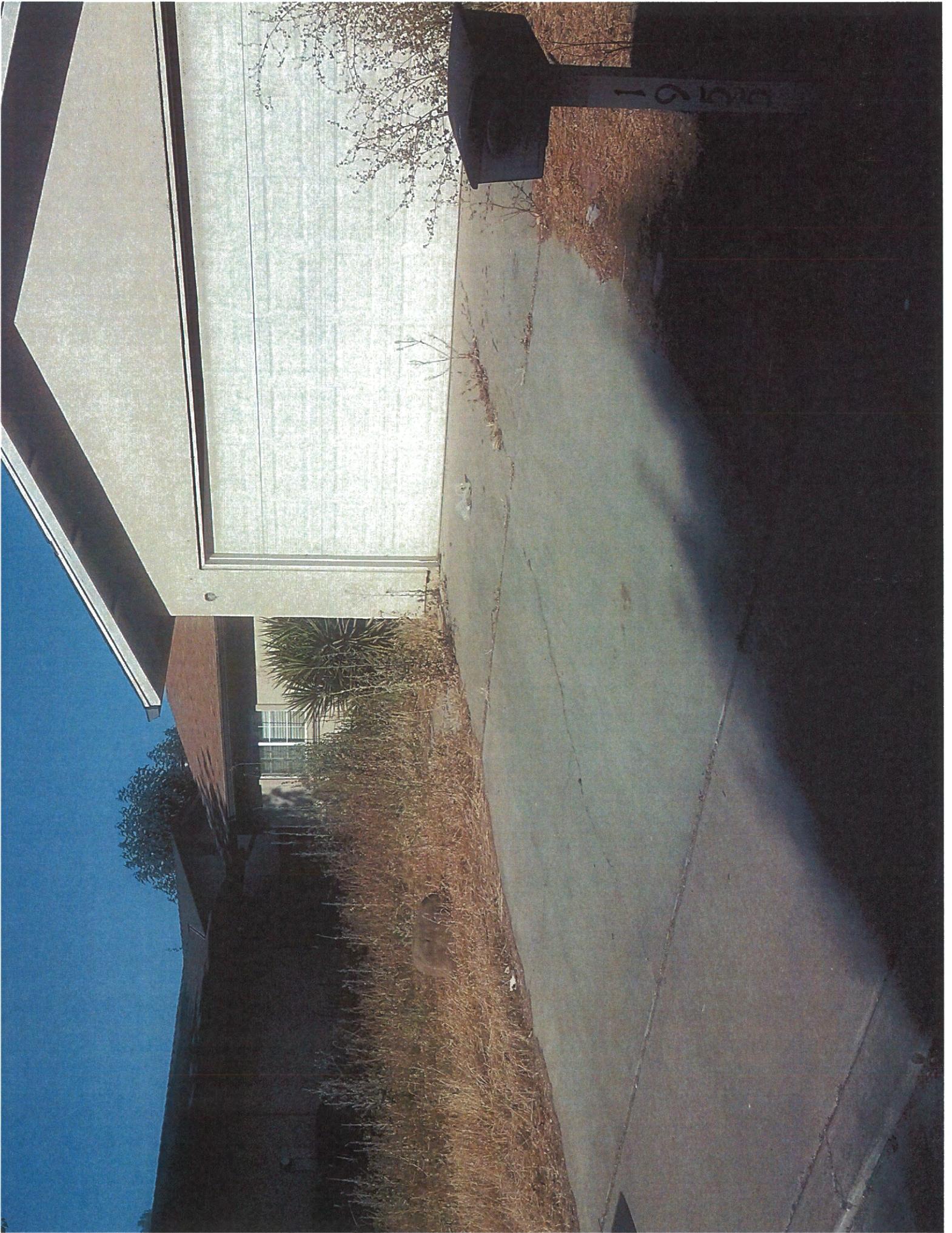
City of Newman
Abatement list

1.1955 Taylor Dr

Overgrown grass and tall weeds throughout property

2.1923 Patrick

Overgrown grass and tall weeds throughout property





1923





Honorable Mayor and Members
of the Newman City Council

**ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR
THE LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT FOR FISCAL YEAR 2014/15**

RECOMMENDATION:

- (1) The City Council hold a Public Hearing, and
- (2) The City Council adopt Resolution No. 2015-, Confirming the assessment and ordering the levy for the Lighting and Landscape Maintenance District for Fiscal Year 2015/16.

BACKGROUND:

Pursuant to the Landscape and Lighting Act of 1972, NBS prepared and filed the 2015/16 Annual Report presenting the plans and specifications describing the general nature, location and extent of improvements to be maintained, an estimate of the costs to maintain and service the improvements for the Lighting and Landscape Maintenance District (District) for Fiscal Year 2015/16. Improvements provided within the District include, but are not limited to, the weekly operation, maintenance, and servicing of all public landscaping improvements, consisting of trimming and pruning, weed abatement, sidewalks, plant materials, pathways, irrigation systems, lighting systems, and graffiti removal within the public right-of-way.

ANALYSIS:

In accordance with the Landscape and Lighting Act of 1972, on April 14, 2015 the City Council adopted a resolution initiating proceedings for the levy and collection of assessments, and on May 26, 2015 the City Council adopted two resolutions approving the Annual Report, and establishing the intention of the City Council to conduct a Public Hearing concerning the levy and collection of assessments for the District for Fiscal Year 2015/16. The last step in the process is for City Council to conduct a Public Hearing concerning the levy of assessments, to confirm the assessment and order the levy for the District.

