

AGENDA

TEHACHAPI CITY COUNCIL REGULAR MEETING, TEHACHAPI REDEVELOPMENT AGENCY REGULAR MEETING, TEHACHAPI PUBLIC FINANCING AUTHORITY REGULAR MEETING, AND TEHACHAPI CITY FINANCING CORPORATION REGULAR MEETING

**Beekay Theatre
110 South Green Street
Monday, May 3, 2010 - 6:00 P.M.**

Persons desiring disability-related accommodations should contact the City Clerk no later than ten days prior to the need for the accommodation. A copy of any writing that is a public record relating to an open session of this meeting is available at City Hall, 115 South Robinson Street, Tehachapi, California.

CALL TO ORDER

ROLL CALL

PLEDGE TO FLAG

INVOCATION

Participation in the invocation is strictly voluntary. Each City Councilmember, city employee, and each person in attendance may participate or not participate as he or she chooses.

CONSENT AGENDA/OPPORTUNITY FOR PUBLIC COMMENT

All items listed with an asterisk (*) are considered to be routine and non-controversial by city staff. Consent items will be considered first and may be approved by one motion if no member of the council or audience wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the consent agenda and will be considered in listed sequence with an opportunity for any member of the public to address the city council concerning the item before action is taken. Staff recommendations are shown in caps. Please turn all cellular phones off during the meeting.

AUDIENCE ORAL AND WRITTEN COMMUNICATIONS

The City Council welcomes public comments on any items within the subject matter jurisdiction of the Council. We respectfully request that this public forum be utilized in a positive and constructive manner. Persons addressing the Council should first state their name and area of residence, the matter of City business to be discussed, and the organization or persons represented, if any. To ensure accuracy in the minutes, please fill out a speaker's card at the podium. Comments directed to an item on the agenda should be made at the time the item is called for discussion by the Mayor. Questions on non-agenda items directed to the Council or staff should be first submitted to the City Clerk in written form no later than 12:00 p.m. on the Wednesday preceding the Council meeting, otherwise response to the question may be carried over to the next City Council meeting. No action can be taken by the Council on matters not listed on the agenda except in certain specified circumstances. The Council reserves the right to limit the speaking time of individual speakers and the time allotted for public presentations.

**TEHACHAPI CITY COUNCIL REGULAR MEETING,
TEHACHAPI REDEVELOPMENT AGENCY REGULAR MEETING,
TEHACHAPI PUBLIC FINANCING AUTHORITY REGULAR MEETING, AND
TEHACHAPI CITY FINANCING CORPORATION REGULAR MEETING
MONDAY, MAY 3, 2010 - 6:00 P.M. - PG. 2**

1. General public comments regarding matters not listed as an agenda item.

CITY CLERK REPORTS

Tehachapi City Council Unassigned Res. No. 15-10
Tehachapi City Council Unassigned Ord. No. 10-02-704
Tehachapi Redevelopment Agency Unassigned Res. No. 01-10
Tehachapi Public Financing Authority Unassigned Res. No. 01-10

- *2. **ALL ORDINANCES SCHEDULED FOR INTRODUCTION OR ADOPTION AT THIS MEETING SHALL BE READ BY TITLE ONLY**
- *3. Minutes for the Tehachapi City Council, Tehachapi Redevelopment Agency, Tehachapi Public Financing Authority, and the Tehachapi City Financing Authority regular meeting on 04/19/2010 - **APPROVE AND FILE**

FINANCE DIRECTOR REPORTS

- *4. Disbursements, bills, and claims for 4/14/2010 – 4/28/2010 – **AUTHORIZE PAYMENTS**

POLICE CHIEF REPORTS

5. The Police Department and the City Attorney were directed to research and prepare an ordinance placing additional restrictions on registered sex offenders above and beyond the restrictions currently presented in the California Penal Code. Ordinance No. 10-01-703 would add Chapter 9.20 to the Tehachapi Municipal code, creating two new violations which would be practical enforcement tools to enhance community safety – **ADOPT ORDINANCE NO. 10-01-703 ADDING CHAPTER 9.20 TO THE TEHACHAPI MUNICIPAL CODE, ESTABLISHING RESTRICTIONS ON LOITERING FOR REGISTERED SEX OFFENDERS**

CITY MANAGER REPORTS

- *6. This action by the City Council initiates the process and declares the City's intention to levy assessments within the Landscaping and Lighting District No. 1. This action also sets the time and place for the public hearing on this issue. The total annual maintenance and administration costs to the District are \$290,723.05. Annual District costs are funded through the assessments placed on the property tax bills – **ADOPT RESOLUTION NO. 09-10 INITIATING PROCEDURES FOR LEVY AND COLLECTION OF ASSESSMENTS FOR THE FISCAL YEAR 2010/2011; ADOPT RESOLUTION NO. 10-10 PRELIMINARILY APPROVING THE ENGINEER'S REPORT; ADOPT RESOLUTION NO. 11-10 DECLARING THE CITY'S INTENTION TO LEVY AND COLLECT ASSESSMENTS, WHICH SETS THE TIME AND PLACE OF THE PUBLIC HEARING FOR MONDAY, JUNE 7, 2010 AT 6:00 P.M.**
- *7. This action by the City Council initiates the process and declares the City's intention to levy assessments within the City of Tehachapi Drainage Benefit Assessment District No. 1. This action also sets the time and place for the public hearing on this issue. The total annual maintenance and administration costs to the District are \$17,411.00. Annual District costs are funded through the assessments placed on the property tax bills – **ADOPT RESOLUTION NO. 12-10 INITIATING PROCEDURES FOR LEVY AND COLLECTION OF ASSESSMENTS FOR THE FISCAL YEAR 2010/2011; ADOPT RESOLUTION NO. 13-10 PRELIMINARILY APPROVING THE ENGINEER'S REPORT; ADOPT RESOLUTION NO.**

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MONDAY, MAY 3, 2010 - 6:00 P.M. - PG. 3**

14-10 DECLARING THE CITY'S INTENTION TO LEVY AND COLLECT ASSESSMENTS, WHICH SETS THE TIME AND PLACE OF THE PUBLIC HEARING FOR MONDAY, JUNE 7, 2010 AT 6:00 P.M.

8. Report to Council regarding current activities and programs – **VERBAL REPORT**

COUNCILMEMBER ANNOUNCEMENTS OR REPORTS

On their own initiative, a Councilmember may ask a question for clarification, make a brief announcement, provide a reference to staff or other resources for factual information, take action to have staff place a matter of business on a future agenda, request staff to report back at a subsequent meeting concerning any matter, or make a brief report on his or her own activities. (Per Gov't. Code §54954.2(a))

CLOSED SESSION

This portion of the agenda will be held at City Hall located at 115 South Robinson Street. All announcements of reportable actions taken in closed session will be made in front of City Hall at the conclusion of the closed session

1. Approval of closed session minutes of April 19, 2010.
2. Conference with real property negotiator (City Manager) regarding price and terms of payment for Airport Hangar 5W per Government Code Section 54956.8.
3. Conference with legal counsel re Diane Deutsch v. City of Tehachapi per Government Code Section 54956.9(a).
4. Conference with legal counsel regarding claim filed by Don Phillips per Government Code Section 54956.9(b).

ADJOURNMENT

MINUTES

TEHACHAPI CITY COUNCIL REGULAR MEETING, TEHACHAPI REDEVELOPMENT AGENCY REGULAR MEETING, TEHACHAPI PUBLIC FINANCING AUTHORITY REGULAR MEETING, AND TEHACHAPI CITY FINANCING CORPORATION REGULAR MEETING

**BeeKay Theatre
110 South Green Street**

Monday, April 19, 2010 – 6:00 P.M.

NOTE: Sm, Be, Ve, Gr and Re are abbreviations for Council Members Smith, Beckham, Vernon, Grimes and Reed, respectively. For example, Gr/Sm denotes Council Member Grimes made the motion and Council Member Smith seconded it. The abbreviation Ab means absent, Abd abstained, Ns noes, and NAT no action taken.

ACTION TAKEN

CALL TO ORDER

Meeting called to order by Mayor Pro-Tempore Smith at 6:00 p.m.

ROLL CALL

Roll call by City Clerk Denise Jones.

Present: Mayor Pro-Tempore Smith, Councilmembers Reed, Grimes, & Beckham

Absent: Mayor Vernon

PLEDGE TO THE FLAG

Led by Mayor Pro-Tempore Smith.

A moment of silence was observed in honor of our troops overseas.

CONSENT AGENDA

Approved consent agenda subject to removal of items *8, *9, & *10 by Willie Nelson.

**Approved Consent Agenda
Subject To Removal Of
Items *8, *9, & *10
Gr/Re Motion Carried**

AUDIENCE ORAL COMMUNICATIONS

1. General public comments regarding matters not listed as an agenda item were received from:
 - a. Dean Walsh, owner of Laundry Express, informed Council that there has been a man living in his car next to the Laundry Express for over a year and would like this situation resolved.

- b. Ken Hetge inquired about a special use application for an event being held in his hanger at the airport.
- c. Jim Roberts said the event Ken Hetge was referring to could also be held in his hanger.
- 2. Mayor Pro-Tempore Smith presented a Certificate of Appreciation to Kenneth Peters.
- 3. Mayor Pro-Tempore Smith read a Proclamation declaring May 6, 2010, the National Day of Prayer.
- 4. The Kern County Law Enforcement Foundation presented a \$3,000.00 donation check for tactical vests to the City of Tehachapi Police Department.

CITY CLERK REPORTS

- *5. **ALL ORDINANCES SCHEDULED FOR INTRODUCTION OR ADOPTION AT THIS MEETING SHALL BE READ BY TITLE ONLY.**
- *6. Minutes for the Tehachapi City Council, Tehachapi Redevelopment Agency, Tehachapi Public Financing Authority, and the Tehachapi City Financing Authority regular meeting on April 5, 2010 - **APPROVED AND FILED.**
- 7. The Tehachapi City Council needs to appoint one member to the City of Tehachapi Planning Commission to fill the vacancy created by Commissioner Tim Felsoci's resignation of his term which expires on June 30, 2010 – **DEPUTY CITY CLERK JULIE DRIMAKIS GAVE REPORT; COUNCILMEMBER BECKHAM ASKED IF THE ONE APPLICANT WAS THE SAME LADY WHO APPLIED LAST YEAR; DIRECTED STAFF TO EXTEND APPLICATION DEADLINE, AND ADVERTISE FOR TWO PLANNING COMMISSION APPOINTMENTS FOR TERMS TO EXPIRE ON JUNE 30, 2014.**
- *8. Earth Day will be held on Saturday, April 24, 2010. The event will be held from 8:00 am until 5:00 pm on Robinson Street and Railroad Park and is open to the public – **THIS ITEM WAS REMOVED FROM THE CONSENT AGENDA BY WILLIE NELSON TO INQUIRE ABOUT USE OF SPACE AND ABOUT INSURANCE REQUIREMENTS; CHARLES WHITE SPOKE REGARDING WHAT MAIN STREET ALLOWS AT THEIR EVENTS; COUNCILMEMBER REED INQUIRED ABOUT PROTESTS NEEDING A SPECIAL USE APPLICATION; APPROVED THE SPECIAL USE APPLICATION FOR MAIN STREET TEHACHAPI'S EARTH DAY EVENT, SUBJECT TO CITY CONDITIONS.**

All Ord. Read By Title Only
 Gr/Re Motion Carried

Approved & Filed
 Gr/Re Motion Carried

Directed Staff To Extend
 Application Deadline, &
 Advertise For Two Planning
 Commission Appointments
 For Terms To Expire On
 June 30, 2014

Approved The Special Use
 Application For Main Street
 Tehachapi's Earth Day
 Event, Subject To City
 Conditions
 Gr/Re Motion Carried

ACTION TAKEN

*9. National Day of Prayer will be held on Thursday, May 6, 2010. The Prayer event will start at approximately 12:00 pm and will end at approximately 1:30 pm. The event will be held on Robinson Street in front of City Hall and is open to the public – **THIS ITEM WAS REMOVED FROM THE CONSENT AGENDA BY WILLIE NELSON TO IDENTIFY PERMITEE; APPROVED THE SPECIAL USE APPLICATION FOR NATIONAL DAY OF PRAYER EVENT, SUBJECT TO CITY CONDITIONS.**

Approved The Special Use Application For National Day Of Prayer Event, Subject To City Conditions
Re/Gr Motion Carried

*10. The Knights of Columbus Car Show and Swap Meet will be held on Saturday, May 15, 2010. The event will start at approximately 9:00 am and will end at approximately 4:00 pm. The event will be held on F Street between Mill Street and Mulberry Street and is open to the public – **THIS ITEM WAS REMOVED FROM THE CONSENT AGENDA BY WILLIE NELSON TO ASK ABOUT INSURANCE REQUIREMENTS; CARL GEHRICKE, CHAMBER OF COMMERCE, COMMENTED ON CITY'S INSURANCE REQUIREMENTS FOR MOUNTAIN FESTIVAL AND WHAT THEY ALLOW IN THE PARK DURING THEIR ACTIVITY; APPROVED THE SPECIAL USE APPLICATION FOR THE KNIGHTS OF COLUMBUS CAR SHOW AND SWAP MEET EVENT, SUBJECT TO CITY CONDITIONS.**

Approved The Special Use Application For The Knights Of Columbus Car Show & Swap Meet Event, Subject To City Conditions
Re/Gr Motion Carried

FINANCE DIRECTOR REPORTS

*11. Disbursements, bills, and claims for 04/06/10 – 04/13/10 – **AUTHORIZED PAYMENTS.**

Authorized Payments
Gr/Re Motion Carried

*12. City of Tehachapi Treasurer's Report March 2010 – **RECEIVED REPORT.**

Received Report

POLICE CHIEF REPORTS

13. The Police Department has recently generated a unique opportunity to obtain a trained narcotics detection dog, valued at approximately \$15,000 at no cost to the City – **CHIEF KERMODE GAVE REPORT; COUNCILMEMBER BECKHAM ASKED WHO WAS GIVING US THE DOG AND WHAT KIND OF TRAINING IT HAD AND EXPRESSED CONCERNS ABOUT THE DOG BITING AND RACIALLY PROFILING PEOPLE; COUNCILMEMBER REED, GRIMES AND SMITH BELIEVE THIS IS A GREAT OPPORTUNITY AND WILL INCREASE PUBLIC SAFETY; APPROVED ACCEPTANCE OF GRANT FUNDED DRUG DETECTION CANINE, CONDITIONED UPON CITY ATTORNEY REVIEW AND APPROVAL OF ANY REQUIRED WRITTEN AGREEMENTS.**

Approved Acceptance Of Grant Funded Drug Detection Canine, Conditioned Upon City Attorney Review & Approval Of Any Required Written Agreements
Gr/Re Motion Carried
Ns: Be

