

**CORCORAN CITY COUNCIL,
JOINT POWERS FINANCE AUTHORITY,
SUCCESSOR AGENCY FOR CORCORAN RDA,
& HOUSING AUTHORITY
AGENDA**

**City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 93212**

**Tuesday, December 12, 2023
5:30 P.M**

Public Inspection: A detailed City Council packet is available for review at the City Clerk's Office, located at Corcoran City Hall, 832 Whitley Avenue.

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at (559) 992-2151.

ROLL CALL

Mayor:	Jeanette Zamora-Bragg
Vice Mayor:	Pat Nolen
Council Member:	Greg Ojeda
Council Member:	Sidonio "Sid" Palmerin
Council Member:	Jerry Robertson

INVOCATION

FLAG SALUTE

1. PUBLIC DISCUSSION (Verbal and Written)

Members of the audience may address the Council or submit written comments on non-agenda items; however, in accordance with government code section 54954.2, the Council may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is the time for members of the public to comment or provide written comments on any matter within the jurisdiction of the Corcoran City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda item. The council members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, speakers shall state their name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

2. **CONSENT CALENDAR (VV)**

All items listed under the consent calendar are routine and will be enacted by one motion. If anyone desires discussion of any item on the consent calendar, the item can be removed at the request of any member of the City Council and made a part of the regular agenda.

- 2-A. Approval of minutes for the meeting of the City Council on November 14, 2023.
- 2-B. Authorization to read ordinances and resolutions by title only.
- 2-C. Consideration of acceptance of Final Map 23-02, regarding Tentative parcel Map 23-03 and PC Resolution 2023-11
- 2-D. Consider rejection of claim by Robert Schroeder.

3. **APPROPRIATIONS**

- 3-A. Approval of Warrant Register dated November 28, 2023, and December 12, 2023. *(Pineda) (VV)*

4. **PRESENTATIONS** -None

5. **PUBLIC HEARING** -None

6. **STAFF REPORTS**

- 6-A. Consider approval of the Option to Purchase Agreement with Self- Help Enterprises for APN 034-170-002, 003, 004, and 020, and authorize the City Manager to sign on behalf of the City. *(Gatzka) (VV)*
- 6-B. Consider authorizing the City Manager to sign a letter of commitment of City PLHA program funds for the Self-Help Enterprises residential development project proposed east of Pickerell Avenue, and north of Whitley Avenue. *(Gatzka) (VV)*

7. **MATTERS FOR MAYOR AND COUNCIL**

- 6-A. Upcoming Events/Meetings
- 6-B. City Manager's Report
- 6-C. Council Comments/Staff Referral Items - *Items of Interest (Non-action items the Council may wish to discuss)*
- 6-D. Committee Reports

8. **CLOSED SESSION**

- 8-A. **PERSONNEL** (Government Code § 54957(b)). It is the intention of this governing body to meet in closed-session to:

Consider the discipline, dismissal or release of a public employee.

- Hear complaints or charges against a public employee.
- Consider public employee appointment/employment for the position of:

Chief of Police _____
- Consider public employee performance evaluation for the position of:

8-B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR(S)

With respect to every item of business to be discussed in closed session pursuant to Government Code [Section 54956.8](#):

Property: _____ APN: 034-170-002, 003, 004, and 020

Agency negotiator: _____ City Manager

Negotiating parties: _____

Under negotiation: _____ Price/Terms

9. ADJOURNMENT

I certify that I caused this Agenda of the Corcoran City Council meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on December 8, 2023.



Marlene Spain, City Clerk

**MINUTES
CORCORAN CITY COUNCIL,
JOINT POWERS FINANCE AUTHORITY,
SUCCESSOR AGENCY FOR CORCORAN RDA,
& HOUSING AUTHORITY REGULAR MEETING**

Tuesday, November 14, 2023

The regular session of the Corcoran City Council was called to order by Mayor Zamora-Bragg, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:30 P.M.

ROLL CALL

Councilmembers present: Patricia Nolen, Greg Ojeda, Sid Palmerin, Jeanette Zamora-Bragg, and Jerry Robertson

Councilmembers absent:

Staff present: Greg Gatzka, Joe Faulkner, Tina Gomez, Sandra Pineda, Dave Putnam, Marlene Spain, and Kevin Tromborg

Press present:

INVOCATION

Invocation was presented by Palmerin.

FLAG SALUTE

The flag salute was led by Ojeda.

1. PUBLIC DISCUSSION

Crystal Levan, 1203 Van Dorsten Ave addressed the council regarding the regarding an animal control issue.

2. CONSENT CALENDAR

Following Council discussion, a **motion** was made by Robertson and seconded by Nolen to approve the Consent Calendar. Motion carried by the following vote:

AYES: Nolen, Ojeda, Palmerin, Robertson and Zamora-Bragg

NOES:

ABSENT:

ABSTAINED: Zamora-Bragg from the minutes

2-A. Approval of minutes for the meeting of the City Council on October 24, 2023.

2-B. Authorization to read ordinances and resolutions by title only.

- 2-C. Consider Rejection of the Claim by Foremost Insurance Company/Joey Moore.
- 2-D. Approve Resolution No. 4026 Authorizing Appointment of a New Trustee on a Deed of Trust.
- 2-E. Consider Rejection of Claim by Estrella Tuggay and Amber Wilson.

3. **APPROPRIATIONS**

Following Council discussion, a **motion** was made by Palmerin and seconded by Ojeda to approve the Warrant Register dated November 14, 2023. Motion carried by the following vote:

AYES: Nolen, Ojeda, Palmerin, Robertson and Zamora-Bragg
NOES:
ABSENT:

4. **PRESENTATIONS** -None

5. **PUBLIC HEARING** -None

6. **STAFF REPORT**

6-A. Following Council discussion, a **motion** was made by Robertson and Ojeda to approve Resolution No. 4025 authorizing the City Manager, or designee, to execute all Clean California grant agreements. Motion carried by the following vote:

AYES: Nolen, Ojeda, Palmerin, Robertson and Zamora-Bragg
NOES:
ABSENT:

7. **MATTERS FOR MAYOR AND COUNCIL**

- 6-A. Upcoming Events/Meetings
- 6-B. City Manager's Report
- 6-C. Council Comments/Staff Referral Items - *Items of Interest (Non-action items the Council may wish to discuss)*
- 6-D. Committee Reports

8. **CLOSED SESSION** -

9. **ADJOURNMENT**

6:18 P.M.

Marlene Spain, City Clerk

Mayor Jeanette Zamora-Bragg,

APPROVED DATE: _____

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

CONSENT CALENDAR
ITEM #: 2-C

MEMORANDUM

TO: City Council

FROM: Kevin J. Tromborg: Community Development Director

DATE: December 7, 2023, **MEETING DATE:** December 12, 2023

SUBJECT: Consideration of acceptance of Final Map 23-02, regarding Tentative parcel Map 23-03 and PC Resolution 2023-11

Recommendation: Staff recommends acceptance of Final Map 23-02

Discussion: On November 20, 2023, the Planning Commission approved Tentative Parcel Map 23-03 (Resolution 2023-11) (see attached) regarding property(s) located at 800 Soto Avenue. APN (030-121-007) The Tentative map was reviewed and approved by the Community Development Director and the City Engineer. On October 28, 2020, the property owner applied for a Final Map. The City Engineer and the Community Development Director vetted, signed, and approved the map.

Budget Impact: There is no impact to the General fund.

Attachments

1. Final map 23-02
2. Scan copy of wet stamped approved Final map
3. Approval letter of TPM 23-03
4. Resolution 2023-11

PARCEL MAP NO. 23-033
OF
800 SOTO AVENUE

EAST HALF OF LOT 10 AND ALL OF LOT 11 IN BLOCK 4
OF CORCORAN PERRY HEIGHTS ADDITION
FILED IN BOOK 4 OF MAPS, AT PAGE 27
KINGS COUNTY RECORDS

CITY OF CORCORAN, COUNTY OF KINGS
STATE OF CALIFORNIA

OCTOBER, 2023
SHEET 2 OF 2
DALE G. MELL & ASSOCIATES

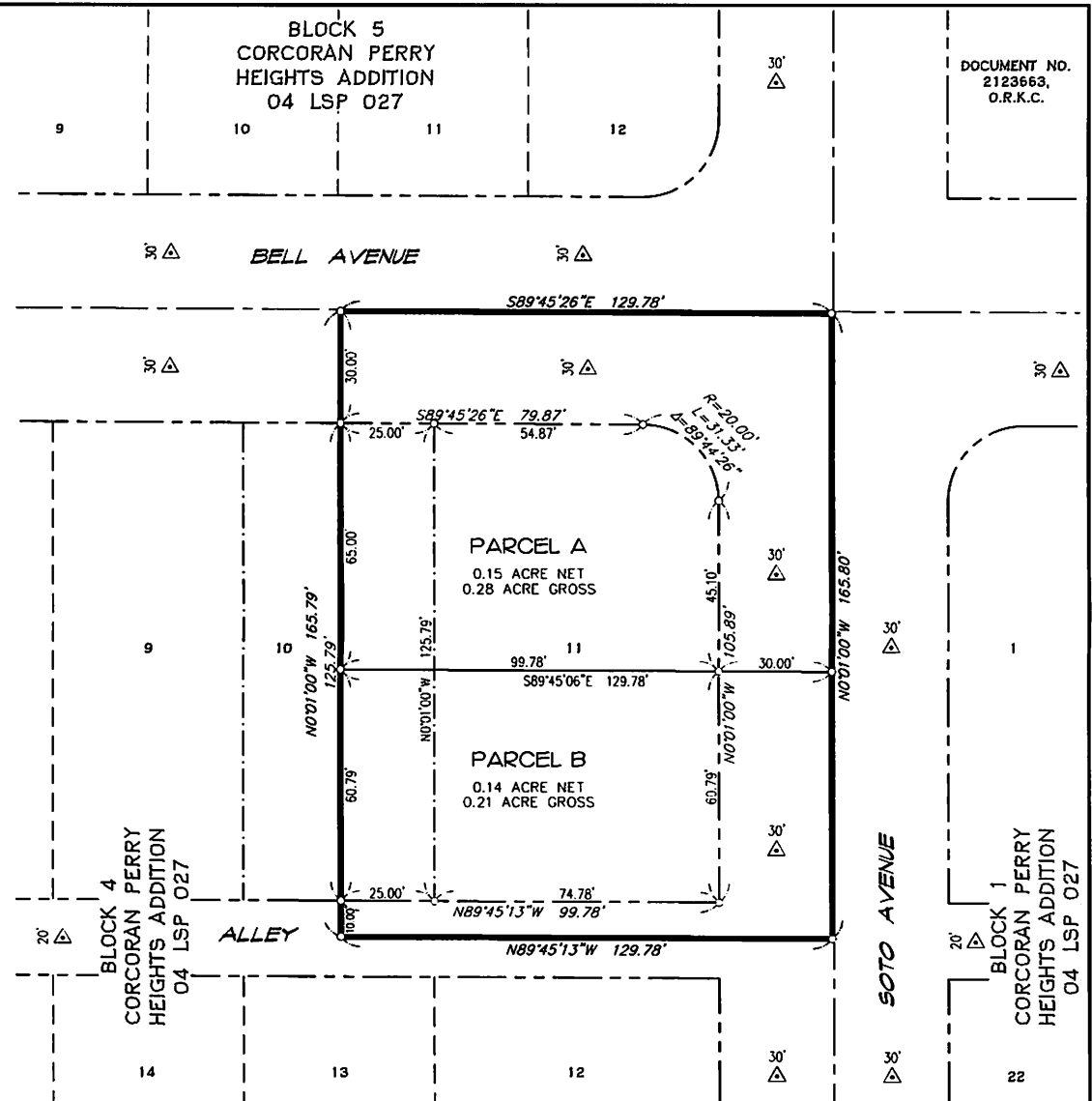
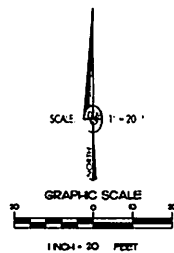
DOCUMENT NO.
2123663,
O.R.K.C.