FISCAL IMPACT:

Approval will allow the City to collect revenues to pay for the services identified within the report.

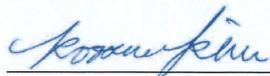
CONCLUSION:

Pursuant to the Landscape and Lighting Act of 1972, City Council previous actions initiated the proceedings for the levy and collection of assessments, approved the Annual Report, and established the intention for the levy and collection of assessments for Lighting and Landscape Maintenance District for Fiscal Year 2015/16. The last step is to adopt a resolution confirming the assessment and ordering the levy for the District. Therefore, staff recommends City Council adopt Resolution No. 2015- Confirming the assessment and ordering the levy for the Lighting and Landscape Maintenance District for Fiscal Year 2015/16.

ATTACHMENTS:

1. Resolution No. 2015- Confirming the assessment and ordering the levy for the Lighting and Landscape Maintenance District for Fiscal Year 2015/16

Respectfully Submitted,



Koosun Kim
Director of Public Works

REVIEWED/CONCUR:



Michael E. Holland
City Manager

RESOLUTION NO. 2015-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWMAN, CALIFORNIA,
CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR
THE LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT
FOR FISCAL YEAR 2015/16**

WHEREAS, the Council previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the "Act") to establish the City's Lighting and Landscape Maintenance District ("District"); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and to prepare and file an Annual Report; and

WHEREAS, the Council has, by previously resolution, declared its intention to hold a Public Hearing concerning the levy and collection of assessments within the Assessment District; and

WHEREAS, notice of such Public Hearing was duly given in accordance with Section 22626 of the Act; and

WHEREAS, the Council has conducted such Public Hearing and considered all objections to the assessment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newman DOES HEREBY RESOLVE as follows:

1. Confirmation of Assessment and Diagram: The Council hereby confirms the assessment and the diagram as is described in full detail in the Annual Report on file with the Clerk.
2. Levy of Assessment: Pursuant to Section 22631 of the Act, the adoption of this resolution shall constitute the levy of an assessment for fiscal year commencing July 1, 2015 and ending June 30, 2016.
3. Ordering of the Levy: The Council hereby orders NBS to prepare and submit the levy of assessments to Stanislaus County for placement on the Fiscal Year 2015/16 secured property tax roll.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 23rd day of June 2015 by Council Member _____, who moved its adoption which motion was duly seconded and was upon roll call carried and the resolution adopted by the following vote:

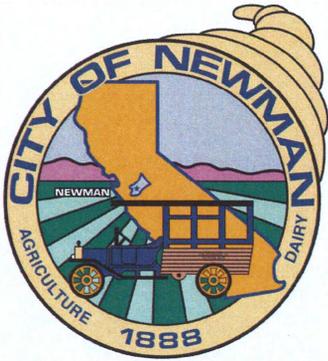
AYES:
NOES:
ABSENT:

APPROVED:

ATTEST:

Mayor of the City of Newman

City Clerk of the City of Newman



**City of Newman
City Manager's Office
Memorandum**

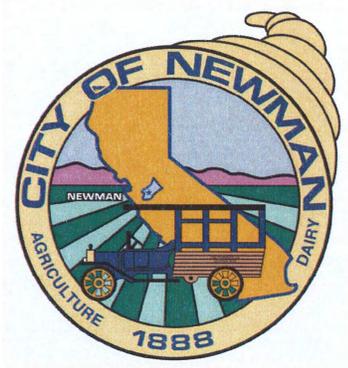
Date: June 18, 2015

To: Mayor and City Council

From: Michael E. Holland, City Manager *MH*

Subject: Item 10.a. –Community Committee recommendation

Attached is a copy of the memorandum that was provided to the Community Committee schedule for Monday June 22nd. It is anticipated that the Committee will make a recommendation to the Council regarding a funding option for a Community Facilities District. Staff will report the recommendation to the Council at the June 23rd meeting. However, staff will not be requesting action from the Council at said meeting.



**City of Newman
City Manager's Office
Memorandum**

Date: June 18, 2015
To: Community Committee
From: Michael E. Holland, City Manager *MEH*

Subject: Recommendation to City Council.

Per the request of the Committee, staff has prepared the two following options based upon comments heard during the previous meeting:

Option 1:

Construction of an aquatic center on City owned property	\$127/year for 30 years
Maintenance of the aquatic center	\$42/year for 30 years

Option 2:

Construction and maintenance of an aquatic center	\$169/year for 30 years
Upgrade existing parks and recreational facilities, fund planning, design and engineering of new recreational facilities, and establish an account that can be used toward the construction of new facilities and/or provide matching monies for grant applications.	\$10/year for 30 years

Stanislaus County Election Department has provided the City a complete list of dates that are available for an election in 2016. The following three (3) **bolded** days represent the best opportunities to hold an election and still have ample time to get an approved assessment on the 2016/17 tax rolls.

Established 2016 Election Dates

March 8, 2016 – Date of mailed ballot election

April 12, 2016 – Established election date (polls)

May 3, 2016 – Date of mailed ballot election

June 7, 2016 – Presidential Primary Election (polls)

August 30, 2016 – Date of mailed ballot election

November 8, 2016 – Presidential General Election (polls)



City of Newman

**Special Financing District
Feasibility Analysis**

May 2015

Main Office

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office

870 Market Street, Suite 1223
San Francisco, CA 94102
Toll free: 800.434.8349 Fax: 415.391.8439

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1. EXECUTIVE SUMMARY

The City of Newman (the “City”) engaged NBS to identify funding strategies for the development of recreational facilities and the ongoing annual maintenance of said facilities. The City’s need for recreational facilities and services has been an ongoing concern for over a decade. The City had previously acquired a park site with the intention of developing an aquatic center. With the dissolution of redevelopment agencies and the loss of tax increment financing, the primary source of funding for the aquatic center, the City’s plans were put on hold due to lack of available funding.

