

AMENDED AGENDA

**TEHACHAPI CITY COUNCIL REGULAR MEETING,
TEHACHAPI REDEVELOPMENT SUCCESSOR AGENCY REGULAR MEETING,
TEHACHAPI PUBLIC FINANCING AUTHORITY REGULAR MEETING, AND
TEHACHAPI CITY FINANCING CORPORATION REGULAR MEETING
Monday, July 7, 2014 - 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 item of this meeting is available at City Hall, 115 South Robinson Street, Tehachapi, California, 93561.

CALL TO ORDER

ROLL CALL

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.

PLEDGE TO FLAG

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.

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TEHACHAPI REDEVELOPMENT SUCCESSOR AGENCY REGULAR MEETING,
TEHACHAPI PUBLIC FINANCING AUTHORITY REGULAR MEETING, AND
TEHACHAPI CITY FINANCING CORPORATION REGULAR MEETING
MONDAY, JULY 7, 2014, 2014 - 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. 45-14
Tehachapi City Council Unassigned Ord. No. 14-02-716
Tehachapi Redevelopment Successor Agency Unassigned Res. No. 01-14
Tehachapi Public Financing Authority Unassigned Res. No. 01-14

- *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 Successor Agency, Tehachapi Public Financing Authority, and the Tehachapi City Financing Corporation regular meeting on June 16, 2014–
APPROVE AND FILE
- *4. As part of the City’s Weed Abatement Program, the City can recoup its cost of abatement on noncompliant properties by placing a tax lien against the property. Prior to placing a lien on a property, the City Council must adopt a resolution confirming the approval by the City Clerk of certain properties in the City of Tehachapi for the abatement of certain weeds and rubbish – **ADOPT A RESOLUTION CONFIRMING THE APPROVAL BY THE CITY CLERK OF CERTAIN PROPERTIES IN THE CITY OF TEHACHAPI FOR THE ABATEMENT OF CERTAIN WEEDS AND RUBBISH**

FINANCE DIRECTOR REPORTS

- *5. Disbursements, bills, and claims for June 11, 2014 through July 2, 2014 – **AUTHORIZE PAYMENTS**
- *6. Appropriation Limit for the fiscal year 2014/15 – **ADOPT A RESOLUTION ESTABLISHING AN APPROPRIATION LIMIT FOR THE FISCAL YEAR 2014/15**

AIRPORT MANAGER REPORTS

7. Friends of Tehachapi Airport Update – **VERBAL REPORT**

PUBLIC WORKS DIRECTOR REPORTS

8. 2013 Annual Water Quality Report – **PRESENTATION**
9. Kern Energy Watch Take 5 Success Stories – **VERBAL REPORT**

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

- *10. County of Kern’s requested amendment to the formally adopted resolution on the three year cooperative agreement with the County of Kern relative to pursuing and managing Community Development Block Grant and related funding – **ADOPT A RESOLUTION TO COOPERATE WITH THE COUNTY OF KERN AND REPEALING RESOLUTION NO. 31-14**

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MONDAY, JULY 7, 2014, 2014 - 6:00 P.M. - PG. 3

CITY ENGINEER REPORTS

11. **PUBLIC HEARING** - An action ordering the levy of assessments within the Landscaping and Lighting District No. 1, Annexation No. 13C for fiscal year 2014/2015 subject to the results of the public hearing and protest ballot process – **OPEN HEARING; NOTICE OF PUBLIC HEARING AND CORRESPONDENCE; STAFF REPORT; RECEIVE PUBLIC COMMENT; CLOSE HEARING; CITY CLERK TO COUNT BALLOT VOTES; ADOPT TWO (2) RESOLUTIONS: (1) DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDING CONDUCTED REGARDING THE LEVY OF ASSESSMENTS RELATED TO THE ANNEXATION OF TERRITORY TO THE TEHACHAPI LANDSCAPING AND LIGHTING DISTRICT NO. 1 COMMENCING WITH FISCAL YEAR 2014/2015; (2) CONFIRMING THE ENGINEER'S REPORT REGARDING THE ANNEXATION OF TERRITORY TO THE TEHACHAPI LANDSCAPING AND LIGHTING DISTRICT NO.1; THE LEVY OF ANNUAL ASSESSMENTS DESCRIBED THEREIN; AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH; AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS COMMENCING WITH FISCAL YEAR 2014/2015 FOR SAID ANNEXATION**