NOTE

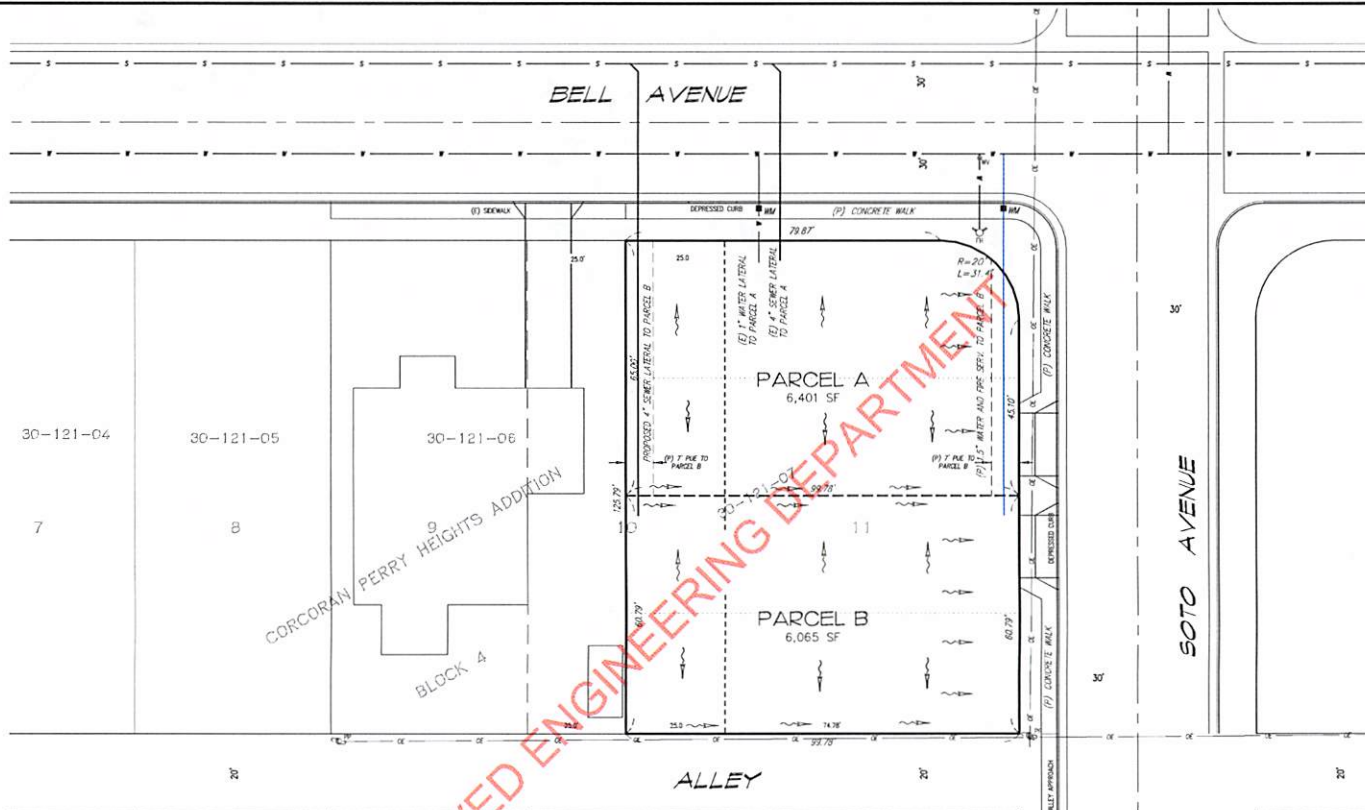
THIS MAP WAS COMPILED FROM RECORD DATA PER CORCORAN PERRY HEIGHTS
ADDITION FILED IN BOOK 4 OF MAPS, AT PAGE 27, KINGS COUNTY RECORDS

LEGEND

- DIMENSION POINT (NO REFERENCE TO A MONUMENT)
- △ PREVIOUSLY DEDICATED FOR PUBLIC HIGHWAY PURPOSES PER
CORCORAN PERRY HEIGHTS ADDITION FILED IN BOOK 4 OF MAPS, AT
PAGE 27, KINGS COUNTY RECORDS
- PROPERTY BOUNDARY INCLUDING FEE TITLE INTEREST
- - - PROPOSED DIVISION LINE
- - - ORIGINAL LOT LINE PREVIOUSLY REMOVED



PREPARED BY:
DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WYNNERY AVENUE, FRESNO, CALIFORNIA 93703
530.797.4045 FAX 530.797.2225 EMAIL DM@DALEG.MELL.COM
MARIAN EDWARDS 53-033P.M.DWG 10/12/2023

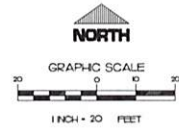


CORCORAN PERRY HEIGHTS ADDITION
BLOCK 4

APPROVED ENGINEERING DEPARTMENT

- LEGEND**
- PROPOSED PARCEL LINE BY THIS MAP
 - ORIGINAL PARCEL LINE
 - ~ ANTICIPATED DIRECTION OF SURFACE FLOW
 - (P) WATER METER PER CITY STANDARDS

SITE CONDITIONS:
 EXISTING SITE IS VACANT WITH PUBLIC STREET CURB AND GUTTER IMPROVEMENTS, NO SIDEWALK ON SITE FRONTAGE. PUBLIC SEWER AND WATER IS EXISTING IN BELL AVENUE ONLY. SERVICE LATERALS WILL EXTEND INTO THE LOT TO SERVE BOTH PARCELS. ELECTRIC & TELE. POLE LINE IS EXISTING IN THE ADJOINING ALLEY AND ALONG THE WEST SIDE OF SOTO AVENUE. SERVICE IS ANTICIPATED FROM THE ALLEY FACILITIES.
 IT IS ANTICIPATED THAT AN EXISTING WATER SERVICE AND SEWER LATERAL EXTENDS INTO THE SITE FROM BELL AVENUE OF UNKNOWN SIZE AND LOCATION. POTENTIALLY UNDERSIZED FOR FUTURE DEVELOPMENT, THEREFORE BOTH ARE TO BE ABANDONED AT THE MAIN.



MAPPING DATA
 PREPARED FROM RECORD DATA CORCORAN PERRY HEIGHTS ADDITION AND SETD DOC# 2303355, OREG. CITY OF CORCORAN UTILITY PLATS

ORIGINAL PARCEL
 E. 1/2 LOT 10 & LOT 11 AREA = 12,466 S.F.

RESULTING PARCELS
 PARCEL A AREA = 6,401 S.F.
 PARCEL B AREA = 6,065 S.F.

PREPARED BY:
DALE G. MELL & ASSOCIATES
 ENGINEERING & SURVEYING SERVICES
 2020 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
 (559) 292-4546 * FAX 251-9220 * EMAIL: DMAS@BANTALS@DALEMELL.COM



TENTATIVE PARCEL MAP
 IN THE CITY OF CORCORAN COUNTY OF KINGS,
 STATE OF CALIFORNIA

OWNER / APPLICANT:
 WILSON JULIUSSEN & PANGA PANGLOSS LLC
 2016 BERNAL AVENUE
 CORCORAN CA 93232

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

Date: November 22, 2023

Saleh Msaad Ali & Kleb Fanda Kassim
800 Soto Ave
Corcoran CA 93212

Subject: Approval Letter Tentative Parcel Map 23-03 for APN: 030-121-007

The Corcoran Planning Commission approved Tentative Parcel Map 23-03 on November 20, 2023, with the conditions as listed in the attached Planning Commission Resolution No. 2023-11

The Parcel Map will expire two years after the date of Planning Commission approval. If you are unable to complete the final parcel map within the time frame and wish to have additional time, please submit a written request for an extension at least 30 days in advance of the expiration date. To start the Final Map recording process please submit the final map and title report for examination and recording.

Please call me at (559) 992-2151 ext. 2110 or 2105 if you have any questions.

Sincerely,

Kevin J. Tromborg
Community Development Director

cc: City Manager
Public Works Director
Community Development Admin Assistant
City Engineer
Property Owner
Fire Marshal

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2023-11
PERTAINING TO
TENTATIVE PARCEL MAP 23-03**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on November 20, 2023, the Commission approved the following:

Whereas, Property owner Saleh Msaad Ali & Kleb Fanda Kassim, submitted an application regarding Tentative Parcel Map approval for Parcel(s) located at 800 Soto Avenue. APN: 030-121-007 and;

Whereas, this Commission considered the staff report on November 20, 2023; and

Whereas, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

- (A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the Residential zone.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the city.
- (F) That the approved Tentative Map will expire twenty-four (24) months from the approved Date. That the property owner must file for an extension of the Tentative map or file form a final map prior to the expiration date.
- (G) That the property is kept clean and safe free of weeds, junk, rubbish and parked or stored Vehicles.

IT IS THEREFORE RESOLVED that Tentative Parcel Map 23-03 should be approved with the Conditions stated in the Staff Report and Resolution 2023-11.

AYES: *Frazier, Frey, Kassner and Watkins*

NOES:

ABSENT: *Bega*

ABSTAIN:

Adopted this 20, day of November 2023



Planning Commission Chairman



Community Development Director

CERTIFICATE

City of Corcoran }
County of Kings } ss.
State of California }

I, Marlene Spain, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2023-11. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20Th day of November 2023, by the vote as set forth therein.

DATED: November 20, 2023



Joanna Castro
Planning Commission Secretary

ATTEST:



Marlene Spain, City Clerk

City of

CORCORAN

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CONSENT CALENDAR ITEM #: 2-D

MEMO

TO: Corcoran City Council

FROM: Marlene Spain, City Clerk

DATE: December 8, 2023 **MEETING DATE:** December 12, 2023

SUBJECT: Rejection of the Claim by Robert Schroeder.

Recommendation:

Move to approve the Consent Calendar and reject the claim by Robert Schroeder.

Discussion:

On June 2, 2023, staff received a claim application from Downtown LA Law Group on behalf of claimant Robert Schroeder. According to the claim applications, the claimants alleged that the Corcoran Police Department failed to properly maintain the premises and failed to warn the public of a dangerous condition causing injuries. The claim was forwarded to the City's third party administrator, Acclamation Insurance Management Services (AIMS), as part of the City's participation in the Central San Joaquin Valley Risk Management Authority (CSJVRMA).