In an effort to meet the goals and policies, as outlined in the City’s General Plan Recreational and Cultural Resources Element, as well as meeting the needs of residents, the City Council authorized the creation of a Community Committee (the “Committee”). The Committee holds bimonthly meetings and is comprised of residents and stakeholders within the City.

The City Council determined that the first priority is to develop the aquatic center; however, the Committee felt it was important to evaluate the potential of other recreational facilities and services, including the upgrading of various sports fields throughout the City. The City and Committee have, collectively, prioritized the recreational facilities and services to be funded. The annual and capital budgetary needs have been calculated and are summarized in the table below.

Improvement	Estimated Annual Maintenance	Estimated Total Capital Needs (1)
Aquatic Center	\$175,900	\$6,300,000
Mariposa Softball Complex	87,900	4,200,000
Yolo Middle School Soccer Complex	35,200	2,100,000
Futsal Fields at Hurd Barrington Park	23,400	315,000
Baseball Field Upgrades (2)	<u>17,600</u>	<u>0</u>
TOTAL	\$340,000	\$12,915,000

(1) Includes 5% contingency. Does not include the final amount to be financed which includes a Reserve Fund, underwriter discount, bond issuance costs, and other applicable fees.

(2) Includes upgrades to fields at Hurd Barrington Park, Densmore Park and Matteri Field.

NBS prepared an overview of financing options available to fund the capital cost and ongoing maintenance of recreational improvements for the City. After reviewing funding mechanisms that can finance recreational improvements, it was determined that the most viable option to fund both the capital cost and ongoing maintenance is a Community Facilities District (“CFD”). NBS evaluated three scenarios, as follows:

- Scenario 1 - \$14.8 million debt issuance with \$340,000 in annual maintenance costs. Scenario 1 assumes that the City’s desired list of recreational improvements can be fully funded.
- Scenario 2 - \$11.5 million debt issuance with \$340,000 in annual maintenance costs. Scenario 2 assumes that the level of capital costs to fund recreational improvements is reduced to \$10 million.
- Scenario 3 - \$7.3 million debt issuance with \$175,900 in annual maintenance costs. Scenario 3 assumes that only the aquatic center is constructed and maintained by the CFD special tax.

The following presents a summary of the estimated rates by land use classification under each scenario:

Rates by Classification	Scenario 1 (1)	Scenario 2 (1)	Scenario 3 (1)
Single-Family (per unit)	\$340.50	\$284.75	\$169.00
Multi-Family (per unit)	255.38	213.56	126.50
Non-Residential (per parcel)	1,577.50	1,298.75	835.00
Vacant (per parcel)	513.25	429.63	290.00

(1) Rates shown include both the facilities and services component. For detailed breakout of special tax amounts, see Section 6.4.

2. City Characteristics

2.1. General Information and Land Use Classification

The City of Newman is located in Stanislaus County and exists within a boundary of 2.14 square miles. According to the U.S. Census Bureau, the City contained an estimated population of 10,639 (2013). There are currently 3,534 parcels within the City boundaries. Parcel classifications for the City are summarized in the table below as they could be classified for the purposes of a special financing district.

Land Use Classification	Parcel Count	Lot Acreage	Total Units
Single-Family Residential	3,108	368.62	3,108
Multi-Family Residential	50	24.43	314
Non-Residential	238	104.10	0
Agricultural	1	12.90	0
Public	81	76.05	0
Vacant	46	69.33	0
Exempt	10	N/A	0
Total	3,534	655.43	3,422

Source: Stanislaus County Secured Roll as of January 2015

2.2. Top Property Owners by Assessed Value

The following table shows the top ten property owners within the City, by total assessed value:

Owner Name	Parcel Count	Total Assessed Value	Lot Acreage
SAPUTO CHEESE USA INC	1	\$4,690,861.00	11.70
751 DRISKELL AVE LP	1	4,281,000.00	3.48
DIMARE ENTERPRISES INC	7	4,013,821.00	10.82
FARREY DENNIS D	2	3,898,552.00	3.00
ROLLING HILLS PARTNERS	1	3,086,000.00	5.86
WEC 97K-29 INVESTMENT TRUST	1	2,073,440.00	1.99
COSE DON A & DARLENE	6	2,055,000.00	2.59
WESTSIDE VILLAGE APARTMENTS	1	1,970,000.00	3.57
709 N STREET LLC	1	1,924,318.00	1.75
SOUZA GEORGE J & MARLENE M	4	1,802,788.00	37.65
Total	25	\$29,795,780.00	82.41

Source: Stanislaus County Secured Roll as of January 2015

2.3. Registered Voters

According to the Stanislaus County Registrar of Voters, there are currently 3,342 registered voters within the City of Newman.