ACTION TAKEN

14. The Police Department and the City Attorney were directed to research and prepare an ordinance placing additional restrictions on registered sex offenders above and beyond the restrictions currently presented in the California Penal Code. The proposed ordinance would add Chapter 9.20 to the Tehachapi Municipal code, creating two new violations which would be practical enforcement tools to enhance community safety – **CHIEF KERMODE GAVE REPORT; WILLIE NELSON SPOKE TO THE UNINTENDED CONSEQUENCES OF ORDINANCE; COUNCILMEMBER BECKHAM SPOKE ABOUT PROTECTING OUR CHILDREN; INTRODUCED PROPOSED ORDINANCE NO. 10-01-703 ADDING CHAPTER 9.20 TO THE TEHACHAPI MUNICIPAL CODE, ESTABLISHING RESTRICTIONS ON LOITERING FOR REGISTERED SEX OFFENDERS.**

Introduced Proposed Ord. No. 10-01-703 Adding Chapter 9.20 To The Tehachapi Municipal Code, Establishing Restrictions On Loitering For Registered Sex Offenders
Re/Gr Motion Carried

CITY ATTORNEY REPORTS

15. At the direction of the City Council, the City's travel policies drafted in 1998 have been updated. The major changes include provisions relating to credit card use. This now requires the employee or Councilmember to provide receipts for each use of the credit card and to include those in a report submitted to the Finance Department to determine eligibility of the costs incurred. Any ineligible costs or those not otherwise approved shall be reimbursed. Amounts chargeable for meals have been increased. Mileage for automobile use has been revised to the amount established by the Internal Revenue Service for its standard mileage rate. Prior authorization for local travel is required by a Councilmember if he or she wishes to be assured of reimbursement or unless he or she is not going to seek reimbursement. There are other minor clarifying changes – **TOM SCHROETER GAVE REPORT; ADOPTED RESOLUTION NO. 01-10 APPROVING THE LOCAL TRAVEL POLICY AND OUT-OF-AREA TRAVEL POLICY.**

Adopted Res. No. 01-10 Approving The Local Travel Policy And Out-Of-Area Travel Policy
Gr/Re Motion Carried

CAPITAL PROJECTS REPORTS

16. On February 16, 2010, Council authorized staff to solicit bids for the Centennial Plaza Project. Bids were opened on March 31, 2010. The apparent low bidder is Langton Wayne, Inc. – **CHRIS KIRK GAVE REPORT; CARL GEHRICKE, CITY RESIDENT, SUGGESTED MOVING OLD FIRE BELL TO CENTENNIAL PLAZA; CHARLES WHITE, CITY RESIDENT, SPOKE IN FAVOR OF PROJECT; COUNCILMEMBER BECKHAM INQUIRED ABOUT ACCESS FOR DELIVERY TRUCKS; CRAIG BRITTON, CITY RESIDENT, ASKED WHEN PROJECT WILL BEGIN AND END; AWARDED BID SCHEDULES A, C, E, F, G, H, & I FOR A TOTAL OF \$510,500.23 TO LANGTON WAYNE INC. AND AUTHORIZED THE CITY MANAGER TO EXECUTE NECESSARY**

Awarded Bid Schedules A, C, E, F, G, H, & I For A Total Of \$510,500.23 To Langton Wayne Inc. & Authorize The City Manager To Execute Necessary Change Orders For The Project Up To A Maximum Of 5% Of The Awarded Cost
Gr/Re Motion Carried
Ns: Be

CHANGE ORDERS FOR THE PROJECT UP TO A MAXIMUM OF 5% OF THE AWARDED COST.

*17. The City has been allocated funding and has received an Authorization to Proceed from the California Department of Transportation (CalTrans) for the Centennial Plaza Project. The City now needs to approve and sign Program Supplement Agreement No. 010-N as well as adopt Resolution No. 08-10 authorizing the Mayor to execute same – **ADOPTED RESOLUTION NO. 08-10, AUTHORIZING THE MAYOR TO SIGN AND EXECUTE PROGRAM SUPPLEMENT AGREEMENT NO. 010-N TO ADMINISTERING AGENCY-STATE AGREEMENT FOR FEDERAL-AID PROJECTS, AGREEMENT NO. 09-5184R, PROJECT NO. ESPL-5184(014).**

Adopted Res. No. 08-10, Authorizing The Mayor To Sign & Execute Program Supplement Agreement No. 010-N To Administering Agency-State Agreement For Federal-Aid Projects, Agreement No. 09-5184r, Project No. Espl-5184(014) Gr/Re Motion Carried

*18. On April 20, 2009, the City entered into a contract with ANM Construction for the Curry Street and Highline Road Intersection Improvement Project. All contract items have been successfully completed by the contractor – **APPROVED THE NOTICE OF COMPLETION FOR THE CURRY AND HIGHLINE INTERSECTION IMPROVEMENT PROJECT AND DIRECTED STAFF TO RECORD SAME.**

Approved The Notice Of Completion For The Curry & Highline Intersection Improvement Project & Directed Staff To Record Same Gr/Re Motion Carried

CITY MANAGER REPORTS

19. Report to Council regarding current activities and programs – **VERBAL REPORT.**

Nothing To Report

COUNCIL MEMBER ANNOUNCEMENTS OR REPORTS

1. Councilmember Reed announced plans to build a veterans memorial and a public service memorial at Tehachapi Blvd. and Curry Street.
2. Councilmember Grimes spoke regarding initiative to prohibit the State from taking local money and the flag retirement ceremony at Coy Burnett field on June 14, 2010.
3. Councilmember Beckham reported on a League of California Cities meeting he attended on April 15th, commented on the Airport Commission meeting and discussed a letter from Barry Jung.
4. Mayor Pro-Tempore Smith congratulated Jon Curry on being certified as a National Recreation & Parks Association Aquatics Facility Operator, announced the City Selection Committee appointed Councilmember Reed to a seat at LAFCO for the next four years, and commented on the Kern COG meeting he attended.

CLOSED SESSION

1. Conference with legal counsel regarding City claim for reimbursement for damage to airport property per government code section 54956.9(b).
2. Conference with legal counsel regarding claim filed by Dorothy Setser per government code section 54956.9(b).

ADJOURNMENT

The City Council/Boards adjourned at 8:20 pm to a Tehachapi City Council, Tehachapi Redevelopment Agency, Tehachapi Public Financing Authority and Tehachapi City Financing Corporation Regular Meeting to be held on Monday, May 3, 2010, at 6:00 p.m.

DENISE JONES
City Clerk, City of Tehachapi

Approved this 3rd day
Of May, 2010.

LINDA VERNON
Mayor, City of Tehachapi

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
Check No: 0	Check Date: ?	Vendor: 0035	BC Laboratories, Inc.	
1004316	Bacteriological		04/06/2010	125.00
1003667	Influent/Effluent		04/06/2010	210.00
			Check Total:	335.00
Check No: 0	Check Date: ?	Vendor: 0041	Benz Propane Company, Inc.	
041510	90 LPG		04/15/2010	24.16
			Check Total:	24.16
Check No: 0	Check Date: ?	Vendor: 0061	BSK Associates	
0057978	1st Quarter 2010 Monitoring		03/31/2010	2,500.00
0057982	Project Management/Soil Sample/Data		03/31/2010	472.98
			Check Total:	2,972.98
Check No: 0	Check Date: ?	Vendor: 0093	Cole's Services	
38490	30 Gal Open Top Metal Drum		04/06/2010	220.36
			Check Total:	220.36
Check No: 0	Check Date: ?	Vendor: 0216	Judicial Data Systems Corporat	
1089	Parking Citation revenue 03/10		04/08/2010	100.00
			Check Total:	100.00
Check No: 0	Check Date: ?	Vendor: 0223	Kern County Auditors Office	
042210	Parking citation revenue 03/10		04/22/2010	32.00
			Check Total:	32.00
Check No: 0	Check Date: ?	Vendor: 0373	Thomas F. Schroeter	
042310 1	GenGov/legal srvc March 16 thru Apri		04/23/2010	3,570.00
042310 2	Water/legal srvc extra March 16 thru		04/23/2010	84.00
042310 3	Airport/legal srvc extra March 16 th		04/23/2010	84.00
042310 4	RDA/legal srvc extra March 16 thru A		04/23/2010	450.00
			Check Total:	4,188.00
Check No: 0	Check Date: ?	Vendor: 0399	Sparkletts	
0410	Sewer/water for samples/cooler rent		04/01/2010	114.15
			Check Total:	114.15
Check No: 0	Check Date: ?	Vendor: 0404	State Controller's Office	
9844	Annual Street Report		04/09/2010	1,792.31
			Check Total:	1,792.31
Check No: 0	Check Date: ?	Vendor: 0426	Tehachapi-Cummings County Wate	
1727760 3	Water/water/Henway		04/28/2010	4.34
199700	LLD/water usage/Median		04/28/2010	0.94
			Check Total:	5.28
Check No: 0	Check Date: ?	Vendor: 0429	Tehachapi Valley Healthcare	
101300059	PD/booking costs/drug test		04/03/2010	35.20
			Check Total:	35.20
Check No: 0	Check Date: ?	Vendor: 0430	Tehachapi Lumber Company	
124399	Boots Size 10		04/21/2010	27.05
124370	5/4 x 6 16" Choice TR. Rev		04/07/2010	120.46
124283	Elmers Glue All Qt		04/01/2010	12.63
124336	Helmet & Lens		04/06/2010	237.60
124330	1 x 12 #2 Pine R/L		04/05/2010	13.26
124476	4/8 1/8" Std. Hardboard		04/14/2010	580.14
124486	7/8" E/G RFG 5LB		04/15/2010	10.11
124474	Teflon Tape, Galv Plug		04/14/2010	12.49

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
124447	Hillman Misc. Screws		04/12/2010	6.01
124433	Cement PVC RDHT		04/12/2010	15.12
Check Total:				1,034.87
Check No: 0	Check Date: ?	Vendor: 0441	Vulcan Materials Company	
768082	Buckey Fiber		03/31/2010	1,980.17
766136	Buckey Fiber		03/29/2010	1,980.17
Check Total:				3,960.34
Check No: 0	Check Date: ?	Vendor: 0445	Tehachapi Senior Center, Inc.	
050110	Space rent May 2010		05/01/2010	100.00
Check Total:				100.00
Check No: 0	Check Date: ?	Vendor: 0476	WITTS Everything for the Office	
110092-0	GenGov/paper/dust off		04/21/2010	70.27
109746-0 CR	GenGov/credit item return		03/31/2010	-26.53
110001-0 CR	GenGov/credit item return		04/15/2010	-93.80
110006-0 CR	GenGov/credit item return		04/19/2010	-15.49
110019-0	Cover Cst Wnd Pkt 10 pk		04/16/2010	51.90
109896-0	Box storage		04/08/2010	18.06
109877-0	Disc, DVD		04/08/2010	15.14
109867-0	Cartridge, pencil		04/06/2010	20.44
109970-0	Notebook, Roll Add, Env., Cleaner		04/14/2010	52.71
110001-0	Cover, File Desk, Env., Pen, Marker		04/15/2010	249.71
109831-0	Ink Cart		04/05/2010	32.45
110130-0	CommDevel/exp 3" folders		04/23/2010	86.54
109991-0	File Cards		04/15/2010	39.06
11061-0	18 x 24 copies		04/19/2010	2.60
71769-0	Ink Cart/Tape/Pen Correction		04/06/2010	78.76
110005-0	Folder 2 pkt		04/15/2010	2.46
Check Total:				584.28
Check No: 0	Check Date: ?	Vendor: 0485	McMaster-Carr Supply Company	
49105575	Wide mouth Polystyeren Jar		03/04/2010	4.61
Check Total:				4.61
Check No: 0	Check Date: ?	Vendor: 0523	Lab Safety Supply, Inc.	
1015263137	Cyl Grad PP 1000 M. Nalge		04/07/2010	76.34
Check Total:				76.34
Check No: 0	Check Date: ?	Vendor: 0525	All American Tire & Service Ce	
041310	Bead Leak		04/13/2010	15.00
0413101	R&R Stem		04/13/2010	10.00
Check Total:				25.00
Check No: 0	Check Date: ?	Vendor: 0590	Roxanne Davis	
04122010	Supplies Ken Peters Retirement		04/12/2010	124.96
Check Total:				124.96
Check No: 0	Check Date: ?	Vendor: 0610	Abate-A-Weed, Inc.	
34095C	/Ranger Pro 2.5 gal		04/10/2010	219.72
Check Total:				219.72
Check No: 0	Check Date: ?	Vendor: 0661	David A. James	
042610 1	RDA/Per diem		04/26/2010	8.00
042610 2	RDA/mileage		04/26/2010	1.00
Check Total:				9.00

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
Check No: 0 61348	Check Date: ? Construction/oil/lube/wash service	Vendor: 0972	The Tire Store 04/05/2010	38.00
			Check Total:	38.00
Check No: 0 3784 3783 3777 3778 3781a 3781b 3781	Check Date: ? GenGov/envelopes Window envelopes Business cards - Palmateer/Dunhan 58 Photos printed full color Door Hangers - refuse Door Hangers - water Door Hangers - sewer	Vendor: 1055	Mercury Graphics 04/22/2010 04/14/2010 04/12/2010 04/12/2010 04/14/2010 04/14/2010 04/14/2010	63.33 63.87 114.75 584.55 24.90 62.25 37.34
			Check Total:	950.99
Check No: 0 818	Check Date: ? Purrfectly Pampered Awning plus inst	Vendor: 1075	Prime Signs 04/07/2010	1,333.84
			Check Total:	1,333.84
Check No: 0 1800044879 1800033745 2 1800029637 2 1800027365 2 1800022158 2 1800052131 2 1800052136 2 1800042251 2 1800044816 2 1800038808 2 1800052136 1 1800052131 1 1800022158 1 1800027365 1 1800029637 1 1800033745 1 1800038808 1 1800044816 1 1800042251 1	Check Date: ? PublicWrks/CCI dedicated work crew PublicWrks/CCI dedicated work crew PublicWrks/Street cleaning/maint-CCI PublicWrks/cleaning/maint-CCI PublicWrks/CCI dedicated work crew Street cleaning/maint-CCI Streets cleaning/maint-CCI Street cleaning/maint-CCI Street cleaning/maint-CCI Street cleaning/maint-CCI Street cleaning/maint-CCI Street cleaning/maint-CCI Streets/cleaning/maint-CCI Street cleaning/maint-CCI	Vendor: 1285	CA Dept Corrections and Rehabi 12/31/2009 10/21/2009 09/14/2009 08/28/2009 07/30/2009 03/31/2010 03/31/2010 11/30/2009 12/31/2009 10/01/2009 03/31/2010 03/31/2010 07/30/2009 08/28/2009 09/14/2009 10/21/2009 10/01/2009 12/31/2009 11/30/2009	117.88 4,602.35 4,179.75 3,837.27 5,243.91 60.23 2,244.00 2,692.01 2,448.00 2,091.69 1,428.00 38.33 1,887.81 2,686.09 2,507.85 2,091.98 3,346.71 1,632.00 1,076.80
			Check Total:	44,212.66
Check No: 0 20790	Check Date: ? PD/tailoring/sew on patches	Vendor: 1286	M&M's Sports Uniforms & Embroi 03/25/2010	13.64
			Check Total:	13.64
Check No: 0 602519	Check Date: ? Kleenex/Paper towels/bath tissue	Vendor: 1313	Certified Laboratories 04/02/2010	365.41
			Check Total:	365.41
Check No: 0 040110	Check Date: ? ACD Rental	Vendor: 1321	Culligan Water Conditioning 04/01/2010	29.00
			Check Total:	29.00
Check No: 0 090567	Check Date: ? GenGov/admin fees	Vendor: 1442	FLEX ONE AFLAC 04/15/2010	40.00
			Check Total:	40.00
Check No: 0 10437a 10437b	Check Date: ? City Offices Market Place and Union Pacific	Vendor: 1729	Alpha Landscape Maintenance 03/29/2010 03/29/2010	45.38 201.79