AIMS recommends the City consider issuing a notice of rejection for the claim.

A copy of the claim will be provided upon request.

Budget Impact:

This type of claim is handled through the City's Risk Management Authority (RMA).

City Offices

City of

CORCORAN

FOUNDED 1914

A MUNICIPAL CORPORATION

Appropriations
ITEM #: 3-A

MEMORANDUM

TO: City Council

FROM: Sandra Pineda, Finance Director

DATE: 12/12/23

MEETING DATE: 12/12/23

SUBJECT: Warrant Register

Recommendation:

Consider approval of the warrant register(s).

Discussion:

The attached appropriations are for services and supplies utilized by City Departments in order to maintain services for the community. The warrant register(s) will be reviewed at the upcoming meeting and staff can address any questions from Council Members.

Budget Impact:

The warrant register includes expenses approved in the Fiscal Year 2023/2024 Budget and may include items which will be addressed through Budget Amendments.

Attachments:

- Warrant Register #1 for warrant request date: 11/28/23

Accounts Payable

Blanket Voucher Approval Document



#1

User: Imustain
Printed: 11/21/2023 - 3:10PM
Warrant Request Date: 11/21/2023
DAC Fund:

Batch: 00502.11.2023 - WARRANT REGISTER 11/28/23

Line	Claimant	Amount
1	A & M Consulting Engineers	59,650.00
2	A+ Quality Concrete Construction Inc.	2,449.32
3	Action Equipment Rentals	1,631.17
4	Alondra Flores	197.89
5	American Incorporated	51,086.01
6	American Office Solutions, LLC	1,232.47
7	Applied Earthworks, LLC	991.97
8	Asbury Environmental Services	100.00
9	Associated Compressor & Equipment, LLC	984.15
10	Auto Zone, Inc.	567.52
11	Az Auto Parts	267.57
12	Badger Meter	759.40
13	Bakersfield Paint & Wallpaper Inc.	271.45
14	Best Deal Food Co Inc.	82.23
15	BSK Associates	5,230.25
16	C. A. Reding Company, Inc	92.28
17	C3 Electric	2,597.15
18	Cannon Financial Services, Inc.	455.24
19	Chemical Waste Management Inc	480.00
20	Cooks Communications	2,096.47
21	Corcoran Hardware	2,206.01
22	Corcoran Publishing Company	355.00
23	Curtis Blue Line	18,291.25
24	Dept of Justice	534.00
25	Direct Distributing, Inc.	1,755.41
26	Drain Guru Plumbing Services Inc	8,488.00
27	Ewing Irrigation Products, Inc	155.80
28	Felder Communications	779.50
29	Ferguson Enterprises, Inc	2,708.06
30	Frontier Communications	230.74
31	Frontier Communications	212.84
32	Frontier Communications	43.04
33	Frontier Communications	151.94
34	Frontier Communications	115.37
35	Frontier Communications	267.96
36	Frontier Communications	477.24
37	Gloria Alfaro	150.00
38	Grainger Inc	1,563.21
39	Great West Equipment, Inc.	101,222.24
40	Hanford Veterinary Hospital	104.43
41	Home Depot Credit Services	1,037.21
42	Jones Electric	80.00
43	Jorgensen & Company	2,670.91
44	JT2 Inc.	4,416.67
45	Lacey Animal Hospital	145.00
46	Linde Inc.	108.25

47	Morris Levin & Son	142.32
48	Nacho's Automotive	701.00
49	Nolan's Plumbing	1,368.14
50	Nutrien AG Solutions, Inc.	300.39
51	ODP Business Solutions	708.62
52	O'Reilly	412.68
53	Pace Analytical Services, LLC	356.80
54	PACE Supply	33,752.24
55	Pacific Tire - Corcoran	235.00
56	Performance Industrial Controls	476.97
57	PG&E	659.98
58	PG&E	290.25
59	PG&E	548.20
60	PG&E	6,233.09
61	Prudential Overall Supply	871.09
62	Public Interest Law Firm	4,703.90
63	Quadient	1,098.69
64	Quadient Leasing USA, Inc.	1,202.62
65	Quality Pool Service	850.00
66	Ramiro Sanchez	530.00
67	S & R Specialty Equipment	183.49
68	Safety-Kleen Systems, Inc	223.00
69	Sawtelle Rosprim Machine Shop	577.34
70	SCA of CA, LLC	7,699.00
71	Self Help Enterprises	106.83
72	State Water Resources Control	230.00
73	The Gas Company	88.34
74	The Gas Company	34.26
75	The Gas Company	21.47
76	The Gas Company	18.14
77	The Gas Company	143.48
78	The Lawnmower Man	551.41
79	Tires 4 Less	1,035.00
80	Trans Union LLC	60.00
81	TSA Consulting Group, Inc.	50.00
82	Tule Trash Company	899.99
83	Turnupseed Electric Svc Inc	428.24
84	UNIFIRST Corporation	2,444.95
85	United Rentals Exchange, LLC	556.76
86	Univar USA Inc	14,981.01
87	unWired Broadband	333.99
88	US Bank Equipment Finance	211.69
89	Verizon Wireless	1,057.27
90	Verizon Wireless	418.11
91	Vulcan Materials Company	497.55
92	Wells Fargo Bank, N.A.	3,986.86
93	Wright's Electric	4,164.38

Grand Total: \$375,937.16

Accounts Payable

Voucher Approval List



User: Imustain
 Printed: 11/21/2023 - 3:10PM
 Batch: 00502.11.2023 - WARRANT REGISTER 11/28/23 FY24

Warrant Date	Vendor	Description	Account Number	Amount
11/21/2023	A & M Consulting Engineers	ATPL-5223(025)PS&E	109-434-500-530	21,410.00
11/21/2023	A & M Consulting Engineers	CDBG PL-DOCUMENTS/SURVEY DATA	109-434-300-200	23,940.00
11/21/2023	A & M Consulting Engineers	FEMA DISATER - PLYMOUTH AVE SURVEY	109-434-300-200	1,540.00
11/21/2023	A & M Consulting Engineers	ARPA - WASTEWATER PROJECT #6 LIFT STATION LETTS A V	120-435-300-200	350.00
11/21/2023	A & M Consulting Engineers	FEMA DISATER - PUEBLO AVE SURVEY	109-434-300-200	2,100.00
11/21/2023	A & M Consulting Engineers	FEMA DISATER - 4TH AVE SURVEY	109-434-300-200	10,310.00
11/21/2023	A+ Quality Concrete Construction Inc.	VAN DORSTEN AVE/STANLEY CONCRETE RESTORATION	105-437-300-200	2,449.32
11/21/2023	Action Equipment Rentals	TOWABLE BOOM RENTAL TO REPAIR STREET LIGHTS	109-434-300-180	914.40
11/21/2023	Action Equipment Rentals	WTP KNUCKLE BOOM RENTAL TO REPLACE COMMUNICAT	105-437-300-180	716.77
11/21/2023	Alondra Flores	TRUNK OR TREAT CANDY	331-425-300-210	197.89
11/21/2023	American Incorporated	APRA - WASTE WATER PROJECT#4 CIRCULAR CLARIFIER RI	120-435-500-540	51,086.01
11/21/2023	American Office Solutions, LLC	PW YARD NETWORK SWITCH FOR PHONES	104-431-300-200	410.83
11/21/2023	American Office Solutions, LLC	PW YARD NETWORK SWITCH FOR PHONES	104-433-300-200	410.82
11/21/2023	American Office Solutions, LLC	PW YARD NETWORK SWITCH FOR PHONES	109-434-300-200	410.82
11/21/2023	Applied Earthworks, LLC	ASR AND HPSR - CORCORAN CULTURAL SURVEY VARIOUS	109-434-300-200	991.97
11/21/2023	Asbury Environmental Services	USED OIL SERVICE CHARGE	104-433-300-200	100.00
11/21/2023	Associated Compressor & Equipment, LLC	SERVICING OUTDOOR I-R COMPRESSOR AT WTP	105-437-300-140	984.15
11/21/2023	Auto Zone, Inc.	UNIT 167 OIL FILTER	145-410-300-260	8.03
11/21/2023	Auto Zone, Inc.	FILTERS FOR SERVICE	105-437-300-260	19.03
11/21/2023	Auto Zone, Inc.	UNIT 167 REAR BRAKE PADS	145-410-300-260	42.21
11/21/2023	Auto Zone, Inc.	PD UNITS WIPER BLADES	104-421-300-260	245.80
11/21/2023	Auto Zone, Inc.	UNIT 272 OIL & OIL FILTER	104-406-300-260	33.15
11/21/2023	Auto Zone, Inc.	WARRANTY - UNIT 167 REAR BRAKE PADS	145-410-300-260	-42.21
11/21/2023	Auto Zone, Inc.	UNIT 275 OIL FILTERS	104-421-300-260	2.80
11/21/2023	Auto Zone, Inc.	UNIT 261 FILTERS FOR SERVICE	104-406-300-260	72.95
11/21/2023	Auto Zone, Inc.	UNIT 189 NEW MASTER CYLINDER	105-437-300-260	149.37
11/21/2023	Auto Zone, Inc.	LOCK PLIERS, RATCHETING WRENCH	109-434-300-210	36.39
11/21/2023	Az Auto Parts	VAC TRUCK	120-435-300-210	29.74
11/21/2023	Az Auto Parts	WWTP CIRCULAR CLIAFIER GEAR BOX	120-435-300-140	23.58
11/21/2023	Az Auto Parts	SUPPLIES WTP	105-437-300-210	86.06
11/21/2023	Az Auto Parts	STREET SUPPLIES	109-434-300-210	12.48
11/21/2023	Az Auto Parts	FINANCE CHARGE	120-435-300-210	8.20
11/21/2023	Az Auto Parts	FINANCE CHARGE	105-437-300-210	1.00
11/21/2023	Az Auto Parts	SUPPLIES WTP	105-437-300-140	12.57
11/21/2023	Az Auto Parts	WTP BACKIOE DEF	105-437-300-210	47.15