3. IMPROVEMENTS

3.1. Recreational Improvements

The City has identified several recreational improvements that are desired and meet the Goals and Policies as outlined in the City’s General Plan Recreational and Cultural Resources Element. The Recreational and Cultural Resources Element establishes a policy framework and action program for the acquisition, development and improvements of the City’s parks and recreational facilities. The following presents the proposed improvements to be financed through the formation of a special financing district:

Improvement	Estimated Annual Maintenance	Estimated Total Capital Needs (1)
Aquatic Center	\$175,900	\$6,300,000
Mariposa Softball Complex	87,900	4,200,000
Yolo Middle School Soccer Complex	35,200	2,100,000
Futsal Fields at Hurd Barrington Park	23,400	315,000
Baseball Field Upgrades (2)	17,600	0
TOTAL	\$340,000	\$12,915,000

(1) Includes 5% contingency. Does not include the final amount to be financed which includes a Reserve Fund, underwriter discount, bond issuance costs, and other applicable fees.
 (2) Includes upgrades to fields at Hurd Barrington Park, Densmore Park and Matteri Field.

The following summarizes the City’s desired list improvements and services:

- Aquatic Center –The proposed aquatic center is generally located at the southwest corner of Fresno Street and West Avenue. It is anticipated that the aquatic center will contain a physical structure, pool and splash pad.
- Mariposa Softball Complex – The proposed Mariposa softball complex is generally located on the south side of West Mariposa Street, east of T Street. The complex is currently proposed to contain 4 softball fields, restrooms, and a concession stand.
- Yolo Middle School Soccer Complex – The proposed Yolo Middle School soccer complex is located at Yolo Middle School. The soccer complex will include the construction of two (2) soccer fields.
- Futsal Fields at Hurd Barrington Park – The construction of the two (2) futsal fields is proposed to be located at Banff Drive and Hodel Lane, directly south of Hurd Barrington Elementary and north of the Barrington Park baseball fields.
- Baseball Field Upgrades – Upgrades to the baseball fields at Hurd Barrington Park, Densmore Park and the Matteri Field are proposed.

The locations of these improvements are identified in Section 4.3 of this report.

3.2. Overhead

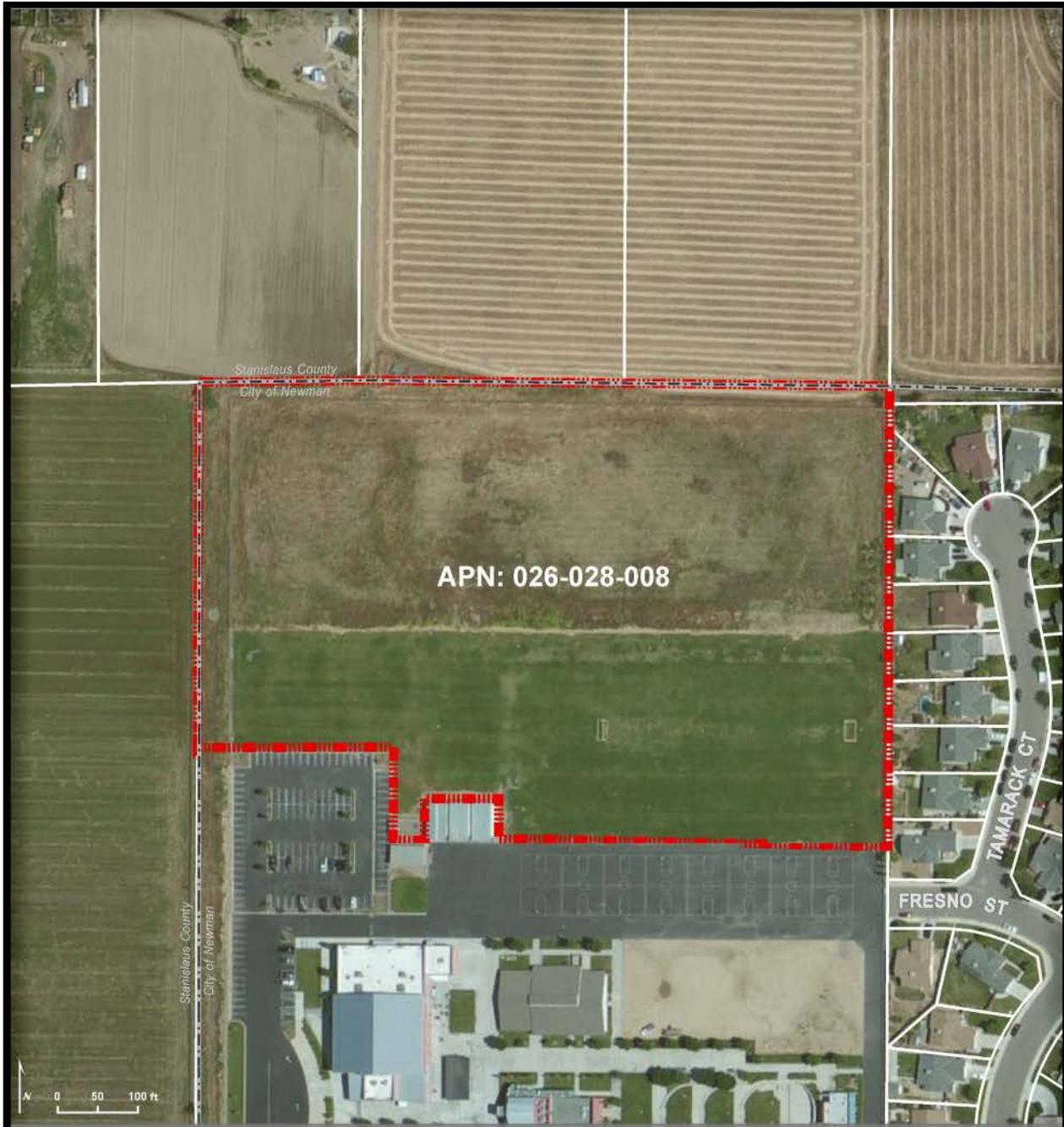
In addition to the hard costs mentioned above, the City will incur costs for staff time and expense related to the management, construction and maintenance of the improvements and a special financing district. Staff time includes, but is not limited to, oversight and coordination of both City and contractor provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the improvements, and without them the improvements could not be efficiently completed or properly maintained on an ongoing basis.