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
10437j	South Curry		03/29/2010	207.93
10438a	Mojave Trash dump - market place		03/29/2010	3.28
10438i	Mojave Trash dump - south curry		03/29/2010	6.58
10437c	Mill Street Islands		03/29/2010	392.38
10437d	Capital Hills (South Island)		03/29/2010	246.63
10438b	Mojave Trash dump - mill st. islands		03/29/2010	13.15
10438c	Mojave Trash dump - capital hills		03/29/2010	6.58
10437k	Heritage Oak		03/29/2010	787.98
10438j	Mojave Trash dump - heritage oaks		03/29/2010	39.46
10437e	Manzanita Park		03/29/2010	693.93
10437f	KB Tract		03/29/2010	468.03
10438d	Mojave Trash dump - manzanita park		03/29/2010	9.87
10438e	Mojave Trash dump - kb tract highlin		03/29/2010	3.28
10437g	Alta Tract- highland		03/29/2010	4,082.07
10437h	Alta parkway lawns		03/29/2010	160.38
10437i	Alta planters highline and tract per		03/29/2010	1,433.48
10438f	Mojave Trash dump - alta tract warri		03/29/2010	82.22
10438g	Mojave Trash dump - alta tract parkw		03/29/2010	6.58
10438h	Mojave Trash dump - alta tract plant		03/29/2010	32.89
10437l	KB tract/Dennison		03/29/2010	3,293.96
10438k	Mojave Trash dump - kb dennison		03/29/2010	124.97
Check Total:				12,342.80
Check No: 0	Check Date: ?	Vendor: 1801	HD Supply Waterworks, LTD	
1153293	B0140-10 BRG AFT ASSY W/LONG		04/02/2010	239.16
1063824	#199-004-55 3G Wireless Clip		04/07/2010	415.94
Check Total:				655.10
Check No: 0	Check Date: ?	Vendor: 1822	Ed Grimes	
041210	Council/mileage/meetings		04/12/2010	198.00
Check Total:				198.00
Check No: 0	Check Date: ?	Vendor: 1866	Bear Valley CSD	
108	May 2010 Dispatch Services		05/01/2010	30,564.80
Check Total:				30,564.80
Check No: 0	Check Date: ?	Vendor: 1878	Harry M. Reynolds, Attorney at Law	
050110	Clerk/rent 106 S Robinson st/ May 20		05/01/2010	1,400.00
Check Total:				1,400.00
Check No: 0	Check Date: ?	Vendor: 1894	ADT Security Services Inc.	
22788905	Clerk/security service/110 S Robinso		04/03/2010	45.50
Check Total:				45.50
Check No: 0	Check Date: ?	Vendor: 1917	Linda Vernon	
097777	Depot/two tile plaques		03/18/2010	49.69
Check Total:				49.69
Check No: 0	Check Date: ?	Vendor: 1946	Sun Valley Lighting	
106526	Sidewalk replacement/street lights		04/06/2010	2,105.54
Check Total:				2,105.54
Check No: 0	Check Date: ?	Vendor: 1947	Tehachapi Lawn and Garden	
5682	Repair John Deer Rider		04/15/2010	192.94
Check Total:				192.94
Check No: 0	Check Date: ?	Vendor: 2076	Lakeside Equipment Corporation	
10-1232	Sewer/woerner shaft seal ad/v belts/		03/22/2010	1,199.41

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
			Check Total:	1,199.41
Check No: 0	Check Date: ?	Vendor: 2111	Swift Napa Auto Parts	
661299	Air filter, crimson 2 grs		04/05/2010	29.63
662105	Hose, hose end		04/12/2010	71.75
			Check Total:	101.38
Check No: 0	Check Date: ?	Vendor: 2147	Coffee Break Service, Inc.	
140550	HF05 MS filter		04/14/2010	51.69
140543	Creamer/Sugar/Cups/Coffee		04/14/2010	180.65
APR2656-IN	Water Cooler Rental		04/08/2010	26.96
			Check Total:	259.30
Check No: 0	Check Date: ?	Vendor: 2151	Melo's Gas & Gear	
320013	Water/acetylene mc		04/08/2010	21.04
			Check Total:	21.04
Check No: 0	Check Date: ?	Vendor: 2236	Pacific West Sound, Inc.	
11976	GenGov/shure ulx-1 body pack/microph		04/19/2010	864.75
			Check Total:	864.75
Check No: 0	Check Date: ?	Vendor: 2459	CSG Systems, Inc.	
58712	refuse March UB Postage		03/19/2010	181.87
58712c	refuse March UB Printing		03/19/2010	105.12
58712b	water March UB Postage		03/19/2010	454.70
58712e	water March UB Printing		03/19/2010	262.68
58712a	sewer March UB Postage		03/19/2010	272.82
58712d	sewer March UB Printing		03/19/2010	157.56
			Check Total:	1,434.75
Check No: 0	Check Date: ?	Vendor: 2586	Kathleen Mikulovsky	
031810a	Office Supplies		03/18/2010	62.74
031810	Janitorial Supplies		03/18/2010	18.65
			Check Total:	81.39
Check No: 0	Check Date: ?	Vendor: 2733	Urban Futures, Inc.	
210244 1	RDA/continuing disclosure/deseminat		04/08/2010	2,800.00
210244 2	RDA/continuing disclosure/deseminat		04/08/2010	700.00
			Check Total:	3,500.00
Check No: 0	Check Date: ?	Vendor: 2892	Mountain Maintenance Group, In	
3673 1	GenGov/cleaning/115 S Robinson st		04/22/2010	240.00
3648 1	GenGov/cleaning/115 S Robinson st		03/03/2010	240.00
3685 1	GenGov/cleaning/115 S Robinson st		04/23/2010	240.00
3673 3	GenGov/cleaning/108 S Robinson st		04/22/2010	30.00
3671 1	GenGov/cleaning/115 S Robinson st		04/22/2010	240.00
3666 2	GenGov/cleaning/115 S Robinson st		04/08/2010	240.00
3671 3	GenGov/cleaning/108 S Robinson st		04/22/2010	30.00
3666 3	GenGov/cleaning/108 S Robinson st		04/08/2010	30.00
3648 2	PD/cleaning/129 E F st		03/03/2010	300.00
3673 2	PD/cleaning/129 E F st		04/22/2010	300.00
3685 2	PD/cleaning/129 E F st		04/23/2010	300.00
3666 1	PD/cleaning/129 E F st		04/08/2010	300.00
3671 2	PD/cleaning/129 E F st		04/22/2010	240.00
			Check Total:	2,730.00
Check No: 0	Check Date: ?	Vendor: 2906	Wesco Receivables Corp	
765994	Wire thin, blk, red, grn, wht, box &		03/03/2010	1,437.43

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
			Check Total:	1,437.43
Check No: 0 79843	Check Date: ? GenGov/mnthly fee for May 2010	Vendor: 2914	CivicPlus 05/01/2010	515.00
			Check Total:	515.00
Check No: 0 041410	Check Date: ? Clerk/TTC registration	Vendor: 2955	Maureen Kane & Associates, Inc. 04/14/2010	1,220.00
			Check Total:	1,220.00
Check No: 0 601268	Check Date: ? Tehachapi Wal-Mart	Vendor: 2977	Christopher A. Joseph & Associates 04/14/2010	9,629.51
			Check Total:	9,629.51
Check No: 0 21099	Check Date: ? Black and White Ad	Vendor: 3104	Hilltop Publishers Home of The 04/16/2010	192.00
			Check Total:	192.00
Check No: 0 6223	Check Date: ? Consulting Services April 2010	Vendor: 3113	Townsend Public Affairs, Inc. 04/01/2010	3,240.00
			Check Total:	3,240.00
Check No: 0 041610	Check Date: ? Concrete pumping	Vendor: 3135	Juan Acuna 04/16/2010	630.00
Check No: 0 041810	Check Date: ? Concrete pumping		04/18/2010	570.00
Check No: 0 040910	Check Date: ? Concrete pumping		04/09/2010	300.00
			Check Total:	1,500.00
Check No: 0 F09-92 TK#1397	Check Date: ? Enrollment Fee	Vendor: 3181	Rio Hondo College 03/24/2010	15.60
			Check Total:	15.60
Check No: 0 041210	Check Date: ? Depot/custom built cntr cabinet/base	Vendor: 3215	Beelikne Woodworking 04/12/2010	2,910.00
			Check Total:	2,910.00
Check No: 0 31488	Check Date: ? Depot/playworld The Engine	Vendor: 3216	Dave Bang Associates, Inc. 03/31/2010	7,317.77
			Check Total:	7,317.77
Check No: 0 514345067001	Check Date: ? PD/batteries	Vendor: 3217	Office Depot 05/02/2010	50.67
Check No: 0 514345069001	Check Date: ? PD/toner		05/02/2010	61.41
Check No: 0 514934935001	Check Date: ? PD/hand soap/pp towels		04/02/2010	81.40
Check No: 0 514934935001	Check Date: ? CRPD/credit		04/07/2010	-32.36
Check No: 0 514539188001	Check Date: ? PD/cd r spindle/jackets		05/02/2010	74.44
Check No: 0 514934935001	Check Date: ? CRPD/credit		04/07/2010	-44.34
Check No: 0 514539309001	Check Date: ? PD/cd dvd sleeves		05/02/2010	5.94
Check No: 0 514539310001	Check Date: ? PD/pens		05/02/2010	10.81
Check No: 0 514564411001	Check Date: ? PD/files		05/02/2010	43.71
Check No: 0 514344561001	Check Date: ? PD/pens/markers/clamps/clip binders		05/02/2010	138.37
Check No: 0 514737154001	Check Date: ? PD/pp towels/soap		05/02/2010	76.70
			Check Total:	466.75
Check No: 0 2003490	Check Date: ? Depot/model/setup fee/frame/design	Vendor: 3218	Solid Terrain Modeling, Inc. 04/16/2010	8,754.89
			Check Total:	8,754.89

City of Tehachapi
User:delphina

Accounts Payable
Checks by Date - Detail by Check Number

Printed: 04/28/2010 08:39
Detail

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
Check No: 0 10518	Check Date: ? RDA/consulting service	Vendor: 3219	Seifel Consulting, Inc. 04/09/2010	2,593.20
			Check Total:	2,593.20
Check No: 0 229	Check Date: ? Sewer/fixd trbl signal	Vendor: 3220	Tower Electric 04/14/2009	320.00
			Check Total:	320.00
			Report Total:	160,800.64

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
Check No: 31284 040110	Check Date: 04/14/2010 GenGov/white page account	Vendor: 1851	AT&T 04/01/2010	10.63
			Check Total:	10.63
Check No: 31285 1278973	Check Date: 04/14/2010 City hall fax	Vendor: 2963	AT&T 04/06/2010	133.21
1278970	City hall		04/06/2010	787.89
1279493	108 Pinon fax		04/06/2010	18.42
1278975	Public Works fax		04/06/2010	100.12
1279771	PD Breathalyzer		04/06/2010	15.40
1279837	Depot		04/06/2010	44.06
1272436	100 Commercial Way fax		04/02/2010	103.38
1278972	1007 W Tehachapi/Sewer Lift Station		04/06/2010	15.74
1278979	Sewer Treatment Plant		04/06/2010	75.70
1278971	WWTP Office		04/06/2010	135.30
1278976	Airport Fuel Systems		04/06/2010	15.71
1278974	Airport AWOS		04/06/2010	15.88
			Check Total:	1,460.81
Check No: 31286 24294105	Check Date: 04/14/2010 Vehicle Fuel PD	Vendor: 1739	Chevron & Texaco Business Card 04/06/2010	4,047.07
			Check Total:	4,047.07
Check No: 31287 032610	Check Date: 04/14/2010 PD/Per Diem/Death Investigation trai	Vendor: 2802	Keven Empey 03/26/2010	109.00
			Check Total:	109.00
Check No: 31288 040810	Check Date: 04/14/2010 110 S Robinson St.	Vendor: 0395	The Gas Company 04/08/2010	37.29
040910	115 S Robinson St.		04/09/2010	121.03
			Check Total:	158.32
Check No: 31289 032610	Check Date: 04/14/2010 PD/Per Diem/Death Investigation trai	Vendor: 2807	Denise Gutierrez-Brown 03/26/2010	109.00
			Check Total:	109.00
Check No: 31290 0021392	Check Date: 04/14/2010 PublicWrks/lathe screws/16" strbrmsu	Vendor: 2695	Home Depot Credit Services 03/11/2010	50.27
3993030	PublicWrks/2l fm/60a rvl 6p		03/18/2010	15.20
1991740	PublicWrks/3/8" clv hk		03/10/2010	12.90
6992500	Construction/batteries/48" level/2"		03/15/2010	185.27
8994063	Streets/gl int fit/4' 2pck cover		03/23/2010	22.14
8994097	Streets/gl int fit		03/23/2010	16.76
7994219	Streets/10#rapid set		03/24/2010	10.79
2020211	Streets/2x6-12 gdf		03/29/2010	26.37
6053675	Streets/chalk		03/25/2010	9.88
2993177	Dye Natatorium/test strips/brush/chl		03/19/2010	59.91
6132176	Dye natatorium/phdown 5lbs		03/25/2010	38.88
6565004	Dye natatorium/pvc elbow/cplg/90 elb		03/25/2010	5.89
2995090	Dye natatorium/galv nipl/adapt		03/29/2010	1.43
2991634	Depot/lumber		03/09/2010	500.73
7994252	Depot/masking tape/red rsn		03/24/2010	22.66
2021312	Depot/10" 60t & 20"t		03/09/2010	73.55
1013890	Depot/screws/reel combo		03/10/2010	247.61
3993008	Depot/stakes		03/18/2010	30.55
2993179	Depot/concrete seal/mortar		03/19/2010	124.23
8572071	Depot/steel stakes		03/23/2010	237.55
7020110	Depot/deck scrub/pvc gloves/mur acid		03/24/2010	131.91
9995391	Depot/mortar/trowels/grout bad/glue		04/01/2010	177.94
4564718	Water/pipe wrnch/chalk		03/17/2010	49.12