11/21/2023	Az Auto Parts	UNIT 41 REPAIR KIT	109-434-300-140	13.57
11/21/2023	Az Auto Parts	UNIT 189 BRAKE FLJUD	105-437-300-260	3.82
11/21/2023	Az Auto Parts	WTP SUPPLIES	105-437-300-210	29.40
11/21/2023	Badger Meter	AMI REGISTERS FOR 3" HYDRANT METERS	105-437-300-210	759.40
11/21/2023	Bakersfield Paint & Wallpaper Inc.	WTP DOOR PAINT	105-437-300-210	271.45
11/21/2023	Best Deal Food Co Inc.	AC/KENNELS	104-421-300-203	82.23
11/21/2023	BSK Associates	QUANTI TRAY ARSENIC NITRATE	105-437-300-200	193.00
11/21/2023	BSK Associates	WELL 5F TESTING SERVICES OCT 2023	105-437-300-200	1,547.25
11/21/2023	BSK Associates	QUANTI TRAY ARSENIC NITRATE	105-437-300-200	332.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	243.00
11/21/2023	BSK Associates	QUANTI TRAY ARSENIC NITRATE	105-437-300-200	193.00
11/21/2023	BSK Associates	ARSENIC TESTING	105-437-300-200	62.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	58.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	243.00
11/21/2023	BSK Associates	THMs & TOTAL HALOACETIC ACIDS	105-437-300-200	446.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	243.00
11/21/2023	BSK Associates	QUANTI TRAY ARSENIC NITRATE	105-437-300-200	120.00
11/21/2023	BSK Associates	SAMPLES	105-437-300-200	473.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	208.00
11/21/2023	BSK Associates	PLANT INF/EFF/LAGOON	120-435-300-200	475.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	120.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	27.00
11/21/2023	BSK Associates	QUANTI TRAY TOTAL COLIFORM & E. COLI	105-437-300-200	81.00
11/21/2023	BSK Associates	QUANTI TRAY ARSENIC NITRATE	105-437-300-200	166.00
11/21/2023	C. A. Reding Company, Inc	COPIER LEASE - WTP	105-437-300-180	92.28
11/21/2023	C3 Electric	WTP WIRED IN AIR COMPRESSOR	105-437-300-200	2,162.15
11/21/2023	C3 Electric	WTP WIRED IN AIR COMPRESSOR	105-437-300-200	435.00
11/21/2023	Cannon Financial Services, Inc.	CONTRACT CHARGES 11/1/23-11/30/23	104-432-300-180	455.24
11/21/2023	Chemical Waste Management Inc	BIN RENTAL FEE	105-437-300-193	480.00
11/21/2023	Cooks Communications	K9 UNIT	104-421-300-217	2,096.47
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	104-432-300-210	17.79
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	104-412-300-210	258.41
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	120-435-300-210	305.63
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	104-431-300-210	56.23
11/21/2023	Corcoran Hardware	EQUIP REPAIRS	105-437-300-140	680.81
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	136-415-300-210	28.65
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	109-434-300-210	100.93
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	104-433-300-210	87.64
11/21/2023	Corcoran Hardware	HOMELESS VANDALISM	104-412-300-210	89.90
11/21/2023	Corcoran Hardware	VEHICLE REPAIRS	105-437-300-260	11.62
11/21/2023	Corcoran Hardware	EQUIP REPAIR	104-412-300-140	30.11
11/21/2023	Corcoran Hardware	DEPT SUPPLIES	105-437-300-210	516.66
11/21/2023	Corcoran Hardware	EXT CORD - PLAN CK LIGHT	104-406-300-210	21.63
11/21/2023	Corcoran Publishing Company	NIXEL OCT	104-421-300-156	72.00

11/21/2023	Corcoran Publishing Company	OCT 2023 TRANIST AD	145-410-300-156	283.00
11/21/2023	Curtis Blue Line	VESTS	104-421-300-210	4,570.31
11/21/2023	Curtis Blue Line	VESTS	104-421-300-210	13,720.94
11/21/2023	Dept of Justice	LIVE SCAN FEE - OCT 2023 JAIL UNIT	104-421-300-148	534.00
11/21/2023	Direct Distributing, Inc.	PVC PARTS FOR STOCK	105-437-300-210	159.02
11/21/2023	Direct Distributing, Inc.	PVC PARTS FOR STOCK	105-437-300-210	383.63
11/21/2023	Direct Distributing, Inc.	PRESS STATION REPAIRS -TAPE/GLUE	105-437-300-140	1,055.28
11/21/2023	Direct Distributing, Inc.	WTP GALVANIZED NIPPLES FOR PRESS	105-437-300-210	39.81
11/21/2023	Direct Distributing, Inc.	PRESS STATION REPAIRS -TAPE/GLUE	105-437-300-140	116.67
11/21/2023	Direct Distributing, Inc.	FINANCE CHARGE	105-437-300-210	1.00
11/21/2023	Drain Guru Plumbing Services Inc	WATER MAIN REPLACEMENT AT CPD	104-432-300-200	8,488.00
11/21/2023	Ewing Irrigation Products, Inc	RAKES FOR LANDSCAPING	104-412-300-210	155.80
11/21/2023	Felder Communications	RADIO SERVICE - OCT 2023	104-421-300-141	779.50
11/21/2023	Ferguson Enterprises, Inc	AMI METER PROJECT - 3" RESIDENTIAL NEPTUNE METERS	105-437-300-200	2,708.06
11/21/2023	Frontier Communications	PW FAX 559-992-1408-091098-5	104-432-300-220	151.94
11/21/2023	Frontier Communications	PD FAX LINES 559-992-1020-073119-5	104-421-300-220	477.24
11/21/2023	Frontier Communications	TRANIST 559-992-1216-062118-5	145-410-300-220	115.37
11/21/2023	Frontier Communications	WTP 559-992-9218-0711065	105-437-300-220	267.96
11/21/2023	Frontier Communications	RAO 209-148-1538-030198-5	136-415-300-220	43.04
11/21/2023	Frontier Communications	WWTP 559-992-1216-062118-5	120-435-300-220	230.74
11/21/2023	Frontier Communications	CITY HALL 559-992-2775-060408-5	104-432-300-220	212.84
11/21/2023	Gloria Alfaro	BOOTS REIMBURSEMENT FY24	104-412-200-125	150.00
11/21/2023	Grainger Inc	STACKING RACKS FOR PVC PIPE AT WTP	105-437-300-210	521.07
11/21/2023	Grainger Inc	PIPE RACKS FOR WTP	105-437-300-210	1,042.14
11/21/2023	Great West Equipment, Inc.	CRRSAA: CRACK SEAL MACHINE	109-434-500-540	101,222.24
11/21/2023	Hanford Veterinary Hospital	CAINE UNIT REX	104-421-300-217	104.43
11/21/2023	Home Depot Credit Services	WTP CLEAN SUPPLY	105-437-300-210	48.79
11/21/2023	Home Depot Credit Services	WTP CLEAN SUPPLY	105-437-300-210	162.06
11/21/2023	Home Depot Credit Services	SUPPLIES FOR STREETS	109-434-300-210	196.19
11/21/2023	Home Depot Credit Services	SUPPLIES FOR STREETS	109-434-300-210	176.75
11/21/2023	Home Depot Credit Services	HOMELESS VANDALISM - CHRISTMAS TREE PARK	104-412-300-210	206.73
11/21/2023	Home Depot Credit Services	SUPPLIES FOR STREETS	109-434-300-210	128.69
11/21/2023	Home Depot Credit Services	WTP CLEAN SUPPLY	105-437-300-210	117.99
11/21/2023	Home Depot Credit Services	WTP CLEAN SUPPLY	105-437-300-210	0.01
11/21/2023	Jones Electric	SERVICE AT FATHER WYATT PARK	104-412-300-200	80.00
11/21/2023	Jorgensen & Company	TROUBLESHOOT ALARM SYSTEM - RAO	136-415-300-200	1,293.00
11/21/2023	Jorgensen & Company	TROUBLESHOOT ALARM SYSTEM - VETS HALL	104-432-320-200	1,377.91
11/21/2023	JT2 Inc.	PROP 68 GRANT - CONSTRUCTION OF GATEWAY PARK OCT	307-449-500-530	4,416.67
11/21/2023	Lacey Animal Hospital	C2301646	104-421-300-203	145.00
11/21/2023	Linde Inc.	CO2 TELEMETRY	105-437-300-200	108.25
11/21/2023	Morris Levin & Son	RUBBER BOOTS WTP	105-437-300-210	86.58
11/21/2023	Morris Levin & Son	GOPHER SUPPLIES WTP	105-437-300-210	55.74
11/21/2023	Nacho's Automotive	UNIT 216 REPLACE PARTS	145-410-300-260	205.00
11/21/2023	Nacho's Automotive	UNIT 201 SMOG	104-433-300-260	62.00

11/21/2023	Nacho's Automotive	UNIT 146 SMOG	109-434-300-260	62.00
11/21/2023	Nacho's Automotive	UNIT 260 SMOG	145-410-300-260	62.00
11/21/2023	Nacho's Automotive	UNIT 203 SMOG	109-434-300-260	62.00
11/21/2023	Nacho's Automotive	UNIT 232 SMOG	104-421-300-260	62.00
11/21/2023	Nacho's Automotive	UNIT 149 SMOG	109-434-300-260	62.00
11/21/2023	Nacho's Automotive	UNIT 254 SMOG	104-421-300-260	62.00
11/21/2023	Nacho's Automotive	UNIT 225 SMOG	104-421-300-260	62.00
11/21/2023	Nolan's Plumbing	REPLACEMENT DRAIN LINE AT DOG PARK FOR WATER FOL	105-437-300-200	1,368.14
11/21/2023	Nutrien AG Solutions, Inc.	WTP ROUNDUP	105-437-300-210	300.39
11/21/2023	ODP Business Solutions	COPY PAPER 11X17 - KEVIN	104-406-300-210	31.48
11/21/2023	ODP Business Solutions	COPY PAPER CITY HALL USE	104-432-300-150	302.27
11/21/2023	ODP Business Solutions	RED PAPER, RUBBERBANDS, SANITIZER, CORRECTION TAP.	104-405-300-150	192.94
11/21/2023	ODP Business Solutions	COMPRESSED AIR DUSTER	104-406-300-210	16.55
11/21/2023	ODP Business Solutions	FINGERTIP MOISTENER	104-405-300-150	6.95
11/21/2023	ODP Business Solutions	RUBBER BANDS #16	104-405-300-150	11.45
11/21/2023	ODP Business Solutions	TONER 138A	104-405-300-150	146.98
11/21/2023	O'Reilly	UNIT 202 RADIATOR FLUID	109-434-300-260	6.48
11/21/2023	O'Reilly	WWTP VAC TRUCK	120-435-300-210	64.33
11/21/2023	O'Reilly	UNIT 258 MAINT.	104-412-300-260	11.90
11/21/2023	O'Reilly	UNIT 250 MAINT	105-437-300-260	87.87
11/21/2023	O'Reilly	FINANCE CHARGE SEPT	120-435-300-210	1.55
11/21/2023	O'Reilly	WWTP TRACTOR	120-435-300-210	18.38
11/21/2023	O'Reilly	UNIT 272 AIR FILTER	104-406-300-260	11.44
11/21/2023	O'Reilly	OVERPAYMENT	104-421-300-260	-10.00
11/21/2023	O'Reilly	UNIT 238 FILTER FOR SERVICE	145-410-300-260	12.93
11/21/2023	O'Reilly	UNIT 205 OIL	120-435-300-210	19.84
11/21/2023	O'Reilly	FINANCE CHARGE OCT	120-435-300-210	1.78
11/21/2023	O'Reilly	UNIT 189 BRAKE HOSE	105-437-300-260	28.21
11/21/2023	O'Reilly	UNIT 167 AIR FILTERS	145-410-300-260	24.27
11/21/2023	O'Reilly	UNIT 258 MAINT.	104-412-300-260	41.63
11/21/2023	O'Reilly	UNIT 248 MAINT	105-437-300-260	92.07
11/21/2023	Pace Analytical Services, LLC	MONTHLY ARENIC TESTING SAMPLES NOV 2023 WWTP	120-435-300-200	356.80
11/21/2023	PACE Supply	METER PROJECT 1 1/2" & 2" MIP ADAPTERS	105-437-300-200	1,254.73
11/21/2023	PACE Supply	METER PROJECT 1" PEP MALE ADAPTORS	105-437-300-200	466.99
11/21/2023	PACE Supply	METER PROJECT 1" MIP CTS ADAPTERS	105-437-300-200	275.84
11/21/2023	PACE Supply	B52 LID REPLACEMENTS	105-437-300-140	553.45
11/21/2023	PACE Supply	METER PROJECT 9 1" CTS MALE ADAPTORS	105-437-300-200	258.90
11/21/2023	PACE Supply	FIRE HYDRANT REPLACEMENT PARTS - DRESSER	105-437-300-140	449.94
11/21/2023	PACE Supply	METER PROJECT GASKETS & MISC PARTS FOR MULIT FAMU	105-437-300-200	1,775.04
11/21/2023	PACE Supply	METER PROJECT 6" FLANGE ADAPTERS	105-437-300-200	1,800.65
11/21/2023	PACE Supply	METER PROJECT 2" FIB BRASS BALL VALVES	105-437-300-200	391.19
11/21/2023	PACE Supply	4" KITS FOR STATION 2 STOCK	105-437-300-210	166.76
11/21/2023	PACE Supply	METER PROJECT 1" CTS 1" PEP PJ ELBOWS	105-437-300-200	1,015.89
11/21/2023	PACE Supply	CREDIT - REPLACING DIGESTER GATE VALVES	120-435-300-140	-1,112.31