3.3. Location of Improvements

The following maps show the locations of the proposed improvements to be funded through the formation of a special financing district.







YOLO MIDDLE SCHOOL SOCCER FIELDS

City of Newman, California

-  Yolo Middle Sch. Soccer Fields
 -  Parcels
 -  City of Newman
- Data Source - City of Newman GIS
Prepared by **NBS** May 2015

Geographic Coordinate System - GCS North American 1983
Projection - NAD 1983 StatePlane California III FIPS 0403 Feet



APN: 026-069-003

FUTSAL FIELDS at BARRINGTON PARK

City of Newman, California

-  Futsal Fields at Barrington Park
-  Parcels

Data Source - City of Newman GIS
Prepared by May 2015



Geographic Coordinate System - GCS North American 1983
Projection - NAD 1983 StatePlane California III FIPS 0403 Feet





APN: 128-005-043

DENSMORE PARK

City of Newman, California



Geographic Coordinate System - GCS North American 1983
Projection - NAD 1983 StatePlane California III FIPS 0403 Feet

-  Existing Baseball Fields
-  Parcels

Data Source - City of Newman GIS
Prepared by May 2015





4. FUNDING OPTIONS

The following funding mechanisms have been identified as options that allow for the collection of special assessments or special taxes for the sole purpose of funding recreational improvements. These funding mechanisms may be combined to serve the ultimate goals of the City.

4.1. General Obligation Bond

General Obligation Bonds (“GO Bonds”) are secured by an issuer’s promise to levy ad valorem taxes in an amount as necessary to pay debt service. Ad valorem means “according to value” and an ad valorem tax is a tax computed as a percentage of the assessed value of a parcel. Issuance of GO Bonds means all taxable property within the City is taxed. GO Bonds can pay for capital costs, but cannot be used for ongoing maintenance costs. Successful issuance of GO Bonds requires approval of 2/3 of the registered voters voting in the election to approve both the ad valorem tax and the issuance of the bonds. Each registered voter has one vote regardless of the proportional obligation of the ad valorem tax.

This is a viable option for funding the capital costs of recreational improvements but does not cover the cost of ongoing maintenance, which is a necessity.

4.2. Parcel Tax Measure

A Parcel Tax Measure can be created pursuant to Article XIII C of the California Constitution (“Article XIII C”). A special tax would be levied against all taxable property within the City. There is great flexibility in the formula used to levy a special tax. Property owned by a public entity is generally exempt from a special tax. Successful creation of a Parcel Tax Measure requires approval of 2/3 of the registered voters voting in the election. Each registered voter has one vote regardless of their weighted share of the proposed parcel tax levy. The issuance of bonds is not authorized under a Parcel Tax Measure.

This is a viable option for funding the maintenance of recreational improvements but a Parcel Tax will likely not generate a sufficient amount of revenue to cover the cost of constructing the improvements.

4.3. Assessment District

A 1972 Act Assessment District can be formed pursuant to the Landscaping and Lighting Act of 1972 (“1972 Act”). Improvements that can be funded through the 1972 Act include the installation and ongoing maintenance of landscaping, lighting, ornamental structures, park and recreational improvements, and any facilities appurtenant to those improvements. Bonds may also be issued under the Improvement Act of 1911 or the Improvement Bond Act of 1915 to cover the capital cost.

As this is an Assessment District (“AD”), there is a higher standard of benefit assignment and the formula distributing costs must be detailed and substantiated with a report prepared by a Professional Engineer. The proportionate special benefit received by each parcel must be determined in relationship to the entirety of the capital cost of the public improvement. Parcels within the boundary that are owned by a public entity are not exempt from assessment unless the City can show by “clear and convincing evidence” that the property in fact receives no special benefit.

While this is a viable option to construct and maintain the recreational improvements, it would require a large financial (or general benefit) contribution by the City on an annual basis. At this time, the City has determined that this is not a financially feasible option.

4.4. Enhanced Infrastructure Financing District

The newly created legislation for an Enhanced Infrastructure Financing District (“EIFD”) provides significant flexibility for funding larger regional infrastructure projects. EIFDs were created as a result of the dissolution of redevelopment agencies which were allowed to collect tax increment revenue to fund revitalization projects in blighted areas. EIFDs can fund a wide-range of infrastructure development and aide in community revitalization. EIFDs do not levy new taxes or divert revenue from any non-consenting municipality or special district. Instead, they provide a streamlined tool for multiple layers of government to allocate existing and anticipated new tax revenue toward realizing shared goals. Bonds may be issued if there is a majority vote of 55% by the registered voters within the EIFD boundary and similar to former redevelopment agencies, the bonds are secured by the tax increment revenue generated within the district. EIFDs cannot have a term of more than 45 years after bonds are issued.

This is a viable option for funding the capital costs of recreational improvements but does not cover the cost of ongoing maintenance, which is a necessity. It is likely that a Community Facilities District (discussed below) would need to be formed initially to fund new development and the ongoing annual maintenance of recreational facilities. The City may consider the formation of an EIFD as part of a larger financing plan.