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
4564720	Water/6 pc scrdvr		03/17/2010	18.38
6572190	Water/fgltd		03/25/2010	10.79
6992516	Sewer/rope/swg slv/windex/trsh bags		03/15/2010	43.39
4992805	Sewer/deerblock		03/17/2010	21.29
3993085	Sewer/staples		03/18/2010	5.78
1020301	Sewer/swif duster/flat sheet/snipes		03/30/2010	46.89
4014172	Airport/paint/t hinge/stencils/hasp		03/17/2010	329.42
2022235	Airport/bl 1 gal/ec lg		03/19/2010	57.90
8591629	Airport/lock/4" dc cut		03/23/2010	23.64
7020038	Airport/disconnect/dust pan/10' br v		03/24/2010	35.35
6053669	Airport/mount tape		03/25/2010	17.29
2014815	Airport/4" pipe/r13 roll/tape/valv/d		03/29/2010	42.29
9014936	Airport/2x4-96 stud		04/01/2010	24.94
8020120	Airport/combo pack/strap hinge		04/02/2010	41.60
8101342	Airport/return/door pull/t hinge		04/02/2010	-22.13
8995559	Airport/12x16 tarp/clthslne		04/02/2010	39.21
9564884	Airport/sprayer/brush/citrus clean		03/22/2010	32.40
7994194	Landscape maint/1fpb		03/24/2010	31.39
Check Total:				2,851.36
Check No: 31291	Check Date: 04/14/2010	Vendor: 0661	David A. James	
033110 2	RDA/per diem/CALED conference		03/31/2010	70.00
033110 1	RDA/mileage/CALED conference		03/31/2010	139.00
Check Total:				209.00
Check No: 31292	Check Date: 04/14/2010	Vendor: 3214	Residence Inn Marriott	
032610 1	PD/Lodging/WEmpy		03/26/2010	242.00
032610 2	PD/Lodging/DGBrown		03/26/2010	242.00
Check Total:				484.00
Check No: 31293	Check Date: 04/14/2010	Vendor: 0372	Southern California Edison	
040810	Street Lights/TR 45361 Mulbery AP		04/08/2010	55.13
040810a	Street Lights/800 S Curry St.		04/08/2010	34.61
040810b	Street Lights/Dennison/Brett Ave		04/08/2010	43.49
040810c	Street Lights/Highway 202		04/08/2010	57.44
040810d	Street Lights/Curry St./Pinion		04/08/2010	14.94
040810e	Street Lights/Curry St./Walnut		04/08/2010	14.42
040810f	Street Lights/Goodrick Dr. EO Dennis		04/08/2010	203.04
040810g	Street Lights/1300 Goodrick		04/08/2010	21.11
040810h	Street Lights/Tehachapi Blvd/Denniso		04/08/2010	12.40
040810i	Street Lights/100 Tehachapi Blvd		04/08/2010	153.55
040810j	Street Lights/101 W F St		04/08/2010	312.16
040810k 1	Street Lights/TR 2995 Oakwood/Val		04/08/2010	7,497.33
040810l	Street Lights/Valley Blvd. W/O Denni		04/08/2010	406.07
040810m	Street Lights/Tucker/Valley		04/08/2010	128.28
040810n	Street Lights/Highline & Curry		04/08/2010	16.56
040810o	Street Lights/Mill St. S/O E St.		04/08/2010	11.07
040810p	Street Lights/213 W I St.		04/08/2010	11.07
040810q	Street Lights/F St. E/O Mulberry		04/08/2010	182.05
040810r	Street Lights/710 W Tehachapi Blvd.		04/08/2010	159.92
040810s	Street Lights/Tucker Rd./Hwy 202		04/08/2010	173.74
040810t	Street Lights/Mill and J St.		04/08/2010	86.99
040810u	Street lights/Mill and J St.		04/08/2010	110.75
040810w2	Street lights/Teh/Tucker		04/08/2010	49.67
040810y	Water/White Oak Extend E Curry		04/08/2010	974.67
040810z	Water/129 Brentwood Dr.		04/08/2010	1,020.50
040810aa	Water/Curry		04/08/2010	6,171.35
040810bb	Water/126 S Snyder Ave.		04/08/2010	609.17
040810cc	Water/NW Corner Anita/Dennison		04/08/2010	2,211.60
040810dd	Water/1299 S Curry St.		04/08/2010	1,808.86

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
040810ee	Water/Pinon		04/08/2010	1,929.82
040810w1	Sewer/000000 Tehachapi Blvd.		04/08/2010	151.08
040810x	Sewer/755 Steuber Well		04/08/2010	495.27
040810ff	Airport/Dennison/SO Hwy 58		04/08/2010	52.84
040810gg	Airport/NE corner of Teh. Airport		04/08/2010	21.11
040810k 2	LLD/TR 2995 Oakwood/Val		04/08/2010	252.96
040810hh	180 Valley BLvd.		04/08/2010	21.11
040810k 3	LLD/TR 2995 Oakwood/Val		04/08/2010	179.52
040810ii	115 Manzanita Ln.		04/08/2010	21.26
040810jj	311 Sutter St.		04/08/2010	21.11
040810kk	501 1/2 Pinon		04/08/2010	21.11
040910	LLD/Manzanite/Green		04/09/2010	275.44
040810ll	1347 Clasico Dr.		04/08/2010	21.11
040810mm	1115 Alder Ave.		04/08/2010	20.38
040810nn	1415 Alder Ave.		04/08/2010	21.11
0409102	LLD/PED/1199 Canyon dr E		04/09/2010	21.11
0409103	LLD/PED/1200 S Dennison		04/09/2010	21.11
0409104	LLD/PED/1202 S Dennison		04/09/2010	22.13
0409105	LLD/PED/1000 Canyon dr W		04/09/2010	21.11
0409101	Street lights/Dennison/Pinon st		04/09/2010	1,227.75
0409106	TR 6360/Mill st/D st		04/09/2010	79.40
Check Total:				27,449.78
Check No: 31294	Check Date: 04/14/2010	Vendor: 0047	State Board of Equalization	
040810	Airport/1st Quarter 2010 fuel sales		04/08/2010	825.00
Check Total:				825.00
Check No: 31295	Check Date: 04/14/2010	Vendor: 3213	Third Degree Communications, I	
032610	PD/Registration/WEmpey/DGBrown		03/26/2010	345.00
Check Total:				345.00
Check No: 31296	Check Date: 04/14/2010	Vendor: 3011	Verizon Wireless	
0857113196	PD/data usage/monthly access		04/01/2010	258.08
Check Total:				258.08
Report Total:				38,317.05

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
Check No: 31297 1608	Check Date: 04/15/2010 Police Explorer Post/competition T-shi	Vendor: 3097	Code 3 Uniforms 02/02/2010	2,598.00
			Check Total:	2,598.00
Check No: 31298 04142010	Check Date: 04/15/2010 Aircraft Jet Fuel Dealer Tax/2007-20	Vendor: 0047	State Controller - Board of Eq 04/14/2010	739.09
			Check Total:	739.09
			Report Total:	3,337.09

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
Check No: 31369 042210	Check Date: 04/22/2010 Gov. Entity Diesel Fuel Tax	Vendor: 0048	State Board of Equalization 04/22/2010	75.00
			Check Total:	75.00
Check No: 31370 041710 041010 041010a	Check Date: 04/22/2010 800 Curry A 115 Manzanita St. 209 E Highline Rd. Ped	Vendor: 0372	Southern California Edison 04/17/2010 04/10/2010 04/10/2010	34.96 23.30 23.30
			Check Total:	81.56
Check No: 31371 041510c 041510 041510a 041510b	Check Date: 04/22/2010 129 E F St. - heating 101 W Tehachapi Blvd. depot heating 100 Commercial Way - heating 409 Bryan Ct. - heating	Vendor: 0395	The Gas Company 04/15/2010 04/15/2010 04/15/2010 04/15/2010	260.74 64.70 113.97 105.87
			Check Total:	545.28
Check No: 31372 64102	Check Date: 04/22/2010 AV Fuel	Vendor: 2113	Fuel Controls, Inc. 04/14/2010	15,786.61
			Check Total:	15,786.61
Check No: 31373 827986398	Check Date: 04/22/2010 PD/Long Distance	Vendor: 2124	AT&T Long Distance 04/04/2010	0.19
			Check Total:	0.19
Check No: 31374 041010 041210	Check Date: 04/22/2010 PD/T1 Line PD/Subscriber access	Vendor: 2963	AT&T 04/11/2010 04/13/2010	304.13 177.99
			Check Total:	482.12
			Report Total:	16,970.76

City of Tehachapi
User:delphina

Accounts Payable
Checks by Date - Detail by Check Number

Printed: 04/27/2010 17:18
Detail

<u>Invoice No</u>	<u>Description</u>	<u>Reference</u>	<u>Invoice Date</u>	<u>Check Amount</u>
Check No: 31375 68402 2	Check Date: 04/27/2010 Mt. View/Aspen/Valley Traffic Signal	Vendor: 1503	Southern California Edison Co. 04/23/2010	289.72
			Check Total:	289.72
			Report Total:	0.00 289.72

ORDINANCE NO. 10-01-703

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TEHACHAPI ESTABLISHING
RESTRICTIONS ON LOITERING FOR
REGISTERED SEX OFFENDERS**

**THE CITY COUNCIL OF THE CITY OF TEHACHAPI DOES ORDAIN
AS FOLLOWS:**

Section I. ADDITION.

The City Council of the City of Tehachapi does hereby add Chapter 9.20 to the Tehachapi Municipal Code as follows:

**Chapter 9.20
RESTRICTIONS FOR REGISTERED SEX OFFENDERS**

Sections:

- 9.20.010 Purpose.**
- 9.20.020 Definitions.**
- 9.20.030 Prohibition against loitering.**
- 9.20.040 Prohibition against returning to a site.**

9.20.010 Purpose. This chapter is enacted to meet the purposes of California Penal Code Section 3003.5.

9.20.020 Definitions. When used in this chapter the following words, terms and phrases shall have the meanings ascribed to them in this section:

- A. "Child" or "children" means any person under the age of eighteen years of age.

B. "Child day care center" means facility that provides nonmedical care to children in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four hour basis, including but not limited to any family day care home, infant center, preschool, extended-day care facility, or school-age child care center.

C. "Children's facility" means any child day care facility, public library, commercial establishment that provides any area in or adjacent to such establishment as a children's playground, school bus stop location, or any location that facilitates on their property classes or group activities for children.

D. "Loitering" means to delay or linger without any apparent purpose or cause.

E. "Sex offender" means any person who has been required to register with a governmental entity as a sex offender, including but not limited to any person required to so register pursuant to California Penal Code Section 290.

9.20.030 Prohibition against loitering. It is unlawful for any sex offender to loiter within three hundred feet of any public or private school, any park where children regularly gather, school bus stop location, children's facility, or child day care center within the city.

9.20.040 Prohibition against returning to a site. It is unlawful for any sex offender to return to any location within three hundred feet of any public or private school, any park where children regularly gather, school bus stop location, children's facility, or child day care center after having been notified to leave such sites by the owner, any authorized official of such sites, or any police officer.

Section 2. SEVERABILITY.

Each of the provisions of this Ordinance are severable. If any provision shall be declared to be invalid, the remaining provisions shall not be affected thereby but shall remain in full force and effect.

Section 3. EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days after the date of its passage and within fifteen (15) days of its passage shall be published in the Tehachapi News, a newspaper of general circulation, printed and published in the City of Tehachapi.

INTRODUCED at a regular meeting of the City Council of the City of Tehachapi, California on the 19th day of April, 2010.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Tehachapi, California on the 3rd day of May, 2010, by the following vote:

AYES: COUNCIL MEMBERS: _____

NOES: COUNCIL MEMBERS: _____

ABSENT: COUNCIL MEMBERS: _____

ABSTAIN: COUNCIL MEMBERS: _____

LINDA VERNON, Mayor of the City
of Tehachapi, California

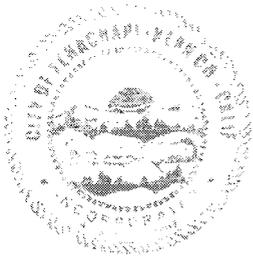
ATTEST:

DENISE JONES, City Clerk
of the City of Tehachapi, California

I hereby certify that the foregoing ordinance was duly and regularly adopted by the City Council of the City of Tehachapi at a regular meeting thereof held on May 3, 2010.

DENISE JONES, City Clerk
of the City of Tehachapi, California

Published: April 28, 2010



COUNCIL REPORTS

AGENDA SECTION: CITY MANAGER REPORTS

MEETING DATE: MAY 3, 2010

APPROVED
DEPARTMENT HEAD: _____
CITY MANAGER: _____

[Handwritten signature]

TO: HONORABLE MAYOR VERNON AND COUNCIL MEMBERS

FROM: GREG GARRETT, CITY MANAGER

DATE: APRIL 26, 2010

SUBJECT: LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1

BACKGROUND

This action by the City Council initiates the annual process and declares the City's intention to levy assessments within the Landscaping and Lighting District No. 1. This action also sets the time and place for the public hearing on this issue.

The total annual maintenance and administration costs to the District are \$290,723.05. Annual District costs are funded through the assessments placed on the property tax bills.

OPTIONS

There are no alternate options for this item.

RECOMMENDATION

It is recommended that the City Council adopt three resolutions: (1) Initiating procedures for levy and collection of assessments for the Fiscal Year 2010/2011; (2) Preliminary approval of the Engineer's Report, and (3) Declaring the City's intention to levy and collect assessments, which sets the time and place of the public hearing for Monday, June 7, 2010 at 6:00 P.M.

RESOLUTION NO. 09-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI, CALIFORNIA INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1, FISCAL YEAR 2010/2011, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Tehachapi (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council by previous Resolutions formed and levied annual assessments for the Landscaping and Lighting District No. 1 (hereafter referred to as the "District"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500) (hereafter referred to as the "Act"); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessment for the District on the Kern County tax roll on behalf of the City of Tehachapi to pay the maintenance and services of the improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, to prepare and file an Engineer's Annual Levy Report (hereafter referred to as the "Engineer's Report") with the City Clerk in accordance with the Act.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The City Council hereby orders Willdan Financial Services to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District for the fiscal year commencing July 1, 2010, and ending June 30, 2011, in accordance with Chapter 3, Section 22622 of the Act.

Section 3: The proposed improvements within the District include: landscaping and park improvements, including but not limited to maintenance, ground cover, shrubs, trees, plants, drainage systems, irrigation systems, ornamental lighting systems, masonry walls or other fencing and associated appurtenances with said improvements. Lighting improvements may include, but are not limited to, electrical energy, lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenances with said improvements. The Engineer's Report describes the improvements and any substantial changes in existing improvements.

Section 4: Assessments: The City Council hereby determines that to provide the improvements generally described in Section 3 of this resolution and to be detailed in the Engineer's Report, it is necessary to levy and collect assessments against lots and parcels within the District for fiscal year 2010/2011 and said assessments shall be outlined and described in the Engineer's Report and imposed pursuant to the provisions of the Act and the California Constitution Article XIID.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2010.