11/21/2023	PACE Supply	METER PROJECT UNI-FLANGS FOR MULTI FAMILY METERS	105-437-300-200	1,996.99
11/21/2023	PACE Supply	METER PROJECT 1" PEP MALE ADAPTORS	105-437-300-200	233.70
11/21/2023	PACE Supply	STATION 2 - INSERTS FOR STOCK	105-437-300-210	706.81
11/21/2023	PACE Supply	1" PEP POLY PIPE FOR STOCK	105-437-300-210	179.98
11/21/2023	PACE Supply	VAN DORSTEN/STANLEY MAIN PROJECT 12" 6" FLANGED CI	105-437-300-140	1,278.27
11/21/2023	PACE Supply	METER PROJECT 1" PEP ANGLE METER STOPS	105-437-300-200	1,283.43
11/21/2023	PACE Supply	3" GASKETS	105-437-300-210	3.79
11/21/2023	PACE Supply	3" GALVANIZED NIPPLES	105-437-300-210	23.08
11/21/2023	PACE Supply	METER PROJECT 1" PEP INSERTS	105-437-300-200	231.72
11/21/2023	PACE Supply	NUEVO CT - MAIN BREAK PRJ 6" SADDLES FOR STOCK	105-437-300-140	502.84
11/21/2023	PACE Supply	METER PROJECT 3/4" 1" CTS ADAPTORS	105-437-300-200	940.49
11/21/2023	PACE Supply	METER PROJECT 2" MIP CTS ADAPTERS	105-437-300-200	114.72
11/21/2023	PACE Supply	METER PROJECT 1 1/2" MALE ADAPTERS & PEP	105-437-300-200	443.00
11/21/2023	PACE Supply	METER PROJECT 2" STRAIGHT VALVES	105-437-300-200	999.67
11/21/2023	PACE Supply	PUMP REPLACEMENT FOR CENTEX STORM SYSTEM	121-439-300-140	11,985.79
11/21/2023	PACE Supply	6" GASKET & BOLT KITS	105-437-300-210	242.91
11/21/2023	PACE Supply	METER PROJECT 1" ELBOWS & 1" MIP ADAPTORS	105-437-300-200	543.81
11/21/2023	PACE Supply	METER PROJECT 1 1/2" MALE PEP ADAPTERS	105-437-300-200	554.26
11/21/2023	PACE Supply	METER PROJECT 1" MIP ADAPTERS	105-437-300-200	373.62
11/21/2023	PACE Supply	12" COUPLING FOR STOCK	105-437-300-210	430.47
11/21/2023	PACE Supply	METER PROJECT 1" PEP MALE ADAPTORS	105-437-300-200	327.20
11/21/2023	PACE Supply	METER PROJECT 1" PEP MALE ADAPTORS	105-437-300-200	700.49
11/21/2023	PACE Supply	SERVICE CHARGE	105-437-300-210	179.79
11/21/2023	PACE Supply	WWTP MANHOLE REPAIRS ON VAN DORESTEN AVE	120-435-300-140	535.84
11/21/2023	PACE Supply	METER PROJECT 3/4" BRASS MALE ADAPTERS	105-437-300-200	321.29
11/21/2023	PACE Supply	GREEN SEWER PIPE FPR VALVE CANS	105-437-300-210	179.78
11/21/2023	PACE Supply	6" GASKETS & 6" GATE VALVE FOR SHERMAN PROJECT	105-437-300-140	1,141.43
11/21/2023	Pacific Tire - Corcoran	UNIT 220 TIRE CHANGED & BALANCED	104-421-300-260	25.00
11/21/2023	Pacific Tire - Corcoran	UNIT 219 NEW TIRE	105-437-300-140	185.00
11/21/2023	Pacific Tire - Corcoran	UNIT 167 TIRE REPAIR	145-410-300-260	10.00
11/21/2023	Pacific Tire - Corcoran	UNIT 247 TIRE REPAIR	104-421-300-260	15.00
11/21/2023	Performance Industrial Controls	WTP SCADA UPGRADE	105-437-500-551	476.97
11/21/2023	PG&E	5304135173-4 UTILITES - STREET LIGHTING	111-605-300-200	88.88
11/21/2023	PG&E	5304135173-4 UTILITES - STREET LIGHTING	111-603-300-240	15.45
11/21/2023	PG&E	5304135173-4 UTILITES - STREET LIGHTING	104-412-300-240	13.71
11/21/2023	PG&E	5304135173-4 UTILITES - STREET LIGHTING	109-434-300-240	5,635.72
11/21/2023	PG&E	UTILITES - KC STREET LIGHTING	104-432-300-240	548.20
11/21/2023	PG&E	OMAHA AVE & 6 1/2 AVE SEWER LIFT STATION	120-435-300-240	659.98
11/21/2023	PG&E	1056173633-0 UTILITES 1311 1/2 HANNA	301-430-300-316	290.25
11/21/2023	PG&E	5304135173-4 UTILITES - STREET LIGHTING	111-601-300-240	83.04
11/21/2023	PG&E	5304135173-4 UTILITES - STREET LIGHTING	111-602-300-200	305.73
11/21/2023	PG&E	5304135173-4 UTILITES - STREET LIGHTING	111-604-300-240	90.56
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-433-300-200	32.05
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	105-437-300-200	99.49

11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-320-200	43.50
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	298.32
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	120-435-300-200	93.26
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	81.65
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	145-410-300-200	93.26
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-433-300-200	61.20
11/21/2023	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	136-415-300-200	68.36
11/21/2023	Public Interest Law Firm	COMMUNITY DEVELOPMENT	104-403-300-200	1,003.60
11/21/2023	Public Interest Law Firm	SEWER FUND	120-435-300-200	225.00
11/21/2023	Public Interest Law Firm	COMMUNITY DEVELOPMENT LOAN	104-403-300-200	765.00
11/21/2023	Public Interest Law Firm	CITY ADMINISTRATION	104-403-300-200	2,710.30
11/21/2023	Quadiant	POSTAGE MACHINE LOADED @ CITY HALL	104-432-300-152	1,098.69
11/21/2023	Quadiant Leasing USA, Inc.	POSTAGE MACHINE LEASE CPD	104-432-300-180	208.17
11/21/2023	Quadiant Leasing USA, Inc.	FOLDING MACHINE & POSTAGE MACHINE LEASE CITY HAL	104-432-300-180	994.45
11/21/2023	Quality Pool Service	MONTHLY SERVICE OCT 2023	138-413-300-200	850.00
11/21/2023	Ramiro Sanchez	UNIT 238 NEW LETTERING	145-410-300-156	530.00
11/21/2023	S & R Specialty Equipment	UNIT 281 SPRAY PAINT NEEDED FOR SPRAYER	120-435-300-260	183.49
11/21/2023	Safety-Kleen Systems, Inc	SERVICE PARTS CLEANER TANK	104-433-300-200	223.00
11/21/2023	Sawtelle Rosprim Machine Shop	SUPPORT STAND FOR CHEMICAL STATION	105-437-300-210	577.34
11/21/2023	SCA of CA, LLC	STREET SWEEPING - OCT 2023	112-438-300-200	2,233.00
11/21/2023	SCA of CA, LLC	STREET SWEEPING - OCT 2023	109-434-300-200	2,233.00
11/21/2023	SCA of CA, LLC	STREET SWEEPING - EXTRA SWEEP FPR PARADE 10/7/23	121-439-300-200	333.33
11/21/2023	SCA of CA, LLC	STREET SWEEPING - OCT 2023	121-439-300-200	2,233.00
11/21/2023	SCA of CA, LLC	STREET SWEEPING - EXTRA SWEEP FPR PARADE 10/7/23	109-434-300-200	333.33
11/21/2023	SCA of CA, LLC	STREET SWEEPING - EXTRA SWEEP FPR PARADE 10/7/23	112-438-300-200	333.34
11/21/2023	Self Help Enterprises	REIMB CK OVERPAYMENT ON CK#340536 FROM SHE	276-551-331-030	106.83
11/21/2023	State Water Resources Control	OPERATOR CERT M. CHAVEZ GD2 RENEWAL	120-435-300-160	230.00
11/21/2023	The Gas Company	00888349024 UTILITES- DEPOT	145-410-300-242	34.26
11/21/2023	The Gas Company	00891595001 - OLD PD	104-432-300-242	143.48
11/21/2023	The Gas Company	06891596833 - VETS HALL	104-432-300-242	18.14
11/21/2023	The Gas Company	20001594009 COUNCIL CHAMBERS	104-432-300-242	21.47
11/21/2023	The Gas Company	15929731015 NEW PD	104-432-300-242	88.34
11/21/2023	The Lawnmower Man	WWTP WEEDEATER	120-435-300-210	396.81
11/21/2023	The Lawnmower Man	PARKS SUPPLIES	104-412-300-210	154.60
11/21/2023	Tires 4 Less	UNIT 248 NEW TIRES	105-437-300-260	1,035.00
11/21/2023	Trans Union LLC	PROF SRV/BACKGROUNDS OCT 2023	104-421-300-200	60.00
11/21/2023	TSA Consulting Group, Inc.	OCT 2023 SERVICES FEE FOR 401 A PLAN ADMIN	104-405-300-200	50.00
11/21/2023	Tule Trash Company	MISC CHARGES ADD PU, CONT FEE & OVERAGE OCT 2023	112-436-300-192	899.99
11/21/2023	Turnupseed Electric Svc Inc	WWTP CIRCULAR CLAIFIER REPAIR	120-435-300-200	428.24
11/21/2023	UNIFIRST Corporation	UNIFORMS X20%	121-439-200-125	34.42
11/21/2023	UNIFIRST Corporation	UNIFORMS X80%	120-435-200-125	137.68
11/21/2023	UNIFIRST Corporation	UNIFORMS X80%	120-435-200-125	111.16
11/21/2023	UNIFIRST Corporation	UNIFORMS X5	105-437-200-125	300.10
11/21/2023	UNIFIRST Corporation	UNIFORMS 1X	104-432-200-125	70.10