4.5. Community Facilities District

A Community Facilities District (“CFD”) can be formed pursuant to the Mello-Roos Community Facilities Act of 1982 (“CFD Act”). A CFD can pay for both capital projects as well as ongoing maintenance. There is great flexibility in both the types of improvements that can be funded by the CFD and the formula by which to levy when using a CFD. There is no requirement that the special tax be apportioned on the basis of benefit to any property. Property owned by a public entity is generally exempt from the CFD special tax.

Bonds can be issued to pay for capital costs secured by a special tax levy. The same CFD can also fund ongoing maintenance costs through the collection on an annual special tax levy. The services (or maintenance) component of a CFD can be levied in perpetuity.

Successful creation of a CFD requires approval of 2/3 of the registered voters voting in the election. With a voter election, each registered voter has one vote regardless of their weighted share of the proposed special tax levy.

This is a viable option for funding capital and maintenance costs of recreational improvements, as it meets the needs of funding the recreational improvements and annual maintenance costs. Section 6 of this report outlines financing options under the CFD scenario.

5. COMMUNITY FACILITIES DISTRICT OPTIONS

As outlined in Section 5 of this report, the formation of a CFD is the most viable funding option. The CFD funding mechanism provides the most flexibility as it allows for the funding of both the capital cost and ongoing maintenance of the proposed recreational improvements. The following provides an overview of the formation process and CFD financing options.

5.1. Establishment Process

Successful creation of a CFD requires approval of 2/3 of the registered voters voting in the election (or approval of the landowners if less than 12 persons are registered to vote within the CFD boundary). With a voter election, each voter has one vote regardless of their weighted share of the proposed special tax levy. In a landowner election, the vote is one vote per acre or portion thereof.

Formation of a CFD requires the City to adopt local goals and policies concerning use of the CFD Act, if the City has not previously adopted goals and policies for CFD formation. A public hearing is held 30 to 60 days following the initial resolutions. The special tax could then be submitted to all registered voters within the City boundaries at a regular election held by the Stanislaus County Elections Office. The election may be consolidated with other general or primary elections but must be held 90 to 180 days following conclusion of the public hearing. As an alternative, a mailed ballot election may be conducted, i.e., the ballots are mailed to registered voters within the district separately from the general/primary election ballot. The cast ballots still need to be verified through the Stanislaus County Elections Office but this option allows the City slightly more flexibility in terms of having to meet County election deadlines.

5.2. Rate Structure

A CFD provides the flexibility in terms of rate structure. A tax imposed pursuant to the CFD Act is a special tax and not a special assessment. Bonds would be issued to pay for the capital costs secured by a special tax levy. There is no requirement that the tax be apportioned on the basis of benefit to any property. However, it would be in the City's best interest to make the special tax formula "reasonable" to allow the best chance for voter approval. Property owned by a public entity is generally exempt from the CFD special tax.

The rate structure, or method of levying the special tax, will be outlined in the adopted Rate and Method of Apportionment (RMA). The RMA will define the rates by parcel classification as to how the special tax will be levied to each parcel of land within the district. Special tax rates can be based upon any number of parcel characteristics such as building square footage, parcel size or parcel classification. In addition, special circumstances can be defined such as permitting a reduced rate to low-income housing or allowing for a senior exemption. The rates outlined in the RMA can also be programmed to adjust for inflation, to allow for changes in rates for new development, or place contingent rates based upon events that occur in the district.

5.3. Estimate of Costs

A CFD can finance capital improvements through the sale of bonds, and can also pay for ongoing maintenance costs. It is the intent of the City to provide the highest service level possible based upon the cost of the various service levels, and the special taxes collected in any given fiscal year. The following shows the estimated budget requirements for the capital cost and ongoing annual maintenance for the recreational improvements identified in Section 4 of this report.

Description	Budget
Estimated Recreational Improvement Costs (1)	\$12,915,000
Reserve Fund (2)	1,292,000
Bond Issuance Costs (3)	608,000
Total Project Costs to be Financed	\$14,815,000
Ongoing Annual Maintenance	\$340,000

(1) Includes 5% contingency.

(2) Assumes 10% of estimated recreational improvement costs.

(3) Estimate; actual bond issuance costs will vary.

Issuance of CFD bonds will necessitate compliance with arbitrage regulations and annual continuing disclosure reporting. A CFD will likely require a consultant to annually calculate and submit the special tax roll to the County Auditor-Controller, prepare required reports, and handle property owner inquiries. Therefore, the City has provided an estimate for annual ongoing administrative costs. These administrative costs have been included in the rate scenarios discussed in Section 5.4.

5.4. CFD Rate Scenarios

Rate Scenario Assumptions

The CFD rate scenarios included within this report assume two components:

- Facilities Component – the portion of financing that pays for the capital costs associated with the recreational improvements. This portion of the special tax is paid off when the bonds have been repaid.
- Services Component – the annual ongoing maintenance of the recreational improvements. This portion of the special tax may be levied in perpetuity.

In addition, the following debt service assumptions have been applied to the CFD rate scenarios:

- Bond term of 30 years
- Interest rate of 5.5%
- Flat annual special tax payments (no escalator has been applied)

Parcel Characteristics

Approximately 92% of all parcels within the City are designated as residential with the majority as single-family residential. Non-residential parcels, which include commercial and industrial uses, equate to about 4%

of all parcels within the City. Approximately 2% of all parcels within the City are publicly owned and 1.3% of parcels are vacant. The following shows the current distribution of parcels currently within the City.