AYES: COUNCIL MEMBERS: _____

NOES: COUNCIL MEMBERS _____

ABSENT: COUNCIL MEMBERS _____

ABSTAIN: COUNCIL MEMBERS _____

LINDA VERNON, Mayor of the
City of Tehachapi, California

ATTEST:

DENISE JONES, City Clerk of the
City of Tehachapi, California

I hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Tehachapi at a regular meeting thereof held on May 3, 2010.

DENISE JONES, City Clerk of the
City of Tehachapi, California

RESOLUTION NO. 10-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ENGINEER'S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 1, FISCAL YEAR 2010/2011

The City Council of the City of Tehachapi (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, this City Council pursuant to provisions of the Landscaping and Lighting Act of 1972 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (hereafter referred to as the "Act") did by previous Resolution, order the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Engineer's Report") for the District known and designated as the Landscaping and Lighting District No. 1 (hereafter referred to as the "District") for fiscal year 2010/2011; and,

WHEREAS, The City Council pursuant to provisions of the Act proposes to levy and collect assessments against lots and parcels of land within the various Tracts of the District for the fiscal year 2010/2011, to pay the maintenance, servicing and operation of the improvements related thereto, and

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by Chapter 3, Section 22623 of said Act; and,

WHEREAS, this City Council has examined and reviewed the Engineer's Report as presented. This City Council is preliminarily satisfied with the budget items and documents as set forth therein and is satisfied that the levy amounts have been spread in accordance with the special benefit received from the improvements, operation, maintenance and services to be performed within the District, as set forth in said Report.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: That the above recitals are true and correct.

Section 2: That the "Engineer's Report" as presented, consists of the following:

- a) A Description of Improvements.
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance).
- c) A diagram of the District that identifies the parcels within the District.
- d) The District Roll containing the proposed levy of assessments for each Assessor Parcel within the District for fiscal year 2010/2011.

Section 3: The "Engineer's Report" as presented or as amended is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4: That the City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2010.

AYES: COUNCIL MEMBERS: _____

NOES: COUNCIL MEMBERS _____

ABSENT: COUNCIL MEMBERS _____

ABSTAIN: COUNCIL MEMBERS _____

LINDA VERNON, Mayor of the
City of Tehachapi, California

ATTEST:

DENISE JONES, City Clerk of the
City of Tehachapi, California

I hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Tehachapi at a regular meeting thereof held on May 3, 2010.

DENISE JONES, City Clerk of the
City of Tehachapi, California

**CITY OF
TEHACHAPI
ENGINEER'S ANNUAL
LEVY REPORT
TEHACHAPI LANDSCAPING
AND LIGHTING DISTRICT NO. 1
FISCAL YEAR 2010/2011**



INTENT MEETING: May 3, 2010
PUBLIC HEARING: June 7, 2010



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Phoenix, AZ
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ENGINEER'S REPORT AFFIDAVIT

TEHACHAPI LANDSCAPING & LIGHTING DISTRICT NO. 1

City of Tehachapi,
County of Kern, State of California

This Report describes the District and the relevant zones therein including the improvements, budgets, parcels and assessments to be levied for fiscal year 2010/2011, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Kern County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of APRIL, 2010.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Tehachapi

By: Adina Vazquez

Adina Vazquez, Senior Project Manager
District Administration Services

By: Richard Kopecky

Richard Kopecky
R.C.E. # 16742



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I. OVERVIEW

A. Introduction

The City of Tehachapi ("City") annually levies and collects special assessments in order to provide annual maintenance for parks, landscaping and lighting improvements within the Landscaping and Lighting Assessment District No. 1 ("District"), pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIID* ("Constitution"). The District was formed in 2004, and provides funding for services required to maintain landscaping and lighting improvements and associated appurtenances located within the District boundaries.

This Engineer's Annual Levy Report ("Report") describes the District, any changes to the District and the proposed assessments for Fiscal Year 2010/2011. The proposed assessments are based on the estimated cost to maintain the improvements that provide a special benefit to properties within the District. The District budget identifies the estimated expenditures, deficits, surpluses, revenues and fund balances used to calculate the annual assessment for properties within the District. Each parcel within the District is assessed proportionately for those improvements provided by the District from which the parcel receives special benefit.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Kern County Assessor's Office. The Kern County Auditor/Controller uses APN's and specific Fund Numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a public hearing, the City Council ("Council") will review the Engineer's Annual Levy Report and may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2010/2011 pursuant to the Act and as outlined in the approved Report. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each parcel in Fiscal Year 2010/2011.

B. Historical Background

The District was originally formed in Fiscal Year 2003/2004 after the City initiated and conducted property owner protest ballot proceedings for the District in compliance with the substantive and procedural requirements of the Constitution. At the conclusion of the Public Hearing on December 15, 2003, the property owner ballots returned were tabulated. The tabulation of the ballots indicated that the property owners approved the maximum assessment rate and the assessment range formula. The District originally consisted of the lots, parcels and tracts of land located in the subdivision area known as Heritage Oaks, which contains the single-family residential tract, Tract 6062 "Original District".

In subsequent years, the City initiated and conducted property owner protest ballot proceedings for the annexation of additional subdivisions to the District in compliance with the substantive and procedural requirements of the Constitution. In 2004, Tracts 6212, 6215, 6216 and 6248, respectively were annexed as Zones 1 through 4. In 2006, Tracts 5812 and 4927, respectively, were annexed to the District as Zones 5 and 6. Tract Numbers 6360, 6507, 6723-A and 6497 were annexed in 2007, as Zones 7, 8, 9, and 11, respectively and Parcel Map 11353 was annexed in 2008, as Zone 14C.

At the conclusion of each of the annexation public hearings, the property owner ballots returned were tabulated. The tabulation of the ballots indicated that the property owners of each of the eleven subdivisions approved the special benefit maximum assessment rate ("Maximum Assessment") for maintaining the improvements within the zones of the District. Although the actual assessment amount approved by each property owner varied with their proportionate benefits, the Maximum Assessments approved by the property owners established an initial maximum assessment rate for each zone and included the Assessment Range Formula, as further described in this Report, currently applied to each zone in the District. The Maximum Assessments are subject to the application of an assessment range formula that includes an annual inflationary adjustment of three percent (3%) for the Original District and an annual inflationary adjustment based upon the Consumer Price Index, for all Urban Consumers, for the Los Angeles-Orange-Riverside County Area as determined by the United States Bureau of Labor Statistics, or its successor ("CPI") for Zones 1 – 9, 11 and 14C.

C. General Description of the District

The District consists of the lots, parcels and subdivisions of land located within the single-family residential subdivisions known as Tract 6062, 6212, 6215, 6216, 6248, 5812, 4927, 6360, 6507, 6723-A and 6497, and commercial property known as Parcel Map 11353 (individually referred to as "Tract" and collectively as "Tracts"). Each Tract represents a zone of benefit within the District. The properties within the District include single-family residential parcels, non-residential parcels, a proposed church site, landscape easements and an open space area to be used as a proposed drainage sump.

The purpose of the District is to ensure the ongoing maintenance, operation and servicing of a proposed drainage sump, local perimeter landscaping and street lighting improvements installed in connection with development of properties within the District. Park improvements located adjacent to the District are also included within the list of proposed improvements. This District will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements will be funded.

The District structure, proposed improvements, method of apportionment and assessments described in this Report are based on current development and improvement plans including the estimated direct expenditures, incidental expenses and reserves associated with the maintenance and servicing of the improvements.

D. District Boundaries

The District consists of non-contiguous areas located within the boundaries of the City of Tehachapi, including Tracts 6062, 6212, 6215, 6216, 6248, 5812, 4927, 6360, 6507, 6723-A and 6497 as well as Parcel Map 11353 and their respective boundaries.

Original District – Tract 6062 is generally situated south of Pinon Street, north of Sutter Street and east of Ponderosa Drive.

Zone 1 – Tract 6212 is generally situated south and contiguous to the Valley Boulevard extension, north of Pinon Road, east of Curry Street and west of Dennison Road.

Zone 2 – Tract 6215 is generally situated north of Highline Road and south of Pinon Street and east of Ponderosa Drive.

Zone 3 – Tract 6216 is generally situated on the west side of Curry Street between Highline Road and Pinon Street.

Zone 4 – Tract 6248 is generally situated on the northeast corner of South Robinson Street and Holly Drive.

Zone 5 – Tract 5812 is generally situated on the southeast corner of Georgia Street and south of Dennison Road.

Zone 6 – Tract 4927 is generally situated on Mulberry Street, south of Valley Boulevard.

Zone 7 – Tract 6360 is generally situated north of "D" Street, and east of Mill Street.

Zone 8 – Tract 6507 is generally situated North of Pinion Street and West of Applewood Drive.

Zone 9 – Tract 6723-A is generally situated south of Cummings Valley Boulevard, north of Pinon Street.

Zone 11 – Tract 6497 is generally situated north of Highline Road, west of Dennison Road.

Zone 14C – Parcel Map 11353 is generally situated on Tehachapi Boulevard east of Dennison Road.

E. Description of District Improvements and Services

The District provides the ongoing maintenance, operation and servicing of proposed drainage sumps, local perimeter landscaping and street lighting improvements installed in connection with development of properties within the District boundaries. These improvements may include, but are not limited to, materials, equipment, utilities, labor and appurtenant facilities related to those improvements. These improvements include the necessary service, operation, administration, and maintenance required to keep the improvements in satisfactory condition. The improvements generally include the following:

Landscape and Public Street Lighting Improvements:

The landscaping improvements may include, but are not limited to, the landscaping material and facilities within the District. These improvements include ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments and associated appurtenant facilities located within the individual zones. The street lighting improvements may include, but are not limited to, electrical energy, lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities located within the individual zones.

Original District

- Landscape maintenance for entry medians located at Wyman Road and Brandon Lane.
- Perimeter landscape maintenance along Ponderosa Drive, Pinon Street and Sutter Street, immediately adjacent to the District, totaling approximately 61,740 square feet.
- The street lighting (twenty-seven 9,500 lumen lights) on the residential streets within the Original District.
- Public street lighting and other public lighting facilities (five, 16,000 lumen lights) on the streets surrounding or adjacent to the development and other public areas associated or necessary for development of properties within the Original District.

Zone 1

- Perimeter landscape maintenance totaling approximately 10,000 square feet along Valley Boulevard and landscaping located adjacent to the proposed drainage sump including periodic weed removal.
- Proposed drainage sump totaling approximately 19,350 square feet.
- The street lighting (seventeen, 9,500 lumen lights) on residential streets within the Zone.
- Public street lighting and other public lighting facilities (five, 16,000 lumen lights) on Valley Boulevard surrounding or adjacent to the development and other public areas associated or necessary for development of properties within the Zone.

Zone 2

- Perimeter landscape maintenance totaling approximately 48,696 square feet along Highline Road, Sutter Street and Manzanita Lane.
- The street lighting (nineteen, 9,500 lumen lights) on residential streets within the Zone.

Zone 3

- Landscaping totaling approximately 11,572 adjacent to the rear of lots 1, 2 and 3. Also landscaping located adjacent to the proposed drainage sump on Pinon Street and drainage swale on the western side of the development including periodic weed removal.
- Perimeter landscaping totaling approximately 52,000 square feet along Highline Road, Curry Street, Pinon Street and adjacent to the rear of lots 1, 2, and 3.
- Entrance landscaping at Stetson Shadow Drive and East Orchard Parkway totaling approximately 23,000 square feet.
- Landscaping on Alder and South Alder Avenues totaling approximately 24,000 square feet.
- Landscaping of proposed drainage sump totaling approximately 3,000 square feet.
- The street lighting (sixty-seven, 9,500 lumen lights) on residential streets within the Zone.
- Public street lighting and other public lighting facilities (nine, 16,000 lumen lights) on Curry Street and Pinon street surrounding or adjacent to the development and other public areas associated or necessary for development of properties within the Zone.

Zone 4

- Perimeter landscape maintenance along "D" and South Robinson Streets and a drainage basin on the southeastern corner of "D" Street and South Robinson Street including periodic weed removal, totaling approximately 14,000 square feet.
- Proposed drainage sump totaling approximately 7,400 square feet.
- The street lighting (three, 9,500 lumen lights) on residential streets within the Zone.
- Public street lighting and other public lighting facilities (three, 16,000 lumen lights) on South Robinson Street adjacent to the development and other public areas associated or necessary for development of properties within the Zone.

Zone 5

- Perimeter landscaping along Georgia Street, S. Dennison Road, and Pinon Street totaling approximately 64,000 square feet.
- Proposed drainage retention basin totaling approximately 55,000 square feet.
- The street lighting (seventy-two, 9,500 lumen lights) on residential streets within the Zone.
- Public street lighting and other public lighting facilities (twenty-three, 16,000 lumen lights) on Georgia Street, S. Dennison Road, and Pinon Street surrounding or adjacent to the development and other public areas associated or necessary for development of properties within the Zone.

Zone 6

- The street lighting on residential streets within the Zone.
- Public street lighting and other public lighting facilities (six, 9,500 lumen lights) on Mulberry Street surrounding or adjacent to the development and other public areas associated or necessary for development of properties within the Zone.

Zone 7

- Streetscape located adjacent to the north side of "D" Street, as well as adjacent to the east side of Mill Street, totaling 1,705 square feet.
- Street lighting on residential streets located on the east side of Mill Street (two, 9,500 lumen lights on decorative poles) and on the north side of "D" Street (two, 9,500 lumen lights on decorative poles) within the Zone.

Zone 8

- Streetscape located and improvements located adjacent to the west side of Applewood Drive and to the north side of Pinon Street totaling approximately 16,665 square feet.
- The street lighting (seven, 16,000 lumens (150 watt) High Pressure Sodium Vapor Lamps on concrete poles) on residential streets within the Zone.

Zone 9

- Landscape Maintenance for park site generally beginning at the north property line of Lot No.1, southerly, adjacent to the west tract boundary, to the south property line of Lot No. 74, approximately 11,121 square feet.
- Landscape Maintenance for park site beginning at the north property line of Lot No.1, northerly, adjacent to the west tract boundary, to Cummings Valley Boulevard approximately 8,023 square feet.
- The street lighting (Nine, 9,500 lumen lights (100 watt) High Pressure Sodium Vapor Lamps on concrete poles); (Six, 16,000 lumen lights (150 watt) High Pressure Sodium Vapor Lamps on concrete poles) on residential streets within the Zone.

Zone 11

- Streetscape located adjacent to west side of Dennison Road, and adjacent to the north side of the Grand Teton Lane totaling approximately 12,457 square feet.
- Streetscape located adjacent to the southwest corner of Conagree Drive and Bryce Court (Lot No. 59 and 60), located adjacent to the north side of Bryce Court (Lot No. 50), located adjacent to the southwest corner of Conagree Drive and Yellowstone Lane, (Lot No. 48), located adjacent to the east side of Biscayne Drive (Lot No.27), located adjacent to the north side of Sutter Street (Lot No. 26), totaling approximately 5,048.5 square feet.
- Streetscape located between Conagree Drive and Dennison Road (Parcel A) approximately 3,080 square feet.
- Median Landscaping located at Grand Teton Lane 1,785 square feet.
- Landscaping multi-purpose path through center of project site connecting with Morris Park (between Lot No.s 13 and 14; 43 and 44; 33 and 54; 32 and 55 totaling 8,522 square feet.