12. **PUBLIC HEARING** - An action ordering the levy of assessments within the Drainage Benefit Assessment District 2014-1 for fiscal year 2014/2015 subject to the results of the public hearing and protest ballot process – **OPEN HEARING; NOTICE OF PUBLIC HEARING AND CORRESPONDENCE; STAFF REPORT; RECEIVE PUBLIC COMMENT; CLOSE HEARING; CITY CLERK TO COUNT BALLOT VOTES; ADOPT THREE (3) RESOLUTIONS: (1) AMENDING AND/OR APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE FORMATION OF DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (PARCEL MAP 10997); AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO COMMENCING WITH FISCAL YEAR 2014/2015; (2) DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDING CONDUCTED REGARDING THE LEVY OF ASSESSMENTS FOR DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (PARCEL MAP 10997) AND APPROVING CERTAIN RELATED ACTIONS; (3) CONFIRMING THE FORMATION OF DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (PARCEL MAP 10997) AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2014/2015**

CITY ATTORNEY REPORTS

13. On June 16, 2014 staff introduced an ordinance repealing ordinance no. 10-01-703 relating to restrictions for registered sex offenders. A recent appellate court case struck down ordinances in Orange County and Irvine restricting activities of sex offenders. The City has been threatened with a lawsuit if it does not repeal Chapter 9.20 of its Municipal Code. The restrictions in Chapter 9.20 are similarly contained in state law and the City's ordinance is unnecessary and can be repealed. Otherwise, additional costs will be incurred by the City for litigation – **ADOPT AN ORDINANCE REPEALING IN ITS ENTIRETY ORDINANCE NO. 10-01-703 OF TEHACHAPI MUNICIPAL CODE CHAPTER 9.20 RELATING TO RESTRICTIONS FOR REGISTERED SEX OFFENDERS.**

ASSISTANT CITY MANAGER REPORTS

14. Downhill Mountain Bike Park update – **DIRECT STAFF TO WORK WITH LOCAL PARTNERS TO PURSUE THE DEVELOPMENT OF A YEAR-ROUND DOWNHILL MOUNTAIN BIKE PARK IN TEHACHAPI, INSIDE OR OUTSIDE THE CITY LIMITS**

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MONDAY, JULY 7, 2014, 2014 - 6:00 P.M. - PG. 4**

CITY MANAGER REPORTS

15. Adopt-a-landscape program fee schedule – **APPROVE THE UPDATED ADOPT-A-LANDSCAPE PROGRAM FEE SCHEDULE**

16. 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

1. Conference with legal counsel regarding claim filed by Don Easy per Government Code Section 54956.9(d)(2).

ADJOURNMENT

MINUTES

**TEHACHAPI CITY COUNCIL REGULAR MEETING,
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TEHACHAPI PUBLIC FINANCING AUTHORITY REGULAR MEETING, AND
TEHACHAPI CITY FINANCING CORPORATION REGULAR MEETING
Monday, June 16, 2014 – 6:00 P.M.**

NOTE: Sm, Gr, Wi, Ni and Co are abbreviations for Council Members Smith, Grimes, Wiggins, Nixon and Corpus-Zamudio, 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

<p><u>CALL TO ORDER</u></p> <p>Meeting called to order by Mayor Smith at 6:00 p.m.</p> <p><u>ROLL CALL</u></p> <p>Roll call by City Clerk Denise Jones</p> <p>Present: Mayor Smith, Mayor Pro-Tem Wiggins, Councilmembers Grimes, Nixon and Corpus-Zamudio</p> <p>Absent: None</p> <p><u>INVOCATION</u></p> <p>By Pastor Ron Barker of First Baptist Church</p> <p><u>PLEDGE TO THE FLAG</u></p> <p>Led by Councilmember Grimes</p> <p><u>CLOSED SESSION</u></p> <ol style="list-style-type: none"> 1. Approval of closed session minutes of June 2, 2014 2. Public Employment--Police Chief, per Government Code Section 54957 <p><u>ADJOURN TO OPEN SESSION</u></p> <ol style="list-style-type: none"> 1. Report to audience on closed session items <p><u>CONSENT AGENDA</u></p> <p>Approved consent agenda</p>	<p>Approved Minutes Gr/Wi Ayes All</p> <p>Approved The Contract And Hired Kent Kroeger As The New Police Chief Gr/Wi Ayes All</p> <p>Approved Consent Agenda Ni/Wi Ayes All</p>
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AUDIENCE ORAL COMMUNICATIONS

2. General public comments regarding matters not listed as an agenda item were received from:
 - a. Charles White, representing Main Street reported on success of Farmer’s Market and Chili Cook-Off and thanked City Staff for all their help.