11/21/2023	UNIFIRST Corporation	UNIFORMS X1	105-437-200-125	41.62
11/21/2023	UNIFIRST Corporation	UNIFORMS X1	109-434-200-125	57.46
11/21/2023	UNIFIRST Corporation	UNIFORMS 1X	104-433-200-125	121.05
11/21/2023	UNIFIRST Corporation	UNIFORMS 2X	109-434-200-125	88.29
11/21/2023	UNIFIRST Corporation	UNIFORMS 1X	104-433-200-125	138.80
11/21/2023	UNIFIRST Corporation	UNIFORMS X1	104-433-200-125	52.61
11/21/2023	UNIFIRST Corporation	UNIFORMS X1	105-437-200-125	227.60
11/21/2023	UNIFIRST Corporation	UNIFORMS X6	105-437-200-125	226.05
11/21/2023	UNIFIRST Corporation	UNIFORMS X4	145-410-200-125	158.30
11/21/2023	UNIFIRST Corporation	UNIFORMS X20%	121-439-200-125	27.79
11/21/2023	UNIFIRST Corporation	UNIFORMS X1	104-433-200-125	74.45
11/21/2023	UNIFIRST Corporation	UNIFORMS 2X	104-412-200-125	84.74
11/21/2023	UNIFIRST Corporation	UNIFORMS X80%	120-435-200-125	59.56
11/21/2023	UNIFIRST Corporation	UNIFORMS 1X	104-432-200-125	40.77
11/21/2023	UNIFIRST Corporation	UNIFORMS 1X	104-412-200-125	89.20
11/21/2023	UNIFIRST Corporation	UNIFORMS X20%	121-439-200-125	10.52
11/21/2023	UNIFIRST Corporation	UNIFORMS X20%	121-439-200-125	14.89
11/21/2023	UNIFIRST Corporation	UNIFORMS X80%	120-435-200-125	42.09
11/21/2023	UNIFIRST Corporation	UNIFORMS X4	145-410-200-125	235.70
11/21/2023	United Rentals Exchange, LLC	VAN DORSTEN/STANLEY PROJECT - TRENCH PLATE RENTA	105-437-300-180	556.76
11/21/2023	Univar USA Inc	WTP CHEMICALS	105-437-300-219	11,733.51
11/21/2023	Univar USA Inc	RAC POOL BULK CHEMICALS	138-413-300-200	3,247.50
11/21/2023	unWired Broadband	INTERNET SERVICE WWTP	120-435-300-220	111.33
11/21/2023	unWired Broadband	INTERNET SERVICE CITY HALL	104-432-300-220	111.33
11/21/2023	unWired Broadband	INTERNET SERVICE WTP	105-437-300-220	111.33
11/21/2023	US Bank Equipment Finance	PUBLI WORKS COPIER LEASE	109-434-300-180	211.69
11/21/2023	Verizon Wireless	DATA OCT 2023	104-421-300-221	418.11
11/21/2023	Verizon Wireless	CELL PHONE SERVICE	104-421-300-221	1,057.27
11/21/2023	Vulcan Materials Company	PO# 24847 ASPHALT FOR STREET REPAIR	109-434-300-213	497.55
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	138-413-300-200	689.85
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-412-300-200	32.81
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	105-437-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-432-300-200	271.57
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-432-300-200	196.90
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	105-437-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	145-410-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	105-437-300-200	32.81
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-412-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	145-410-300-200	32.81
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	145-410-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	145-410-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	105-437-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	120-435-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-412-300-200	16.97

11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	120-435-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	120-435-300-200	32.81
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-412-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	120-435-300-200	16.97
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-432-300-200	271.57
11/21/2023	Wells Fargo Bank, N.A.	TEMP WORKER-G. PASTOR	104-432-300-200	271.57
11/21/2023	Wells Fargo Bank, N.A.	MEASURE A - GATEWAY PARK SNACK SHACK - PROJECT C	138-413-300-200	1,950.52
11/21/2023	Wright's Electric	STREET LIGHT SERVICE	109-434-300-200	4,164.38

Warrant Total: 375,937.16

**STAFF REPORT
ITEM #: 6-A****MEMO**

TO: Corcoran City Council / Successor Agency for Corcoran RDA

FROM: Greg Gatzka, City Manager

DATE: December 6, 2023 **MEETING DATE:** December 12, 2023

SUBJECT: Option to Purchase City Property East of Pickerell

Summary:

The City has received a Notice of Intent from Self Help Enterprises to purchase four city owned properties under the Surplus Land Act notification process. Properties include APN 034-170-002, 003, 004, and 020. As the intended purchaser is applying for an infrastructure grant, an Option to Purchase needs to be approved for site control before the end of 2023.

Recommendation:

Consider approval of the Option to Purchase Agreement with Self Help Enterprises for APN 034-170-002, 003, 004, and 020, and authorize the City Manager to sign on behalf of the City.

Budget impact:

None with this action. If Self Help Enterprises completes the property purchase over the next several months, the City will receive the current appraised value of \$410,400 and cover half the escrow closing costs.

Background:

On August 14, 2023, the City issued a Notice of Availability under the State's Surplus Lands Act for the sale of city owned property located northeast of Whitely and Pickerell Avenues. State law requires a 60 day notice period for the City to receive notice of interest from potential housing developers, which ended on October 13, 2023. During that 60 notice period, the City received one notice of interest to purchase land from Self Help Enterprises. As a result, the City is required to negotiate in good faith over the next 90 days with the developer for the sale.

The City Manager and Community Development Director have been negotiating on behalf of the City, and have come to a tentative agreement with Self Help Enterprises. The developer plans to build approximately 80 housing units comprised of single family and multi-family. The attached Option to Purchase agreement is attached and necessary for the developer to apply for an infrastructure grant before the end of 2023. Information on Self Help Ent. is also attached.

About Us



Working together with low-income families to build and sustain healthy homes and communities.

Self-Help Enterprises (SHE) is a nationally recognized community development organization whose mission is to work together with low-income families to build and sustain healthy homes and communities. SHE's efforts encompass a range of programs, including mutual self-help housing, sewer and water development, housing rehabilitation, multifamily rental housing and homebuyer programs in the San Joaquin Valley. Since 1965, SHE has helped more than 6,500 families build their own homes, rehabilitated over 6,865 unsafe homes, developed over 2,445 units of affordable rental housing and has provided technical assistance for reliable access to safe drinking water and sanitary sewer infrastructures to more than 160 small communities.

The concept of "self-help" is based on the conviction that, given the proper tools, individuals can and will do what is necessary to improve their living conditions. This concept is a driving force in all aspects of the organization. SHE provides technical services and support, helping Valley families and communities compete for scarce financial resources and empowering people to be leaders in their communities. SHE's combined efforts have touched the lives of more than 65,000 low-income families in the eight counties of the Valley and have served as a model for similar organizations around the world.

Programs

Community Development: Assistance for rural communities to identify sources of clean drinking water and develop sanitary sewer systems.

Mutual Self-Help Housing: With skilled onsite supervision, families help build each other's homes.

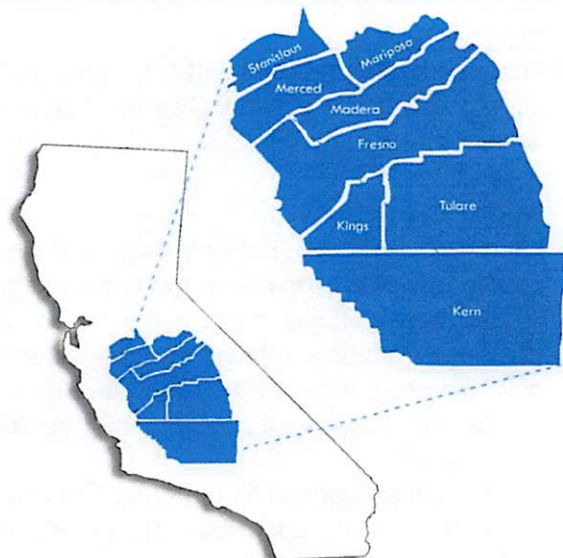
Rental Housing: Affordable rental housing communities offer quality resident services programs.

Housing Rehabilitation: Funding assistance to help families make important health and safety repairs.

Gateway Homeownership Education: Helps guide families through budgeting and financial fitness on the path to homeownership.

First-Time Homebuyer: Resources and assistance for families wishing to become homeowners through traditional avenues.

Service Area



8445 W. Elowin Court

P.O. Box 6520

Visalia, CA 93290

Phone: (559) 651-1000

Fax: (559) 651-3634



This institution is an equal opportunity provider

www.selfhelpenterprises.org

NeighborWorks®
HOMEOWNERSHIP CENTER
CHARTERED MEMBER

Apartment Rental Communities

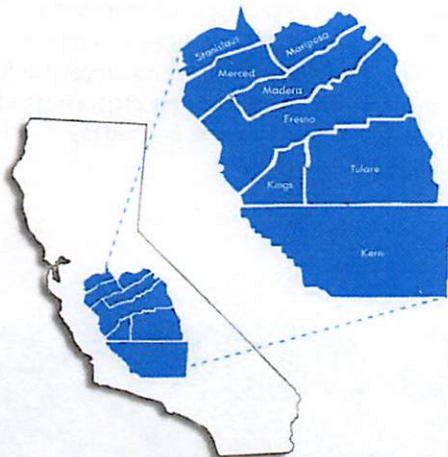


Self-Help Enterprises develops quality, affordable rental communities to serve the housing needs of low-income families in the San Joaquin Valley. Residents in these underserved communities face over-crowding and overpaying with most farmworkers and low-income families struggling to obtain decent, affordable housing for their families.

Today, Self-Help Enterprises operates over 2,445 units of affordable rental housing throughout the eight counties of the San Joaquin Valley that are developed with ample space inside and plenty of green space with play areas for children. They also feature multi-use community centers complete with after school programs, computer labs, and kitchen facilities.

Self-Help Enterprises is committed to creating a healthy learning environment for residents and their children through Resident Services Programs. We work with many community partners to provide free resident services such as job training, health and medical services, financial training, and homebuyer education.

All of our 53 rental communities are professionally managed and are located near schools, bus lines, and other vital community services.



Highlights

- Over 2,445 units throughout the San Joaquin Valley
- Attractive, affordable 1, 2 & 3 bedrooms
- Spacious outdoor open area
- Computer labs
- Educational and after school programs
- Green built for comfort with energy efficient appliances and materials
- Laundry hook-ups in the home and on-site laundry facilities
- Picnic tables, BBQ grills, basketball courts and covered playground equipment
- Courteous on-site managers with 24 hour maintenance services



8445 W. Elowin Court

P.O. Box 6520

Visalia, CA 93290

Phone: (559) 651-1000

Fax: (559) 651-3634

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www.selfhelpenterprises.org

NeighborWorks
HOME OWNERSHIP CENTER
CHARTERED MEMBER

SELF-HELP ENTERPRISES (SHE) MUTUAL SELF-HELP HOUSING PROGRAM



PATTERSON, CA



A NEW HOME IN PATTERSON—A MUTUAL SELF-HELP HOUSING PROGRAM SUCCESS STORY

Candie Gallardo, a passionate 27-year-old single mother, strolled around her nearly completed self-help home with pure admiration. "This is where I plan to put the TV and this is where the couch will go," Candie points out with assurance. Before embarking on her homeownership journey, Candie had no construction experience but has learned a tremendous amount through this process. "Some things were not as difficult as I thought, like the wiring. If I ever wanted to swap the current light for a chandelier or change the style of light switches, I know I can easily do that in the future."