- The street lighting (Nine, 9,500 lumen lights (100 watt) High Pressure Sodium Vapor on concrete poles), adjacent to Biscayne Drive, Yellowstone Lance, & Katmai Court. As well as the street lighting (Four, 16,000 lumen lights (150 watt) High Pressure Sodium Vapor Lamps on concrete poles) adjacent to Dennison Road.

Zone 14C

- Streetscape located adjacent to Tehachapi Boulevard totaling approximately 2,600 square feet.
- The street lighting (Seven - 5,800 lumen High Pressure Sodium Vapor on concrete poles) located throughout the development.

Park Improvements:

The park improvements may include, but are not limited to, the maintenance of the park landscaping including, but not limited to, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing and associated appurtenant facilities located with the:

Zones 1, 2 4, 7, 8, 9, and 11

- Neighborhood Park adjacent to the District boundaries totaling approximately 4.1 acres or 178,596 square feet.

Zone 3

- Paseo Park totaling approximately 2.7 acres or 121,000 square feet.
- Proposed linear and pocket parks totaling approximately 82,000 square feet.

The parcels within the District are assessed proportionately for the costs associated with the improvements and services provided through the District that provides a special benefit to each parcel assessed, utilizing the method of apportionment described in Section II of this Report.

II. METHOD OF APPORTIONMENT

A. Methodology

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, parks, open space areas and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Furthermore, Article XIID Section 4 of the Constitution states that:

"The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided."

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided within the District to fairly apportion the costs based on estimated special benefit to each parcel.

B. Benefit Analysis

Each of the improvements, the associated costs and assessments of the District have been reviewed, identified and allocated based on special benefit pursuant to the provisions of the Act and the Constitution. The improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of maintenance and operation of the improvements are of special benefit to the properties in the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives special benefit from the improvements within the Zone where the parcel is located as well as from adjacent landscaping, park and public street lighting improvements. The desirability and security of properties is enhanced by the presence of street lighting, well maintained landscaping and open space areas in close proximity to those properties.

The special benefits of landscaping, park improvements and open space improvements within the District are specifically:

1. Enhanced desirability of properties through association with the improvements;
2. Improved aesthetic appeal of properties providing a positive representation of the area;
3. Enhanced adaptation of the urban environment within the natural environment from adequate green space, open space areas and landscaping;
4. Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention;
5. Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
6. Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti; and,
7. Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

1. Enhanced deterrence of crime and the aid to police protection;
2. Increased nighttime safety on roads and streets;
3. Improved ability of pedestrians and motorists to see;
4. Improved ingress and egress to property;
5. Reduced vandalism and other criminal act and damage to improvements or property;
6. Improved traffic circulation and reduced nighttime accidents and personal property loss; and,
7. Increased promotion of business during nighttime hours in the case of commercial properties.

The preceding special benefits contribute to a special enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Park Improvement Benefit

For the 4.1-acre neighborhood park improvements, the special benefit to the District is determined based on the potential use each Zone within the District will receive from park improvements. The neighborhood park is proposed to be a public park with special benefit to Zones 1, 2, 4, 7, 8, 9, and 11 based on the ratio of the parcels within those Zones to the proposed parcels located in the adjacent Zones as follows:

- Zone 1, 19%
- Zone 2, 8%
- Zone 4, 5%
- Zone 7, 1%
- Zone 8, 1%
- Zone 9, 1%
- Zone 11, 1%

Each Tract's percentages represent the portion of the park maintenance that is considered special benefit and will be assessed to the parcels within the respective tracts.

Due to the size and location of the 2.7-acre Paseo Park improvement located in Zone 3, it is estimated that there will be some use of the park by neighboring property owners not in the District. Therefore, the special benefit to the parcels in Zone 3 for the Paseo Park improvements is limited to 75% with the remaining 25% as general benefit.

For Zones 5 and 6, the special benefit from park improvements is determined based on the potential use the property owners within the Tracts will receive from the park improvements. Based on a Park and Recreation Study prepared in 2005, the City of Tehachapi and the local community have a standard of approximately 3 acres per 1,000 residents. Using this projection, the total number of acres and future population, 1% and 9% of the maintenance costs of new and future park improvements will be considered special benefit to Zones 5 and 6, respectively.

C. Assessment Methodology

The method of apportionment for each Zone within the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development, and is reliant upon the special benefit received from the improvements planned for each Zone within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of the District improvements as well as individual property development within each Zone of the District. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel within each Zone. Additionally, in compliance with the Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that

benefit the parcels within each Zone of the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Benefit Units

To assess benefits equitably, it is necessary to relate the different type of parcel improvements to each other. The Equivalent Benefit Unit (EBU) method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU). Every other land use is converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of property, as compared to a single-family home site.

The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

EBU Application by Land Use:

Single-Family Residential – This land use is defined as fully subdivided residential home site with or without a structure or planned single-family residential lot as identified by a submitted or approved tentative tract map or final tract map. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that other land use types are compared and weighted against (i.e. Equivalent Benefit Unit or EBU).

Multi-Family Residential – This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property or planned residential lot as identified by a submitted or approved tentative tract map or final tract map. This land use is assessed 1.0 EBU per dwelling unit.

Developed Commercial – This land use is defined as property developed for either commercial or industrial use. This type of property receives greater benefit than Single Family or Multi-Family property due to typically larger lot size in relation to residential properties. With typical Single-Family Residential lot sizes at .25 acre, Developed Commercial land use type is assessed at 4.0 EBU per gross acre. Parcels less than .25 acre are assigned a minimum of 1.0 EBU and there is no maximum acreage cap, as is the case with Vacant Non-Residential Property.

Non-Profit Parcels – This land use is defined as property developed for non-profit activities, such as Churches or Lodges. This type of property does receive benefit from the District improvements but at a rate that coincides with the sporadic intensity of people use for the parcel. Non-Profit land use type is assessed at 0.25 EBU per gross acre. Parcels less than 1.0 gross acre area assigned a minimum of 0.25 EBU.

Vacant Residential – This land use is defined as property currently zoned for residential development, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 0.5 EBU per parcel.

Vacant Non-Residential – This land use is defined as property currently zoned for any non-residential use, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 1.0 EBU per gross acre. Parcels less than 1.0 gross acre are assigned a minimum of 1.0 EBU. Parcels over 50 gross acres are assigned a maximum of 50 EBU.

Exempt Parcels – This land use identified properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space area and right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties and other publicly owned properties that are part of the District improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, land use code designations, the Equivalent Benefit Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EBU.

Land Use Codes and Equivalent Benefit Units

Property Type	Land Use Code	Equivalent Benefit Units	Multiplier
Single Family Residential	SFR	1.00	Lot/Parcel
Multi-Family Residential	MFR	1.00	Unit
Developed Commercial	COM	4.00	Gross Acre
Non-Profit Parcel	NP	.25	Gross Acre
Vacant Residential	RV	.50	Lot/Parcel
Vacant Non-Residential	NRV	1.00	Gross Acre
Exempt Parcel	XMT	0.00	Parcel

The benefit formula applied to parcels within each Zone of the District is based on the preceding Equivalent Benefit Unit (EBU) table. Each parcel's EBU correlates the parcel's special benefit received as compared to the other parcels benefiting from the improvements of the Zone.

The following formula is used to calculate each parcel's EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acreage/Dwelling Units/Parcel/Lot} = \text{Parcel EBU}$$

For each Zone, the total number of Equivalent Benefit Units ("EBU"s) is the sum of the individual EBUs applied to the parcels that receive a special benefit from the improvements. An assessment amount per EBU ("Rate") is established by taking the total cost of the improvements (including administration costs) and dividing that amount by the total number of EBUs of the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation.

Total Balance to Levy / Total EBU = Rate per EBU

Rate per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution Articles XIII C and XIII D*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and annual inflationary adjustment to the Assessments without requiring costly noticing and mailing procedures, which could add to the District costs and Assessments. For the Original District, the approved annual adjustment to the Assessment per EBU is three percent (3%). For Zones 1 – 9 and 11, the approved annual adjustment to the Assessment per EBU is proposed to increase each year based upon the CPI. The Engineer shall compute the percentage difference between the CPI for January of each year and the CPI for the previous January. For Zone 14C, the Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February and shall then adjust the existing Assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living. The CPI increase for January is 1.76% which is based on January 2009 and January 2010 indices. The CPI increase for February is 1.44% which is based on February 2009 and February 2010 Indices.

The Assessment Range Formula shall be applied to the future Assessments within the District. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment Rate for each Zone is equal to the initial Assessment (approved by property owners within each Zone of the District) adjusted annually by the approved inflation index.

Each fiscal year the Maximum Assessment will be recalculated and a new Maximum Assessment established for each Zone in the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual Rate per EBU that is less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual applied assessment rate per EBU may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on annual assessment increases. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the Maximum Assessment. For each Zone, if the budget and applied assessment rate calculated for any fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment rate may be applied without additional property owner balloting. If the budget and assessment rate calculated require an increase greater than the current Maximum Assessment, then the assessment is considered an increased assessment and would be subject to property owner protest balloting in compliance with the Constitution.

III. DISTRICT BUDGET

City of Tehachapi L&L DISTRICT #1							
Levy Components	Total Budget	Original District	Zone 1	Zone 2	Zone 3	Zone 4	
DIRECT COSTS		Tract 6062	Tract 6212	Tract 6215	Tract 6216	Tract 6248	
Landscape Maintenance Contract	\$ 114,150.21	\$ 11,336.60	\$ 5,698.00	\$ 9,485.79	\$ 49,637.08	\$ 1,500.00	
Landscape Utilities	70,558.00	10,197.00	3,238.00	9,888.00	17,112.00	200.00	
Sprinkler Repair & Replacement	9,727.16	1,852.20	300.00	1,460.88	3,317.16	-	
Tree and Plant Replacement	19,550.48	3,704.40	600.00	2,921.76	6,634.32	-	
Miscellaneous Parts, Equipment and Replacements	6,484.78	1,234.80	200.00	973.92	2,211.44	-	
Park Maintenance (Neighborhood Park and Paseo Park)	47,077.42	-	8,781.92	3,697.65	30,437.99	2,311.03	
Drainage Sump Maintenance	18,347.00	2,420.00	2,420.00	2,420.00	4,841.00	1,406.00	
Street Lights	36,655.44	3,193.00	5,150.00	5,150.00	3,090.00	766.95	
Total Direct Costs	\$ 322,550.49	\$ 33,938.00	\$ 26,387.92	\$ 35,998.00	\$ 117,280.99	\$ 6,183.98	
ADMINISTRATION COSTS							
Levy Administration and Professional Services	\$ 7,846.48	\$ 778.10	\$ 1,467.75	\$ 739.04	\$ 2,068.22	\$ 117.94	
County Collection Fee	223.36	27.28	24.20	29.92	85.36	0.22	
City Overhead and Administration	19,486.60	636.62	1,083.05	1,497.04	7,116.42	808.84	
Total Administration Costs	\$ 27,556.44	\$ 1,442.00	\$ 2,575.00	\$ 2,266.00	\$ 9,270.00	\$ 927.00	
COLLECTIONS/(CREDITS) APPLIED TO LEVY							
TOTAL DIRECT AND ADMIN COSTS	\$ 350,106.93	\$ 35,380.00	\$ 28,962.92	\$ 38,264.00	\$ 126,550.99	\$ 7,110.98	
Reserve Collection/(Transfer)	(48,984.69)	(12,777.67)	(7,365.54)	(11,661.92)	(33,410.00)	(1,740.76)	
Capital Improvement Fund Collection/(Transfer)	-	-	-	-	-	-	
General Fund Loans Repayment/(Advances)	-	-	-	-	-	-	
Other Revenues/General Fund (Contributions)	(7,609.50)	-	-	-	(7,609.50)	-	
Total Collections/(Credits)	\$ (56,594.19)	\$ (12,777.67)	\$ (7,365.54)	\$ (11,661.92)	\$ (41,019.50)	\$ (1,740.76)	
Balance to Levy (Budgeted)	\$ 293,512.74	\$ 22,602.33	\$ 21,597.38	\$ 26,602.08	\$ 85,531.49	\$ 5,370.22	
Applied to Levy (Rounded)	\$ 293,512.75	\$ 22,602.34	\$ 21,597.38	\$ 26,602.08	\$ 85,531.49	\$ 5,370.22	
DISTRICT STATISTICS							
Total Parcels	1,016	124	110	136	388	1	
Total Parcels Levied	994	121	110	134	375	1	
Total Equivalent Benefit Units	1,341.05	121.25	110.00	134.00	375.00	29.00	
Applied Levy per Benefit Unit	\$ 186.41	\$ 196.34	\$ 198.523	\$ 198.523	\$ 228.084	\$ 185.180	
Prior Year Levy per Benefit Unit	\$ 180.98	\$ 192.49	\$ 195.06	\$ 224.14	\$ 185.18		
Maximum Levy per Benefit Unit (Prior Fiscal Year)	\$ 180.99	\$ 253.92	\$ 195.08	\$ 224.15	\$ 417.68		
Maximum Levy per Benefit Unit (Current Fiscal Year)	\$ 186.41	\$ 258.40	\$ 198.52	\$ 228.10	\$ 425.05		
Inflationary Factor Applied to Maximum Rate		3.00%	1.76%	1.76%	1.76%	1.76%	
FUND BALANCE INFORMATION							
Estimated Beginning Reserve Fund Balance	\$ 31,260.00	\$ 22,225.00	\$ 15,219.00	\$ (23,570.00)	\$ 52,106.00	\$ 4,267.00	
Reserve Fund Adjustments	(48,984.69)	(12,777.67)	(7,365.54)	(11,661.92)	(33,410.00)	(1,740.76)	
Estimated Ending Reserve Balance	\$ (17,724.69)	\$ 9,447.33	\$ 7,853.46	\$ (35,231.92)	\$ 18,696.00	\$ 2,526.24	
Beginning CIP Fund Balance	\$ 137,087.00	\$ -	\$ 78,238.00	\$ -	\$ 40,748.00	\$ 18,101.00	
CIP Fund Adjustments	-	-	-	-	-	-	
Estimated CIP Balance	\$ 137,087.00	\$ -	\$ 78,238.00	\$ -	\$ 40,748.00	\$ 18,101.00	

Tehachapi Landscaping and Lighting District No. 1
 Engineer's Annual Levy Report, Fiscal Year 2010/2011