CITY CLERK REPORTS

- *3. **ALL ORDINANCES SCHEDULED FOR INTRODUCTION OR ADOPTION AT THIS MEETING SHALL BE READ BY TITLE ONLY.**
- *4. Minutes for the Tehachapi City Council, Tehachapi Redevelopment Successor Agency, Tehachapi Public Financing Authority, and the Tehachapi City Financing Corporation regular meeting on June 2, 2014 - **APPROVED AND FILED.**
- *5. Special Event Application for Tehachapi Valley Recreation & Parks Districts 4th of July Kids Parade 2014 on July 4, 2014 – **APPROVED THE 4th OF JULY KIDS PARADE SPECIAL EVENT APPLICATION AND ASSOCIATED STREET CLOSURES**
6. The Tehachapi City Council will appoint two members to the City of Tehachapi Planning Commission to fill the vacancies created by Commissioner Marisa Folse and Mariana Teel’s expiration of terms on June 30, 2014. The terms will expire on June 30, 2018. The City Clerk’s office received applications from three qualified applicants, Marisa Folse, Mariana Teel and J. David Butler – **MARIANA TEEL AND J. DAVID BUTLER WERE IN ATTENDANCE AND INTRODUCED THEMSELVES TO COUNCIL; COUNCILMEMBER NIXON NOMINATED MARIANA TEEL AND J. DAVID BUTLER; APPOINTED TWO MEMBERS, MARIANA TEEL AND J. DAVID BUTLER, TO THE CITY OF TEHACHAPI PLANNING COMMISSION TO COMPLETE A TERM TO EXPIRE ON JUNE 30, 2018**
- *7. A General Municipal Election, consolidated with the Statewide General Election, will be held in the City of Tehachapi on Tuesday, November 4, 2014, for the following Officers: Three (3) members of the City Council, all with full four (4) year terms – **ADOPTED RESOLUTION NUMBER CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES; ADOPTED RESOLUTION NUMBER REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF KERN TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 4, 2014, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE DATE PURSUANT TO §10403 OF THE ELECTIONS CODE**

All Ord. Read By Title Only
 Ni/Wi Ayes All

Approved & Filed
 Ni/Wi Ayes All

Approved The 4th Of July Kids
 Parade Special Event Application
 & Associated Street Closures
 Ni/Wi Ayes All

Appointed Two Members,
 Mariana Teel & J. David Butler,
 To The City Of Tehachapi
 Planning Commission To
 Complete A Term To Expire On
 June 30, 2018
 Ni/Gr Ayes All

Adopted Resolution Number
 Calling & Giving Notice Of The
 Holding Of A General Municipal
 Election To Be Held On Tuesday,
 November 4, 2014, For The
 Election Of Certain Officers As
 Required By The Provisions Of
 The Laws Of The State Of
 California Relating To General
 Law Cities; Adopted Resolution
 Number Requesting The Board
 Of Supervisors Of The County Of
 Kern To Consolidate A General
 Municipal Election To Be Held
 On November 4, 2014, With The
 Statewide General Election To Be
 Held On The Date Pursuant To
 §10403 Of The Elections Code
 Ni/Wi Ayes All

FINANCE DIRECTOR REPORTS

- *6. Disbursements, bills and claims for May 29, 2014 through June 11, 2014 –

Authorized Payments
 Ni/Wi Ayes All

AUTHORIZED PAYMENTS

- *7. City of Tehachapi Treasurer's Report through May 2014 – **RECEIVED REPORT**

Received Report
Ni/Wi Ayes All

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

- *8. Agreement with Lisa Wise Consulting, Inc for services on an as needed basis for General Plan related purposes – **APPROVED THE CONSULTANT AGREEMENT BETWEEN THE CITY OF TEHACHAPI AND LISA WISE CONSULTING, INC TO PROVIDE ON CALL SERVICES FOR TASKS CONSISTENT WITH EXHIBIT A OF THE AGREEMENT**