Candie is part of the first group cohort in Patterson to participate in Self-Help Enterprises' (SHE) Mutual Self-Help Housing program. In total, SHE is planning 118 single-family detached homes, with 3- and 4-bedroom options. Patterson is a rural town on the west side of the San Joaquin Valley with a population of about 22,000. In recent years, Patterson has grown as a bedroom community for east Bay Area commuters, leaving many local families behind. "I know many people who can't afford to even rent in this area. I have a friend who had to move to Modesto and commutes here," says Candie. The median sales price for a home in Patterson is approximately \$382,000, with minimum monthly mortgage payments over \$1,800, which means a family needs to earn nearly \$73,000 annually to afford a home. Renters need to earn nearly twice the state minimum wage in order to afford the average asking rents in Patterson. Candie first reached out to SHE in 2017 after her father encouraged her to apply for the Mutual Self-Help Housing program. She was put on a waitlist for Patterson for two years before the project began. "I worked with Juanita in the Gateway counseling program, who said I was the ideal candidate. I had little debt and had my finances in order. I was able to take all the homeownership classes online, which made it very convenient."

ABOUT

The Self-Help Enterprises can make the dream of becoming a homeowner a reality for low-income families in the San Joaquin Valley. Through our program, 8 to 12 families help each other build their houses with skilled guidance from Self-Help Enterprises construction staff.



This institution is an equal opportunity provider, employer & lender.

OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

This OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT (the “**Option**”), is made December 12, 2023 and effective as of the later signature date of the Optionor or the Optionee (“**Option Date**”), between the CITY OF CORCORAN, a municipal corporation organized and existing pursuant to the laws of the State of California (hereinafter the “**OPTIONOR**” or “**CITY**”) and SELF-HELP ENTERPRISES, INC. (SHE), a California Non-Profit Public Benefit Corporation (hereinafter the “**OPTIONEE**”).

RECITALS

This Option is made with reference to the following facts, understandings, and intentions of the Parties:

WHEREAS, CITY owns all of the legal and beneficial interests in the real property and existing buildings and structures located east of Pickerell Avenue between Patterson Avenue and Whitley Avenue described as APN(s): 034-170-020, 034-170-002, 034-170-003, 034-170-004, Corcoran, Kings County, California (collectively hereinafter the “**Property**”); and

WHEREAS, CITY has determined that it is no longer in the best interests of CITY to maintain ownership of the Property but instead to sell the Property; and

WHEREAS, CITY has determined the Property to be a surplus City site; and

WHEREAS, CITY includes among its adopted policies the enhancement and promotion of low and moderate income housing together with commercial development within the CITY; and

WHEREAS, CITY provided notice of availability of Surplus Land pursuant to State of California requirements; and

WHEREAS, OPTIONEE responded to such notice and submitted a proposal that City determined was acceptable; and

WHEREAS, CITY and OPTIONEE, by this Option wish to state the terms and conditions for OPTIONEE's option to acquire the property, and if such option is exercised, for the terms and conditions of the purchase and sale of the Property.

AGREEMENT

NOW, THEREFORE, in consideration of the above-referenced facts, the mutual covenants of the Parties contained in this Option and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Option to Purchase. OPTIONOR hereby grants to OPTIONEE the exclusive option to purchase the Property on the terms and conditions in this Option. OPTIONEE may exercise this Option only as to the entire Property and may not exercise as to only a portion of the Property.

Optionor Initials (____) (____)

Optionee Initials (____) (____)

OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

2. **Term of Option.** The term of this Option shall commence on the execution date and, if not previously exercised as provided below, shall expire and terminate within Two Hundred Forty-Five (245) Days.

a. **Extension of Option.** If the OPTIONEE is not in default of the Option, the Option Agreement may be extended by the OPTIONEE for Ninety (90) days. The request to extend must be in writing, accompanied by a One Thousand Dollar (\$1,000) extension fee, and initiated not less than forty-five (45) days before the initial Option term expires.

3. **Consideration for Option.** The OPTIONEE, in consideration for the grant of this Option, agrees to deposit Ten Thousand Dollars (\$10,000) into escrow at the time of execution of this Option ("Option Payment"). Said Ten Thousand Dollars (\$10,000) is to be released to the OPTIONOR at the expiration of the Feasibility Period, unless the OPTIONEE has delivered to escrow written instructions to cancel this Option before the expiration of the Feasibility Period. The total consideration for option will be credited against the purchase price and/or settlement costs upon close of escrow. If escrow does not close, any Option consideration paid will be nonrefundable, following the completion of the Feasibility Period.

4. **Feasibility Period.** The OPTIONEE has Two Hundred Forty-Five (245) days beginning the day the Option is executed to investigate the legal, financing, and physical status of subject property. OPTIONEE may cancel the Option at its sole discretion within this Two Hundred Forty-Five (245) day period by sending written notice thereof to OPTIONOR, and the initial Ten Thousand Dollar (\$10,000) option fee will be refunded to the OPTIONEE.

5. **Processing of any Conditional Use Permit, Architectural Review, Site Plan Review, and other Governmental Entitlements.** OPTIONEE agrees to pay all costs to be incurred for the preparation of all required Government Entitlements. OPTIONOR agrees to cooperate with OPTIONEE in securing these items. The requests for these items will be in the OPTIONORS name and OPTIONEE will send OPTIONOR a copy of all such items prior to its submission thereof.

6. **Notice of Exercise of Option.** OPTIONEE, if not in default under this Option, may exercise this option by delivering to the OPTIONOR, prior to the expiration of the option, a written notice stating that the option is exercised. OPTIONEE'S signing of escrow instructions would satisfy this requirement. The exercise of this Option escrow is subject to the Responsible Entity's (as defined by the United States Housing and Urban Development Department ("HUD")) determination to proceed with, modify, or cancel OPTIONEE's identified project based on the results of any required environmental review and the receipt of an "Authority to Use Grant Funds" from HUD, for the proposed development of the subject property. If OPTIONEE is unable to obtain said approvals, OPTIONEE may decline to exercise this Option. If OPTIONEE declines or fails to exercise prior to the expiration of the Option Term, then the remainder of the Option shall be of no force and effect,

Optionor Initials (____) (____)

Optionee Initials (____) (____)

OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

and OPTIONEE shall not be obligated to buy the Property, and OPTIONOR shall not be obligated to sell the Property.

7. Amount and Terms of Payment.

- a. **Purchase Price.** OPTIONEE shall pay Four Hundred Ten Thousand Four Hundred Dollars (\$410,400) for the Property, (the "Purchase Price"). The Purchase Price shall be due at the close of escrow ("Closing") which shall occur when all the conditions and requirements for Closing stated in this Option have been met.
- b. **Deposit.** Upon exercise of the Option, the Option Payment shall be treated as a Deposit. The Deposit shall apply toward the Purchase Price but shall be forfeited by the OPTIONEE if the OPTIONEE fails to close escrow for any reason other than default by the OPTIONOR.

8. Right of Entry. OPTIONEE, or its agents shall have the right to enter the Property for any purpose reasonably related to conducting its due diligence, such as preparing Environmental Studies and a Geotechnical Engineering Study, at OPTIONEE'S sole cost and expense. If OPTIONEE fails to exercise Option or is unable to close escrow, OPTIONEE shall restore the Property to the condition it was in before OPTIONEE's entry onto the Property. OPTIONEE shall indemnify, defend, and hold harmless OPTIONOR, and its elected officials, officers, employees, volunteers, and agents from all causes of action, claims, liabilities, obligations, judgments, losses, costs, harm, injuries, and expenses (including payment of OPTIONOR's reasonable attorneys' fees) resulting from such entry onto the Property.

9. Representations and Warranties of OPTIONOR. OPTIONOR represents and warrants to OPTIONEE that the following matters are true and correct as of the execution of this Option, and acknowledges that any misrepresentation of these matters will jeopardize the non-refundable nature of any option fees paid:

- a. To OPTIONOR'S actual knowledge, there are (I) no condemnation, environmental, zoning or other land-use regulation proceedings, either instituted or planned to be instituted, which would detrimentally affect the value or use of the property, nor (II) any assessments affecting the Property other than as set forth in the preliminary title report issued by Old Republic Title Company. In addition, OPTIONER has no knowledge of existing or abandoned underground storage tanks, other underground systems, or environmental contamination on subject site.

10. Completion of Sale. The sale and purchase shall be consummated through an escrow which shall be opened immediately following the full execution of this Option by the parties hereto at Old

Optionor Initials (____) (____)

Optionee Initials (____) (____)

OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

Republic Title Company, Escrow Officer Julie Massey, located at 555 12th St., Ste. 2000, Oakland, CA 94607.

- a. Closing Date. The Close of Escrow shall occur after the OPTIONEE has reviewed and approved the Property during the feasibility period and after all necessary approvals for the project have been completed to the OPTIONEE’S satisfaction, but no later than Three Hundred Sixty-Five (365) days from the effective date of this Option (“Closing Date”), unless otherwise agreed upon in writing.
- b. Closing of Escrow. The delivery and recordation of the grant deed on behalf of the OPTIONOR for the benefit of the OPTIONEE, and the payment on behalf of the OPTIONEE to the OPTIONOR of the full purchase price, shall be conditions concurrent when escrow is closed (the “Close of Escrow”).

11. Costs of Escrow. OPTIONOR shall pay one-half (1/2) of the escrow and recording fees, all documentary transfer taxes, the cost of a standard CLTA owner's policy of title insurance, and shall split the costs equally with OPTIONEE to obtain any endorsements necessary to remove any exceptions to title not approved by OPTIONEE. OPTIONEE shall pay one-half (1/2) of the escrow and recording fees, all of any additional premium for an ALTA owner's policy, any other endorsements requested by OPTIONEE, and any survey if OPTIONEE elects such. Each party shall pay its own attorney’s fees related to the close of escrow.

12. Broker’s Commission. OPTIONOR was not assisted by a broker with respect to this transaction. As such, OPTIONEE shall be responsible for any Brokerage Fee if applicable. Any commissions with regard to this transaction are due and payable at Close of Escrow. In the event any broker or person/entity/finder alleges or perfects a claim for a fee, the party legally responsible for the contact or communication on which the broker or finder perfects such a claim shall indemnify, defend, save, and hold harmless and defend the other party from such claim and/or costs and expenses (including reasonable attorney’s fees) incurred by the other party in defending against the same.

13. Time Limits. Time is of the essence. If the escrow provided herein is not closed within the time set forth in this Option, this Option shall automatically terminate without further obligation on either party unless both parties hereto consent in writing prior to termination to an extension of this option for a definite period of time.