City of Tehachapi							
L&L DISTRICT #1							
Levy Components	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 11	Zone 14C
DIRECT COSTS	Tract 5812	Tract 4927	Tract 6360	Tract 6507	Tract 6723-A	Tract 6497	Parcel Map 11353
Landscape Maintenance Contract	\$ 34,160.00	\$ 304.48	\$ 2,028.26	\$ -	\$ -	\$ -	\$ -
Landscape Utilities	28,840.00	300.00	783.00	-	-	-	-
Sprinkler Repair & Replacement	1,920.00	-	876.92	-	-	-	-
Tree and Plant Replacement	3,840.00	-	1,850.00	-	-	-	-
Miscellaneous Parts, Equipment and Replacements	1,280.00	-	584.62	-	-	-	-
Park Maintenance (Neighborhood Park and Paseo Park)	-	-	462.21	462.21	462.21	462.21	-
Drainage Sump Maintenance	2,420.00	2,420.00	-	-	-	-	-
Street Lights	12,360.00	695.52	1,788.00	978.11	1,881.66	1,602.20	-
Total Direct Costs	\$ 84,820.00	\$ 3,720.00	\$ 8,373.00	\$ 1,440.32	\$ 2,343.87	\$ 2,064.41	\$ -
ADMINISTRATION COSTS							
Levy Administration and Professional Services	\$ 1,141.66	\$ 154.43	\$ 60.67	\$ 386.96	\$ 303.13	\$ 242.42	\$ 386.16
County Collection Fee	46.20	6.16	2.42	0.22	0.88	0.25	0.25
City Overhead and Administration	2,366.14	1,044.41	657.91	1,055.26	1,127.99	1,037.33	1,055.59
Total Administration Costs	\$ 3,554.00	\$ 1,205.00	\$ 721.00	\$ 1,442.44	\$ 1,432.00	\$ 1,280.00	\$ 1,442.00
COLLECTIONS/(CREDITS) APPLIED TO LEVY							
TOTAL DIRECT AND ADMIN COSTS	\$ 88,374.00	\$ 4,925.00	\$ 9,094.00	\$ 2,882.76	\$ 3,775.67	\$ 3,344.41	\$ 1,442.00
Reserve Collection/(Transfer)	(10,836.77)	(1,530.31)	(4,716.72)	11,285.00	10,967.00	10,733.00	2,070.00
Capital Improvement Fund Collection/(Transfer)	-	-	-	-	-	-	-
General Fund Loans Repayment/(Advances)	-	-	-	-	-	-	-
Other Revenues/General Fund (Contributions)	-	-	-	-	-	-	-
Total Collections/(Credits)	\$ (10,836.77)	(1,530.31)	(4,716.72)	11,285.00	10,967.00	10,733.00	2,070.00
Balance to Levy (Budgeted)	\$ 77,537.23	\$ 3,394.69	\$ 4,377.29	\$ 14,167.76	\$ 14,742.87	\$ 14,077.41	\$ 3,512.00
Applied to Levy (Rounded)	\$ 77,537.23	\$ 3,394.69	\$ 4,377.29	\$ 14,167.76	\$ 14,742.87	\$ 14,077.41	\$ 3,512.00
DISTRICT STATISTICS							
Total Parcels	210	28	12	1	4	1	1
Total Parcels Levied	207	28	11	1	4	1	1
Total Equivalent Benefit Units	207.00	28.00	11.00	96.00	74.00	60.00	95.80
Applied Levy per Benefit Unit	\$ 374.576	\$ 121.239	\$ 397.935	\$ 147.581	\$ 199.228	\$ 234.623	\$ 36.660
Prior Year Levy per Benefit Unit	\$ 368.08	\$ 119.14	\$ 391.04	\$ 128.41	\$ 177.66	\$ 213.45	\$ 36.17
Maximum Levy per Benefit Unit (Prior Fiscal Year)	\$ 368.09	\$ 119.14	\$ 391.04	\$ 256.08	\$ 291.89	\$ 430.54	\$ 36.17
Maximum Levy per Benefit Unit (Current Fiscal Year)	\$ 374.58	\$ 121.24	\$ 397.93	\$ 260.59	\$ 297.04	\$ 438.13	\$ 36.69
Inflationary Factor Applied to Maximum Rate	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.44%
FUND BALANCE INFORMATION							
Estimated Beginning Reserve Fund Balance	\$ 25,717.00	\$ (10,862.00)	\$ (20,287.00)	\$ (11,285.00)	\$ (10,967.00)	\$ (10,733.00)	\$ (570.00)
Reserve Fund Adjustments	(10,836.77)	(1,530.31)	(4,716.72)	11,285.00	10,967.00	10,733.00	2,070.00
Estimated Ending Reserve Balance	\$ 14,880.23	\$ (12,392.31)	\$ (25,003.72)	\$ -	\$ -	\$ -	\$ 1,500.00
Beginning CIP Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CIP Fund Adjustments	-	-	-	-	-	-	-
Estimated CIP Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Appendix A — DISTRICT ASSESSMENT DIAGRAM

Boundary Diagrams are on file with the City and by reference are made part of this Report. The details of the lots or parcels within the District shall be defined by the Kern County Assessor's Maps established by the County for Fiscal Year 2010/2011. These maps, in connection with the Assessment Roll in Appendix B, constitute the District Assessment Diagram for Fiscal Year 2010/2011.

APPENDIX B -ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Kern County Assessor's map for the year in which this Report is prepared.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Properties outside the District boundary receive no direct or special benefits from the improvements provided by the District and are not assessed.

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Kern County Assessor's map for the year in which this Report is prepared. The land use classification for each parcel is based on the Kern County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Approval of this Report (as submitted or as modified) confirms the method of apportionment and the maximum assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for the fiscal year. The parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for the fiscal year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

RESOLUTION NO. 11-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEHACHAPI, CALIFORNIA DECLARING ITS
INTENTION TO LEVY AND COLLECT ASSESSMENTS
FOR THE LANDSCAPING AND LIGHTING DISTRICT
NO. 1 FOR FISCAL YEAR 2010/2011**

The City Council of the City of Tehachapi (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has by previous Resolution initiated proceedings for fiscal year 2010/2011 regarding the levy and collection of assessments for the Landscaping and Lighting District No. 1 (hereafter referred to as the "District"). Pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500) (hereafter referred to as the "Act"), assessments for the District shall be levied and collected by the County of Kern for the City of Tehachapi to pay the maintenance and services of the improvements and facilities related thereto; and,

WHEREAS, the proposed District assessments for fiscal year 2010/2011 are less than or equal to the maximum assessments previously approved in accordance with the requirements of the California Constitution, Article XIID; and,

WHEREAS, there has now been presented to this City Council an Engineer's Annual Levy Report (hereafter referred to as the "Engineer's Report"), and said Engineer's Report has been filed with the City Clerk in accordance with the Act; and,

WHEREAS, the City Council has examined and reviewed the Engineer's Report as presented and is satisfied with the District, the budget items and documents as set forth therein and is satisfied that the proposed assessments contained therein, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, as set forth in said Report.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The City Council hereby declares its intention to seek the annual levy and collection of assessments within the District pursuant to the Act, over and including the lands, lots and parcels within the District boundary. The City Council further declares its intention to levy and collect assessments on such land to pay the annual costs and expenses of the improvements and services described in Section 4 of this Resolution, for fiscal year 2010/2011.

Section 3: The boundaries of the District are described in the Engineer's Report and are consistent with the boundary established and described in the original formation documents, on file with the City Clerk, and incorporated herein by reference. The District is within the boundaries of the City of Tehachapi, within the County of Kern, State of California and includes the territory known as the Landscaping and Lighting District No.1.

Section 4: The improvements within the District include: ground cover, shrubs, trees, drainage systems, irrigation systems, masonry walls or other fencing, monuments, lighting, and associated appurtenances to improvements within the District. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, landscaping and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping or appurtenant facilities; providing for the satisfactory working condition, life, growth, health and beauty of the improvements, including cultivation, irrigation, trimming, spraying, fertilization and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste. Servicing means the furnishing of water and electricity for the irrigation and control of the landscaping or appurtenant facilities.

Section 5: Assessments: The City Council hereby determines that to provide

the improvements generally described in Section 4 of this resolution and to be detailed in the Engineer's Report, it is necessary to levy and collect assessments against lots and parcels within the District for fiscal year 2010/2011 and said assessments shall be outlined and described in the Engineer's Report and imposed pursuant to the provisions of the Act and the California Constitution Article XIID.

Section 6: The proposed assessments for fiscal year 2010/2011, as outlined in the Engineer's Report, do not exceed the maximum assessment approved by the property owners through a property owner balloting proceeding conducted in 2004. As such, the proposed assessments do not constitute an increased assessment and do not require additional property owner approval in accordance with the requirements of the California Constitution, Article XIID.

Section 7: The City Council hereby declares its intention to conduct a Public Hearing concerning the District and the levy of assessments in accordance with Chapter 3, Section 22626 of the Act.

Section 8: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 7, 2010, at 6:00 p.m., or as soon thereafter as feasible in the City Council Chambers, located at 115 So. Robinson Street, Tehachapi.

Section 9: The City Council hereby authorizes and directs the City Clerk to give notice of the time and place of the Public Hearing to the property owners within the District pursuant to Sections 22626, 22552 and 22553 of the Act and 6061 of the Government Code. The City Clerk shall give notice to the property owners by: causing notice of the public hearing to be published in the local newspaper one time at least 10 days prior to the Public Hearing; and, posting a copy of this resolution on the official bulletin board (s) customarily used for posting such notices.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2010.

AYES: COUNCIL MEMBERS: _____

NOES: COUNCIL MEMBERS _____

ABSENT: COUNCIL MEMBERS _____

ABSTAIN: COUNCIL MEMBERS _____

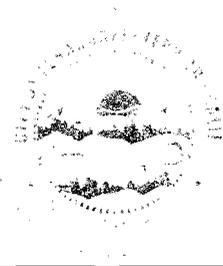
LINDA VERNON, Mayor of the
City of Tehachapi, California

ATTEST:

DENISE JONES, City Clerk of the
City of Tehachapi, California

I hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Tehachapi at a regular meeting thereof held on May 3, 2010.

DENISE JONES, City Clerk of the
City of Tehachapi, California



COUNCIL REPORTS

AGENDA SECTION: CITY MANAGER REPORTS

MEETING DATE: MAY 3, 2010

APPROVED:	
DEPARTMENT HEAD:	
CITY MANAGER:	

TO: HONORABLE MAYOR VERNON AND COUNCIL MEMBERS

FROM: GREG GARRETT, CITY MANAGER

DATE: APRIL 26, 2010

SUBJECT: CITY OF TEHACHAPI DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 1

BACKGROUND

This action by the City Council initiates the annual process and declares the City's intention to levy assessments within the City of Tehachapi Drainage Benefit Assessment District No. 1. This action also sets the time and place for the public hearing on this issue.

The total annual maintenance and administration costs to the District are \$17,411.00. Annual District costs are funded through the assessments placed on the property tax bills.

OPTIONS

There are no alternate options for this item.

RECOMMENDATION

It is recommended that the City Council adopt three resolutions: (1) Initiating procedures for levy and collection of assessments for the Fiscal Year 2010/2011; (2) Preliminary approval of the Engineer's Report, and (3) Declaring the City's intention to levy and collect assessments, which sets the time and place of the public hearing for Monday, June 7, 2010 at 6:00 P.M.

RESOLUTION NO. 12-10

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEHACHAPI, CALIFORNIA, INITIATING PROCEEDINGS
FOR THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR CITY OF TEHACHAPI DRAINAGE
BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL
YEAR 2010/2011.**

The City Council of the City of Tehachapi (hereafter referred to as "City Council") hereby finds, determines, resolves and orders as follows:

WHEREAS, the City Council pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703* (hereafter referred to as the "1982 Act") formed an assessment district to be designated as **City of Tehachapi Drainage Benefit Assessment District No. 1** (hereafter referred to as the "District"), for the purpose of funding the ongoing operation, maintenance and servicing of drainage improvements installed in conjunction with the development of properties within the District; and to levy and collect annual assessments related thereto. The 1982 Act provides for the formation of such an assessment district pursuant to *Article 3 Section 54710*, and provides for the levy and collection of assessments by the County on behalf of the City pursuant to *Article 4 Section 54718*; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the administration of the District, the establishment of annual assessments, and to prepare and file an Engineer's Report with the City Clerk in accordance with the 1982 Act; and in accordance with the requirements of the *California Constitution, Articles XIII C and XIII D*;

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

SECTION 1. The City Council hereby orders the Engineer to prepare and file an Engineer's Annual Levy Report concerning the levy of assessments for properties within the District.

SECTION 2. The District improvements include the ongoing operation, administration, maintenance and servicing of the drainage basin systems and appurtenant facilities authorized pursuant to the 1982 Act that were installed as part of property development and associated within the District. Said improvements may include, but are not limited to all materials, equipment, utilities, labor and appurtenant facilities related to those improvements, and dedicated to the City of Tehachapi for such maintenance.

SECTION 3. The territory within Drainage Benefit Assessment District No. 1 consists of lots, parcels and subdivisions of land located in the development known as Parcel Map 11353.

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES: COUNCIL MEMBERS: _____
NOES: COUNCIL MEMBERS _____
ABSENT: COUNCIL MEMBERS _____
ABSTAIN: COUNCIL MEMBERS _____

LINDA VERNON, Mayor of the
City of Tehachapi, California

ATTEST:

DENISE JONES, City Clerk
City of Tehachapi, California

RESOLUTION NO. 13-10

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEHACHAPI, CALIFORNIA, ACCEPTING AND
PRELIMINARILY APPROVING THE ENGINEER'S
ANNUAL LEVY REPORT REGARDING THE CITY OF
TEHACHAPI DRAINAGE BENEFIT ASSESSMENT
DISTRICT NO. 1 .**

The City Council of the City of Tehachapi (hereafter referred to as "City Council") hereby finds, determines, resolves and orders as follows:

WHEREAS, the City Council has, by previous Resolution, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the assessment district to be designated as the "**City of Tehachapi Drainage Benefit Assessment District No. 1** "; (hereafter referred to as the "District"), and the levy and collection of assessments related thereto, pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703* (hereafter referred to as the "1982 Act"); and,

WHEREAS, there has now been presented to this City Council the Report and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District and the budget items and documents as set forth therein, and is satisfied that the proposed assessments have been spread in accordance with the special benefits received from the improvements, operation, administration, maintenance and services to be performed within the District, as set forth in said Report.

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

SECTION 1. The preceding recitals are true and correct.

SECTION 2. That the Report as presented, consists of the following:

- a. A Description of Improvements.
- b. A Boundary Diagram of the District.

- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The proposed Budget (Costs and Expenses) and the duration and collection of assessments.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District for fiscal year 2010/2011.