Approved The Consultant Agreement Between C.O.T. & Lisa Wise Consulting, Inc To Provide On Call Services For Tasks Consistent With Exhibit A Of The Agreement
Ni/Wi Ayes All

CITY ENGINEER REPORTS

- *9. Curry & "C" Street Striping Project bid award – **AWARDED THE CURRY & "C" STREET STRIPING PROJECT TO STERND AHL ENTERPRISES IN THE AMOUNT OF \$5,000.00 AND AUTHORIZED THE CITY MANAGER TO APPROVE ANY NECESSARY CHANGE ORDERS UP TO A MAXIMUM OF 10% OF THE ORIGINAL CONTRACT (OR \$500)**

Awarded The Curry & "C" Street Striping Project To Sterndahl Enterprises In The Amount Of \$5,000.00 & Authorized The City Manager To Approve Any Necessary Change Orders Up To A Maximum Of 10% Of The Original Contract (Or \$500)
Ni/Wi Ayes All

CITY ATTORNEY REPORTS

- *12. The City Attorney requests approval to attend the City Attorneys' portion of the annual League of California Cities meeting to be held on September 4-5, 2014. The City Attorney allocates costs among his three (3) cities so the City's share would be \$233.00 – **AUTHORIZED THE CITY ATTORNEY TO ATTEND ANNUAL MEETING OF THE LEAGUE OF CALIFORNIA CITIES FOR A TOTAL COST OF \$233.00**

Authorized The City Attorney To Attend Annual Meeting Of The League Of California Cities For A Total Cost Of \$233.00
Ni/Wi Ayes All

13. A recent appellate court case struck down ordinances in Orange County and Irvine restricting activities of sex offenders. The City has been threatened with a lawsuit if it does not repeal Chapter 9.20 of its Municipal Code. The restrictions in Chapter 9.20 are similarly contained in state law and the City's ordinance is unnecessary and can be repealed. Otherwise, additional costs will be incurred by the City for litigation – **CITY ATTORNEY TOM SCHROETER GAVE REPORT; CHARLES WHITE ASKED IF OUR LOCAL OFFICERS CAN ENFORCE THE STATE LAWS; INTRODUCED ORDINANCE NUMBER REPEALING IN ITS ENTIRETY ORDINANCE NO. 10-01-703 OF TEHACHAPI MUNICIPAL CODE CHAPTER 9.20 RELATING TO RESTRICTIONS FOR REGISTERED SEX OFFENDERS.**

Introduced An Ord. No. Repealing In Its Entirety Ord. No. 10-01-703 Of Tehachapi Municipal Code Chapter 9.20 Relating To Restrictions For Registered Sex Offenders
Wi/Ni Ayes All

CITY MANAGER REPORTS

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

COUNCIL MEMBER ANNOUNCEMENTS OR REPORTS

1. Councilmember Corpus-Zamudio attended a job fair for teens and encouraged all businesses to give kids feedback when they apply for a job.
2. Councilmember Nixon gave an update on airport events and talked about various traffic issues in the city limits.
3. Councilmember Wiggins commented on Chief Kermodé's retirement dinner.
4. Councilmember Grimes thanked Jeff Kermodé on a job well done.
5. Mayor Smith thanked Jeff Kermodé.

ADJOURNMENT

The City Council/Boards adjourned at pm to a Tehachapi City Council, Tehachapi Redevelopment Successor Agency, Tehachapi Public Financing Authority and Tehachapi City Financing Corporation Regular Meeting to be held on Monday, July 7, 2014, at 6:00p.m.

DENISE JONES, CMC
City Clerk, City of Tehachapi

Approved this 7th day
Of July, 2014.