14. Conditions of Escrow. The close of the escrow pursuant to the exercise of this option is conditioned on:

Optionor Initials (____) (____)

Optionee Initials (____) (____)

OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

- a. The conveyance of title to OPTIONEE of said Property, as evidenced by a standard form CLTA title Insurance Policy in the full amount of the purchase price issued by the title company, subject only to such liens (other than liens for taxes due and payable on or before the date of sale), encumbrances, clouds, or conditions as are approved in writing by OPTIONEE.
- b. Delivery of possession of the Property to OPTIONEE immediately upon Close of Escrow free and clear of all uses and occupancies except as OPTIONEE may waive in writing.
- c. Should OPTIONEE cancel said escrow after Option is exercised, any consideration, including the Option Payment, shall be retained by OPTIONOR.
- d. The closing of this escrow is subject to the Responsible Entity's (as defined by HUD) determination to proceed with, modify, or cancel the project based on the results of a subsequent environmental review and the receipt of an "Authority to Use Grant Funds" from HUD, for the proposed development of the subject property. If OPTIONEE is unable to obtain said approvals, OPTIONEE may cancel said escrow as long as it is within the Feasibility Period and any option consideration shall be retained by OPTIONEE. If OPTIONEE cancels escrow after the Feasibility Period, then all option consideration shall be retained by OPTIONOR.

15. Possession. Delivery of possession of the Property to OPTIONEE shall occur simultaneously with recordation of the grant deed.

16. Condemnation. Either party may terminate this Option without further obligation by giving written notice to the other, at any time prior to close of escrow, in the event that any action or proceeding is commenced for condemnation, or the exercise of the right of eminent domain, of the Property or any substantial portion thereof, or if OPTIONOR is advised by any governmental agency or any entity having the right of condemnation or an intention to condemn the subject property or any substantial portion thereof.

17. Moratorium. Either party may terminate this Option without further obligation by giving written notice to the other, at any time prior to the close of escrow, in the event that an interim zoning or moratorium ordinance, as authorized by the California Government Code Section 65858, or otherwise, is adopted by Utility Companies, City of Corcoran, or other governmental entity having jurisdiction, which temporarily prohibits and limits the use and development of the Property, or any substantial portion thereof, for housing.

Optionor Initials (____) (____)

Optionee Initials (____) (____)

OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

18. **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed delivered when personally served or when deposited in the United States Mail, certified, return receipt requested, postage prepaid, addressed to the party being served as follows:

a. To OPTIONOR:

City of Corcoran
832 Whitley Avenue
Corcoran, CA 93212
Attn: Greg Gatzka, City Manager

b. To OPTIONEE:

Self-Help Enterprises
P.O. Box 6520/8445 W. Elowin Court
Visalia, CA 93290
Attn: Betsy McGovern-Garcia, Vice President

19. **Option Assignability.** This Option may be assigned by the OPTIONEE with the OPTIONOR'S written consent, which consent shall not be unreasonably withheld. OPTIONOR'S consent shall not be required if OPTIONEE assigns its rights under this Option to a limited partnership in which OPTIONEE or any affiliate thereof is the general partner.

20. **Termination by OPTIONEE.** OPTIONEE may terminate this Option at any time by notifying OPTIONOR in writing.

21. **Successors and Assigns.** This Option shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

22. **Non-waiver.** The waiver by one party hereto of the performance of any promise or condition shall not invalidate this Option or constitute a waiver by such party of any other promise or condition.

23. **Entire Agreement.** This Option contains the entire understanding between the parties relating to the option herein granted and any Option or representation respecting this Option, or the responsibilities of either party in relation thereto, not expressly set forth herein, shall be ineffective.

24. **Amendments.** Any Amendments of or supplements to this Option shall be in writing, signed on behalf of both parties hereto.

Optionor Initials (____) (____)

Optionee Initials (____) (____)

OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

25. Quitclaim. If OPTIONEE fails to exercise this option in accordance with the terms of this Option or if this Option is earlier terminated in accordance with the terms of this Option, OPTIONEE shall properly execute, acknowledge, and deliver to OPTIONOR within ten (10) days of the request thereof a quitclaim deed or any other document required by the OPTIONOR or a title insurance company to verify the termination of this Option.

26. Memorandum of Option. A memorandum of option evidencing this Option may be recorded in the official records of the County of Kings. See Exhibit "A"

27. Attorney's Fees. In the event of any litigation or arbitration between the parties hereto arising out of this Option or the performance thereof, the prevailing party shall be entitled to recover reasonable attorney's fees in addition to any other relief to which that party may be entitled.

28. Extension of Time Limit. Any extension of time limit specified here, to be effective, must be in writing, signed by all parties, and must stipulate a definite period.

29. Tax-Free Exchange. OPTIONEE agrees to participate in one or more tax-free exchanges at OPTIONOR's request without cost or liability to OPTIONEE.

IN WITNESS WHEREOF, this Option has been executed by the parties hereto as of the date first above written.

OPTIONOR:

OPTIONEE:

City of Corcoran

Self-Help Enterprises

Greg Gatzka, City Manager Date

Thomas J. Collishaw, President Date

Date

Elizabeth M. Garcia, V.P./
Asst. Secretary Date

Optionor Initials (____) (____)

Optionee Initials (____) (____)

Exhibit A

Recording Requested By:

SELF-HELP ENTERPRISES

When recorded Return to:

**SELF-HELP ENTERPRISES
8445 W. Elowin Ct.
Visalia, CA 93291**

MEMORANDUM OF OPTION TO PURCHASE-PURCHASE AND SALE AGREEMENT

This Memorandum of Option to Purchase-Purchase and Sale Agreement between the CITY OF CORCORAN (“Optionor”) and SELF-HELP ENTERPRISES, a California nonprofit corporation (“Optionee”), is executed concurrently with an Option to Purchase-Purchase and Sale Agreement dated December 12, 2023 (“Option”), between the undersigned parties with respect to the real property identified by the following Assessor’s Parcel Numbers: 034-170-020, 034-170-002, 034-170-003, and 034-170-004, all located in the City of Corcoran, California.

Optionor grants to Optionee the right, on the terms and conditions stated in the Option, to purchase the property identified above, provided the transaction is executed according to the terms of the Option and, in no event, later than Three Hundred Sixty-Five (365) days from the Option’s effective date of December 12, 2023.

OPTIONOR:

City of Corcoran

Greg Gatzka, City Manager **Date**

Date

OPTIONEE:

Self-Help Enterprises

Thomas J. Collishaw, President **Date**

Elizabeth M. Garcia, V.P./ **Date**
Asst. Secretary

**STAFF REPORT
ITEM #: 6-B****MEMO****TO:** Corcoran City Council / Successor Agency for Corcoran RDA**FROM:** Greg Gatzka, City Manager**DATE:** December 6, 2023**MEETING DATE:** December 12, 2023**SUBJECT:** Commitment of PLHA Program Funds**Summary:**

The City was awarded Permanent Local Housing Allocation funds that will begin reverting back to the State in 2024 unless the City can spend down the funds through allowable project costs.

Recommendation:

Consider authorizing the City Manager to sign a letter of commitment of City PLHA program funds for the Self Help Enterprises residential development project proposed east of Pickerell Avenue, and north of Whitley Avenue.

Budget impact:

None with this action. Additional follow up action items will be necessary to amend the City's PLHA funding plan and allow the program administrative fee to cover Self Help Enterprises costs.

Background:

The City was awarded \$471,906 in Permanent Local Housing Allocation funds from the State on August 17, 2023. Currently, the City has no projects lined up to fully utilize these funds, and will lose funding to the State if not allocated for use in 2024. Self Help Enterprises has requested to use these funds to support pre-construction costs and low interest loans for the housing development project on land they are intending to purchase from the City under the Surplus Lands Act. As this will provide a means to utilize PLHA funds locally to support affordable home ownership and keep the funding local, the City Manager is recommending that the City commit these funds towards that project. Self Help Enterprises already administers the City's CDBG loan programs and is willing to assist the City in PLHA program administration and loan processing. This will greatly assist the City Manager in ensuring these funds are fully utilized locally and help with family home ownership and housing affordability.

City of
CORCORAN
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December 12, 2023

Tom Collishaw
President/CEO
Self-Help Enterprises
8445 W Elowin Court
Visalia, CA 93291

Re: City of Corcoran Commitment of PLHA Program Funds

Dear Tom:

Self-Help Enterprises (SHE) has signed an Option to Purchase – Purchase and Sale Agreement to acquire a site located east of Pickerell Avenue between Patterson Avenue and Whitley Avenue, City of Corcoran, APN(s): 034-170-020, 034-170-002, 034-170-003, 034-170-004, with the goal of developing multifamily, affordable housing.

The City of Corcoran has committed Permanent Local Housing Allocation (PLHA) funds for the development of the proposed approximately 80-unit project. **The City has committed funds in the amount of \$471,906**, which will be provided as a low interest deferred loan and will be utilized as construction and permanent financing for the project. This commitment is subject to compliance with all PLHA program regulations.

The proposed project will serve families with incomes less than 60% of Area Medium Income (AMI) and will be required to meet all PLHA income and rental rates, as well as other PLHA regulations. The funds will be provided as a fully deferred loan for 55 years at 3% simple interest.

If you have any questions, please contact me at greg.gatzka@cityofcorcoran.com or (559) 992-2151 ext. 2510.

Sincerely,
Respectfully,

Greg Gatzka, City Manager

City of

CORCORAN

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MATTERS FOR MAYOR AND COUNCIL ITEM #:6

MEMORANDUM

MEETING DATE: December 12, 2023
TO: Corcoran City Council
FROM: Greg Gatzka, City Manager
SUBJECT: Matters for Mayor and Council

6-A. Upcoming Events/Meetings

- December 13, 2023 (Wednesday) Employee Appreciation Luncheon 11:30 am-2:00 pm., Veteran's Hall.
- December 22nd & 25th (Friday & Monday) City Offices Closed in Observance of Christmas.
- December 26, 2023 (Tuesday) Council Meeting-5:30 pm, Council Chambers.
- January 1, 2023 (Monday) City Offices Closed in Observance of New Year's Day.
- January 16, 2023 (Tuesday) Council Meeting-5:30 pm, Council Chambers.

6-B. City Manager's Report

6-C. Council Comments/Staff Referral Items – *This is the time for council members to comment on matters of interest.*

6-D. Committee Reports

1. Kings Waste and Recycling Agency (KWRA)
2. Kings County Association of Governments (KCAG)
3. Kings Community Action Organization

City Offices



**COUNCIL REQUESTS OR REFERRAL ITEMS
PENDING FURTHER ACTION or RESOLUTION BY STAFF**

DATE Sent to Council/ Request made	REQUEST	STATUS	DEPARTMENT RESPONSIBLE Dept/Division
09/26/23	Vacant and blighted commercial properties. Council directed staff to begin preparing an abatement ordinance.	In progress	City Manager
09/26/23	Expansion of diagonal parking along Whitley Ave.	In progress	Public Works/Community Development
09/26/23	Council directed Staff to begin preparing a public nuisance ordinance.	In progress	Community Development/Police Department
11/14/23	Traffic safety and emergency access.		City Manager