SECTION 3. The Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The Maximum Assessment described in the Report is hereby approved on a preliminary basis.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES: COUNCIL MEMBERS: _____
NOES: COUNCIL MEMBERS _____
ABSENT: COUNCIL MEMBERS _____
ABSTAIN: COUNCIL MEMBERS _____

LINDA VERNON, Mayor of the
City of Tehachapi, California

ATTEST:

DENISE JONES, City Clerk
City of Tehachapi, California

**CITY OF
TEHACHAPI
ENGINEER'S ANNUAL
LEVY REPORT
CITY OF TEHACHAPI DRAINAGE
BENEFIT ASSESSMENT DISTRICT NO. 1
FISCAL YEAR 2010/2011**



**Intent Meeting: May 3, 2010
Public Hearing: June 7, 2010**



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ENGINEER'S REPORT AFFIDAVIT

**DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 1,
(PARCEL MAP 11353)**

City of Tehachapi,
County of Kern, State of California

This Report describes the improvements, budgets, parcels and assessments to be levied for fiscal year 2010/2011, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Kern County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of APRIL, 2010.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Tehachapi

By: Adina Vazquez

Adina Vazquez
Senior Project Manager
District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742



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I. INTRODUCTION

The special assessment district described in this report contains parcels of land within a non-residential development (Parcel Map 11353) (hereinafter referred to as the "Development"). The City of Tehachapi ("City") has established the City of Tehachapi Drainage Benefit Assessment District No. 1 (Parcel Map 11353), (hereinafter referred to as the "District") in order to provide annual maintenance for drainage improvements in the development.

The City annually levies and collects special assessments to continue the maintenance of the improvements within the District. The assessments levied annually on the territory in the District are pursuant to the provisions of the *Benefit Assessment Act of 1982 being Chapter 6.4 of Part 1 of division 2, commencing with Section 54703, of the Government Code of the State of California (hereinafter referred to as the "Act"), and as provided by Proposition 218, "The Right to Vote on Taxes Act", Article XIII D, Section 4, of the 1982 California Constitution.*

This Engineer's Report (hereinafter referred to as the "Report") describes the District and the proposed assessments for fiscal year 2010/2011. The annual budget for the maintenance and operation of the improvements is based on estimated expenses for the upcoming fiscal year. Parcels within the District are assessed proportionately for only those improvements and services that are a direct and special benefit to each property in the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Parcel Number by the Kern County ("County") Assessor's Office. The Kern County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers to identify on the tax roll properties assessed for special district benefit assessments.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIII D. The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act.

The City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However in accordance with the provisions of the California Constitution Article XIII D, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners. The assessment information approved would be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel.

II. DESCRIPTION OF THE DISTRICT

A. General Description of the District

The District consists of a subdivision for non-residential purposes known as Parcel Map 11353.

The purpose of the District is to ensure the ongoing maintenance, operation, and servicing of drainage improvements installed in connection with development of properties within the District. This District provides the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements are funded.

The District structure, improvements, method of apportionment and assessments described in this Report are based on current development and improvement plans including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the improvements.

The District is located within the boundaries of the City of Tehachapi, generally situated north of the Southern Pacific Railroad, and easterly of Dennison Road.

B. Improvements and Services within the District

The purpose of the District is to ensure the ongoing maintenance, operation, and servicing of drainage improvements installed in connection with the development of parcels within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor and appurtenant facilities related to those improvements. The improvements installed as part of the development will be maintained and partially or entirely funded through the District assessments.

For Parcel Map 11353, the drainage improvements and services as permitted pursuant to the 1982 Act are as follows:

- Basin Maintenance (Parcel 8 or Parcel Map 11353)
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.
- Maintenance and operations of drainage facilities.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received. The Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices and has been established pursuant to the 1982 Act and the provisions of Proposition 218.

III. METHOD OF APPORTIONMENT

A. Methodology

The 1982 Act permits the establishment of a maintenance assessment district by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public drainage improvements and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided within the District to fairly apportion the costs based on estimated benefit to each parcel.

B. Benefit Analysis

Each of the improvements, the associated costs and assessments within the District have been reviewed, identified and allocated based on special benefit pursuant to the provisions of the California Constitution and 1982 Act. All improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the property within the District to its full potential, consistent with the development plans. As such, these improvements would be necessary and required of any property owner for the development of such property, and the ongoing operation, servicing, and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of maintenance and operation of the improvements are of direct and special benefit to the property.

The method of apportionment (method of assessment) is based on the premise that the assessed parcel within the District receives benefit from the improvements. The desirability and security of properties is enhanced by the presence of drainage facilities to handle storm water runoff.

The special benefits associated with the drainage improvements are specifically:

- Enhanced desirability of the property through association with the improvements;
- Environmental enhancement through improved erosion resistance, dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
- Enhanced environmental quality of the parcels by eliminating standing water.

For the drainage improvements the special benefits contribute to a specific enhancement and desirability of the assessed parcel within the District. Although the improvements may include drainage improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of the property within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development, and is reliant upon the special benefit received from the improvements planned within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of the District improvements as well as individual property development within the District. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with Article XIII D Section 4 of the California Constitution, the parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the land use of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Benefit Units

To assess benefits equitably, it is necessary to relate the different type of parcel improvements to each other. The Equivalent Benefit Unit (EBU) method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU). Every other land use is converted to EBUs based on an

assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1982 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

EBU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure or planned single-family residential lot as identified by a submitted or approved tentative tract map or final tract map. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that all other land use types are compared and weighted against (i.e. Equivalent Benefit Unit or EBU).

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property or planned residential lot as identified by a submitted or approved tentative tract map or final tract map. This land use is assessed 1.0 EBU per dwelling unit.

Developed Commercial — This land use is defined as property developed for either commercial or industrial use. This type of property receives greater benefit than Single Family or Multi-family property due to typically larger lot sizes in relation to residential properties. With typical SFR lot sizes at .25 acres, Developed Commercial land use type is assessed at 4.0 EBU per gross acre. Parcels less than .25 acres are assigned a minimum of 1.0 EBU and there is no maximum acreage cap, as is the case with Vacant Non-Residential Property.

Non-Profit Parcels — This land use is defined as property developed for non-profit activities such as Churches or Lodges. This type of property does receive benefit from the District improvements but at a rate that coincides with the sporadic intensity of people use for the parcel. Non-Profit land use type is assessed at 0.25 EBU per gross acre. Parcels less than 1.00 gross acres are assigned a minimum of 0.25 EBU.

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 0.5 EBU per parcel.

Vacant Non-Residential — This land use is defined as property currently zoned for any non-residential use, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 1.0 EBU per gross acre. Parcels less than 1 gross acre are assigned a minimum of 1.0 EBU. Parcels over 50 gross acres are assigned a maximum of 50 EBU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited to, lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that can not be developed; publicly owned properties that are part of the District improvements or

that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, land use code designations, the Equivalent Benefit Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EBU.

Land Use Codes and Equivalent Benefit Units

Property Type	Land Use Code	Equivalent Benefit Units	Multiplier
Singe Family Residential	SFR	1.00	Lot/Parcel
Multi Family Residential	MFR	1.00	Unit
Developed Commercial	COM	4.00	Gross Acre
Non-Profit Parcel	NP	0.25	Gross Acre
Vacant Residential	RV	0.50	Lot/Parcel
Vacant Non-Residential	NRV	1.00	Gross Acre
Exempt Parcel	XMT	0.00	Parcel

The benefit formula applied to parcels within the District is based on the preceding Equivalent Benefit Unit (EBU) table. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acreage/Dwelling Units/Parcel/Lot} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EBU (Rate) for each improvement is established by taking the total cost of the improvement and dividing that amount by the total number of EBUs of all parcels benefiting from the improvement. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for that improvement.

$$\text{Total Balance to Levy} / \text{Total EBU} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

D. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution Articles XIII C and XIII D*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. Commencing with fiscal year 2010/2011, the amount of the assessment for the District is proposed to increase each year, based upon the Consumer Price Index, All Urban Consumers, for the Los Angeles-Orange-Riverside County Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Assessment Range Formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the CPI.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGET

City of Tehachapi		
2010/11 Budget Worksheet		
DRAINAGE BENEFIT ASSESSMENT DISTRICT No. 1 (PARCEL MAP 11353)		
Fund Number 20634		
Levy Components		Budget
DIRECT COSTS (Basin Maintenance)		
Basin prep for rainy season	\$	568
Weekly maintenance during rainy season		3692
Weekly maintenance during non-rainy season		923
Pump station service visits (2/year)		2536
Misc. equipment fees		772
Total Maintenance Costs	\$	8,491
DIRECT COSTS (Power Costs)		
Power Consumption	\$	576
Pumps		77
Total Power Costs	\$	653
DIRECT COSTS (Pump Replacement)		
Pump and Motors (\$30,000 every 15 years)	\$	3,555
Electrical Equipment (\$10,000 every 30 years)		901
Total Replacement Cost per year	\$	4,456
ADMINISTRATION COSTS		
Levy Administration and Professional Services	\$	2,363
Printing and Publishing		51
Mailing and Postage		51
County Collection Fee		15
City Overhead and Administration		1331
Total Administration Costs	\$	3,811
COLLECTIONS/(CREDITS) APPLIED TO LEVY		
TOTAL DIRECT AND ADMIN COSTS	\$	17,411
Balance to Levy (Budgeted)	\$	17,411
DISTRICT STATISTICS		
Total Parcels		1
Total Parcels Levied		1
Total EBU's		95.80
Proposed Levy per Benefit Unit	\$	181.74
Applied Levy per Benefit Unit	\$	181.74
Maximum Levy per Benefit Unit (Prior Fiscal Year)	\$	179.18
Maximum Levy per Benefit Unit (FY 2010/2011)	\$	181.75

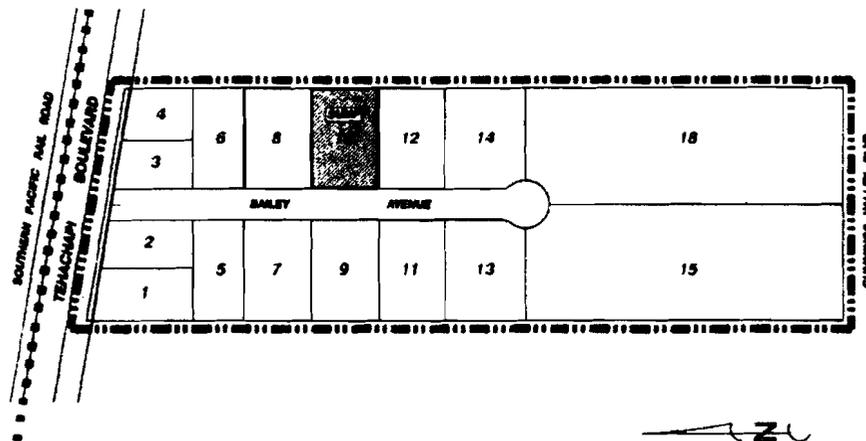
APPENDIX A – DISTRICT DIAGRAM

The parcels within the City of Tehachapi Drainage Benefit Assessment District No. 1 (Parcel Map 11353), consist of all lots, parcels and subdivisions of land located in Parcel Map 11353. The District includes Kern County Assessor's Parcel Map Book 223, Page 190, Parcel 15. This County Assessor's Parcel Map, the Assessment Roll, and Exhibit 1 constitute the District Assessment Diagram. A copy of the County Assessor's Parcel Map is shown on the following page.



Respecting Our Past. Planning Our Future.

Tehachapi Drainage Benefit Assessment District No. 1
(Parcel Map 11353)



APN: 223-190-15
 PROPOSED NO. OF ASSESSABLE PARCELS: 15
 ASSESSABLE ACREAGE: 23.95

LEGEND

- DISTRICT BOUNDARY
- SUMP

NOTE: The boundaries identified on this map are subject to change. For details, refer to the approved Development Plans on file in the Office of the City Engineer. For parcel detail, please refer to the grid form County Assessor 1730.

DATE: DECEMBER 1, 2008

APPENDIX B - ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Kern County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Map(s) associated with the Secured Roll. A listing of the parcels proposed to be assessed within this District, along with the assessment amounts, is shown below.

APN	PER EBU AMOUNT	TOTAL DISTRICT ASSESSMENT
223-190-15-00	\$ 181.74	\$ 17,410.98

RESOLUTION NO. 14-10

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEHACHAPI, CALIFORNIA,
DECLARING ITS INTENTION TO LEVY AND COLLECT
ANNUAL ASSESSMENTS WITHIN CITY OF TEHACHAPI
DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 1 IN
FISCAL YEAR 2010/2011, AND TO APPOINT A TIME
AND PLACE FOR THE PUBLIC HEARING ON THESE
MATTERS.**

The City Council of the City of Tehachapi (hereafter referred to as "City Council") hereby finds, determines, resolves and orders as follows:

WHEREAS, the City Council pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703* (hereafter referred to as the "1982 Act") did by previous Resolution approve the levy and collection of annual assessments to pay for the ongoing operation, maintenance and servicing of drainage improvements installed in conjunction with the development of properties within the District; and to levy and collect annual assessments related thereto for the assessment district designated as "City of Tehachapi Drainage Benefit Assessment District No. 1" (hereafter referred to as the "District"); and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk a Report in connection with the proposed District, and the levy of assessments for Fiscal Year 2010/2011 (July 1, 2010 and ending June 30, 2011), and the City Council did by previous Resolution preliminarily approve such Report.

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

SECTION 1. The City Council hereby declares its intention to seek the annual levy of the District pursuant to the 1982 Act, over and including the land within the District boundary, and to levy and collect special benefit assessments on parcels of land within the District to pay for the costs and expenses associated with the operation, maintenance, repair and servicing of the drainage basin and appurtenant facilities related thereto.

SECTION 2. The District improvements include the ongoing operation, administration, maintenance and servicing of the drainage basin systems and appurtenant facilities authorized pursuant to the 1982 Act that were installed as part of property development and associated within the District. Said improvements may include, but are not limited to all materials, equipment, utilities, labor and appurtenant facilities related to those improvements, and dedicated to the City of Tehachapi for such maintenance.

SECTION 3. The proposed territory within City of Tehachapi Drainage Benefit Assessment District No. 1 consists of lots, parcels and subdivisions of land located in the development known as Parcel Map 11353.

SECTION 4. The proposed assessments for the District are outlined in the Engineer's Report. The Report details the proposed assessments necessary to provide for the annual operation, administration, services and maintenance of the improvements described in Section 2 of this Resolution.

SECTION 5. Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 7, 2010 at 6:00 p.m. or as soon thereafter as feasible in the regular meeting chambers of the City Council located at 115 El South Robinson Street, Tehachapi, California, in accordance with *Government Code, Section 53753 and California Constitution, Article XIID, Section 4(e)*. The City shall give notice of the time and place of the Public Hearing by posting a copy of this resolution on the official bulletin board customarily used by the Council for the posting of notices and by publishing this resolution in a local newspaper pursuant to Government Code Section 6066 as outlined in the 1982 Act. At the Public Hearing, interested persons shall be permitted to present written and/or oral testimony.

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES: COUNCIL MEMBERS: _____
NOES: COUNCIL MEMBERS _____
ABSENT: COUNCIL MEMBERS _____
ABSTAIN: COUNCIL MEMBERS _____

LINDA VERNON, Mayor of the
City of Tehachapi, California

ATTEST:

DENISE JONES, City Clerk
City of Tehachapi, California