Land Use Classification	Parcel Count	Total Units	% of Total
Single-Family Residential	3,108	3,108	90.78%
Multi-Family Residential	50	314	1.41%
Non-Residential	238	0	3.90%
Agricultural	1	0	0.03%
Public	81	0	2.29%
Vacant	46	0	1.30%
Exempt	10	0	0.28%
Total	3,534	3,422	100.00%

Source: Stanislaus County Secured Roll as of January 2015

Scenario 1: \$14,815,000 Bond Issuance with \$340,000 Annual Maintenance Costs

Facilities Special Tax

Scenario 1 illustrates the breakdown of special taxes by land use assuming a bond issue size of \$14,815,000 and an annual maintenance cost of \$340,000. With this scenario, the estimated annual debt service for the facilities component in the first year is \$1,019,825. Scenario 1 includes an annual administrative budget of \$50,000.

Under this scenario, each single-family unit would pay approximately \$256 with multi-family units assigned a special tax rate of approximately \$192 annually.

Land Use Classification	Parcel Count	Rate	Estimated Special Tax Revenue (1)
Single-Family Residential	3,208	\$255.50/unit	\$819,644
Multi-Family Residential	50	191.63/unit	60,170
Non-Residential	138	1,277.50/parcel	176,295
Vacant	46	383.25/parcel	17,630
Total	3,442		\$1,073,739

(1) Special tax amounts are estimated and could vary based upon final bond amount and interest rates as well as actual overhead and administration costs. The amount shown is based upon the expected maximum annual debt service.

Services Special Tax

In addition to the debt service requirement associated with the issuance of bonds, the services component may be levied annually to cover the cost of maintaining the recreational improvements. Based upon the City's estimated budget of \$340,000 to maintain the recreational improvements, it is estimated that the rate per residential parcel would amount to \$85 for a single-family unit and \$63.75 for a multi-family unit. Non-residential parcels would be levied \$300 per parcel with vacant parcels paying \$130 in the first year.

Total Annual Special Tax (First Year)

The total per parcel-charge for both the Facilities and Services components are summarized below:

Land Use Classification	Facilities Special Tax Rate	Services Special Tax Rate	Total Annual Special Tax Rate
Single-Family Residential (per unit)	\$255.50	\$85.00	\$340.50
Multi-Family Residential (per unit)	191.63	63.75	255.38
Non-Residential (per parcel)	1,277.50	300.00	1,577.50
Vacant (per parcel)	383.25	130.00	513.25

In order to maintain a quality level of service and account for annual cost of living adjustments, an annual escalation factor can be built into either the facilities and/or services special tax rate, or both may be adjusted annually.

Scenario 2: \$11,500,000 Bond Issuance with \$340,000 Annual Maintenance Costs

Facilities Component

Scenario 2 reduces the total bond issuance size to \$11,500,000, inclusive of \$1,000,000 Reserve Fund and \$500,000 in bond issuance costs, and an annual maintenance cost of \$340,000. With this scenario, the estimated annual debt service in the first year is \$775,550. Scenario 2 includes an annual administrative budget of \$40,000.

Under this scenario, each single-family unit would pay approximately \$194 with multi-family units assigned a special tax rate of approximately \$146 annually.

Land Use Classification	Parcel Count	Rate	Estimated Special Tax Revenue (1)
Single-Family Residential	3,208	\$194.25/unit	\$623,154
Multi-Family Residential	50	145.69/unit	45,746
Non-Residential	138	971.25/parcel	134,033
Vacant	46	291.38/parcel	13,403
Total	3,442		\$816,336

(1) Special tax amounts are estimated and could vary based upon final bond amount and interest rates as well as actual overhead and administration costs. The amount shown is based upon the expected maximum annual debt service.

Services Component

In addition to the debt service requirement associated with the issuance of bonds, the services component may be levied annually to cover the cost of maintaining the recreational improvements. Based upon the City’s estimated budget of \$340,000 to maintain the recreational improvements, it is estimated that the rate per residential parcel would amount to \$85 for a single-family unit and \$63.75 for a multi-family unit. Non-residential parcels would be levied \$300 per parcel with vacant parcels paying \$130 in the first year.

Total Annual Special Tax (First Year)

The total per-parcel charge for both the Facilities and Services components are summarized below:

Land Use Classification	Facilities Special Tax Rate	Services Special Tax Rate	Total Annual Special Tax Rate
Single-Family Residential (per unit)	\$194.25	\$85.00	\$279.25
Multi-Family Residential (per unit)	145.69	63.75	209.44
Non-Residential (per parcel)	971.25	300.00	1,271.25
Vacant (per parcel)	291.38	130.00	421.38

In order to maintain a quality level of service and account for annual cost of living adjustments, an annual escalation factor can be built into either the facilities and/or services special tax rate, or both may be adjusted annually.

**Scenario 3: \$7,306,000 Bond Issuance with \$175,900 Annual Maintenance Costs
(Aquatic Center Improvements and Annual Maintenance Only)**

Facilities Component

Scenario 3 reduces the total bond issuance size to \$7,306,000, inclusive of \$630,000 Reserve Fund and \$376,000 in bond issuance costs, and an annual maintenance cost of \$340,000. Scenario 3 assumes that only the aquatic center is funded and maintained on an annual basis. With this scenario, the estimated annual debt service in the first year is \$501,830. Scenario 3 includes an annual administrative budget of \$25,900 which has been estimated by the City as the administrative cost for only the aquatic center.

Under this scenario, each single-family unit would pay approximately \$127 with multi-family units assigned a special tax rate of approximately \$95 annually.

Land Use Classification	Parcel Count	Rate	Estimated Special Tax Revenue (1)
Single-Family Residential	3,208	\$127.00/unit	\$407,416
Multi-Family Residential	50	95.00/unit	29,830
Non-Residential	138	635.00/parcel	87,630
Vacant	46	190.00/parcel	8,740
Total	3,442		\$533,616

(1) Special tax amounts are estimated and could vary based upon final bond amount and interest rates as well as actual overhead and administration costs. The amount shown is based upon the expected maximum annual debt service.

Services Component

In addition to the debt service requirement associated with the issuance of bonds, the services component may be levied annually to cover the cost of maintaining the recreational improvements. Based upon the City’s estimated budget of \$175,900 to maintain the aquatic center improvements, it is estimated that the rate per residential parcel would amount to \$42 for a single-family unit and \$31.50 for a multi-family unit. Non-residential parcels would be levied \$200 per parcel with vacant parcels paying \$100 in the first year.

Total Annual Special Tax (First Year)

The total per-parcel charge for both the Facilities and Services components are summarized below:

Land Use Classification	Facilities Special Tax Rate	Services Special Tax Rate	Total Annual Special Tax Rate
Single-Family Residential (per unit)	\$127.00	\$42.00	\$169.00
Multi-Family Residential (per unit)	95.00	31.50	126.50
Non-Residential (per parcel)	635.00	200.00	835.00
Vacant (per parcel)	190.00	100.00	290.00

In order to maintain a quality level of service and account for annual cost of living adjustments, an annual escalation factor can be built into either the facilities and/or services special tax rate, or both may be adjusted annually.

5.5. Effective Tax Rates

A CFD special tax is levied as part of the annual property tax bill and appears as a separate line item on the tax bill. The CFD special tax is secured by a lien against the property until the bonds issued by the district are paid off. If the City chose to levy parcels in perpetuity for the services component, the lien would remain on the property for the services component even after the bonds have been repaid.

NBS reviewed the existing tax base for a developed single-family residence within the City. Currently, it is estimated that an average single-family home receives an annual tax bill of approximately \$1,670. This amounts to an effective tax rate of 1.3577% (ad valorem charges and special/direct assessments).

The special tax should not cause the total tax burden on residential property to exceed 2%. Therefore, NBS has calculated the potential impact of the inclusion of a CFD special tax on existing single-family developed properties.

As shown below, the inclusion of a special tax on existing single-family homes does not exceed the 2% threshold and remains well below 2%. The following summarizes the potential impact that the CFD rate scenarios may have on an existing home's property tax bill:

Average Single-Family Home Property Tax Estimate	Estimated Average	Scenario1	Scenario 2	Scenario 3
Estimated Annual Property Taxes	\$1,670	\$2,010	\$1,955	\$1,839
Effective Tax Rate	1.3577%	1.6345%	1.5892%	1.4951%

Source: Stanislaus County Treasurer/Tax Collector

An estimated sample tax bill for an average single-family home in the City is included on the following page.

**SAMPLE PROPERTY TAX BILL
SINGLE-FAMILY DETACHED HOME
ESTIMATED FOR FISCAL YEAR 2014/15**

Estimated Assessed Value

Average Assessed Value (1)	\$123,000.00
(Less) Homeowner Exemption	<u>(7,000.00)</u>
Average Assessed Value	\$116,000.00

Ad Valorem

	<u>Tax Rate</u>	
General Purpose Ad Valorem Tax (Proposition 13)	1.000000%	\$1,160.00
Newman-Crows Landing Unified School District 2007 Bond	0.052638%	61.06
Newman-Crows Landing Unified School District 2008 Bond	0.043144%	50.05
Newman-Crows Landing Unified School District 2009 Bond	0.055172%	64.00
Newman-Crows Landing Unified School District 2010 Bond	0.007570%	8.78
Yosemite Community College District 2007 Bond	0.015663%	18.17
Yosemite Community College District 2010 Bond	0.000334%	0.39
Yosemite Community College District 2012 Bond	<u>0.005826%</u>	<u>6.76</u>
Total Ad Valorem Taxes	1.180347%	\$1,369.20

Special/Direct Assessments

Turlock Mosquito Abatement	\$3.48
City of Newman - Lighting and Maintenance District (2)	255.05
Westside Community Healthcare District Special Tax (Measure A)	40.00
Newman Drainage District (3)	<u>2.22</u>
Total Special/Direct Assessments	\$300.75

Total Estimated Annual Property Taxes - Before CFD Scenarios	\$1,669.95
Effective Tax Rate	1.3577%

Add: Proposed CFD Rates (Facilities and Services Combined)

Scenario 1	\$340.50
Scenario 2	284.75
Scenario 3	169.00

Total Estimated Annual Property Taxes - Scenario 1	\$2,010.45
Effective Tax Rate	1.6345%

Total Estimated Annual Property Taxes - Scenario 2	\$1,954.70
Effective Tax Rate	1.5892%

Total Estimated Annual Property Taxes - Scenario 3	\$1,838.95
Effective Tax Rate	1.4951%

(1) Average assessed value based upon existing developed single-family homes in the City.
(2) The City's Lighting and Maintenance District has 15 zones. The amount shown above is for Zone 12 (Walnut Creek Estates) which contains the highest assessment amount in the City.
(3) Estimate based on existing developed properties; not verified.