PHILIP SMITH
Mayor, City of Tehachapi



APPROVED
DEPARTMENT HEAD: <i>[Signature]</i>
CITY MANAGER: <i>[Signature]</i>

COUNCIL REPORTS

MEETING DATE: JULY 7, 2014

AGENDA SECTION: CITY CLERK

TO: HONORABLE MAYOR SMITH AND COUNCIL MEMBERS

FROM: ASHLEY WHITMORE, DEPUTY CITY CLERK

DATE: JULY 3, 2014

SUBJECT: A RESOLUTION CONFIRMING THE APPROVAL BY THE CITY CLERK OF CERTAIN PROPERTIES IN THE CITY OF TEHACHAPI FOR THE ABATEMENT OF CERTAIN WEEDS AND RUBBISH

BACKGROUND

As the Council is aware, the City conducts its Weed Abatement Program each summer in an effort to remove weeds, grasses, rubbish and other materials from properties that constitute a fire hazard or other potential public health issue. This process, outlined in Chapter 8.32 of the Tehachapi Municipal Code, allows the City to abate weeds, grasses and rubbish after June 15 for any properties which have not already been cleared. This abatement is performed by a City contractor and the bill for the work is then eligible to be placed as a tax lien against the property.

Prior to placing a lien on a property for abatement costs, the City Council must adopt a resolution confirming the approval by the City Clerk of certain properties in the City of Tehachapi for the abatement of weeds and rubbish.

RECOMMENDATION

ADOPT A RESOLUTION CONFIRMING THE APPROVAL BY THE CITY CLERK OF CERTAIN PROPERTIES IN THE CITY OF TEHACHAPI FOR THE ABATEMENT OF CERTAIN WEEDS AND RUBBISH, SUBJECT TO REVISION AND APPROVAL OF THE CITY ATTORNEY

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEHACHAPI CONFIRMING THE APPROVAL BY THE CITY
CLERK OF CERTAIN PROPERTIES IN THE CITY OF
TEHACHAPI FOR THE ABATEMENT OF CERTAIN WEEDS AND
RUBBISH**

WHEREAS, the properties in the City of Tehachapi described by assessor parcel number in Exhibit A were determined to be in violation of the Tehachapi Municipal Code which prohibits any weeds, grasses, rubbish or other material dangerous or injurious to neighboring property or the health or welfare of residents of the vicinity that may be growing, lying or located thereon; and

WHEREAS, pursuant to Chapter 8.32 of the Tehachapi Municipal Code; the City has abated weeds, grasses, rubbish or other material dangerous or injurious to neighboring property or the health or welfare of residents in the vicinity, from the properties identified in Exhibit A;

WHEREAS, the City Clerk has reviewed materials concerning the properties, the abatements and assessments and has approved the assessments of the parcels;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Council of the City of Tehachapi:

1. That the City caused work to be performed by contractors for the removal of weeds and rubbish and filed with the City Clerk a Report an Assessment List which describes the costs incurred by the City of Tehachapi to abate such weeds and rubbish and which is attached

hereto as Exhibit "A", and made a part hereof by this reference.

2. The costs incurred and described in the Report and Assessment list, attached hereto as Exhibit "A" are hereby confirmed.
3. The cost of the abatement on the properties as described in Exhibit "A" are hereby made a lien and special assessment against said properties and the City is directed to notify the property owner of and record the lien created herein as required under Government Code Section 38773.1 (b)-(c).
4. The assessments enumerated herein are not subject to Proposition 218.
5. That the City Attorney is hereby authorized to commence any action necessary for collecting the sum due including foreclosure on the lien established herein as provided for in Government Code Section 38773.1(c).
6. That the property owners named in said Exhibit "A" may pay, or cause to be paid, the charges stated therein at the offices of the City of Tehachapi, 115 South Robinson Street, Tehachapi, California at any time prior to the time the lien imposed under Government Code Section 38773.1 and Tehachapi Municipal Code Section 8.32.040 is foreclosed or placed on the property tax rolls for collection as described in paragraph 7 below.
7. At the discretion of the City Attorney, and in the event such charges assessed and confirmed against the property as listed in Exhibit "A" are not paid in full prior to collection or foreclosure, such special

assessment or balance due remaining thereof, may be entered and extended on the property tax roll, and pursuant to law, the County tax collector shall include such amounts on the tax bill applicable to the property for collection therein.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Tehachapi at a regular meeting this July 7, 2014.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PHILIP SMITH, Mayor
City of Tehachapi, California

ATTEST:

DENISE JONES, CMC, City Clerk
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 July 7, 2014.

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

EXHIBIT "A"

APN	PROPERTY ADDRESS	COST TO DO WORK	ADMIN COST	TOTAL COST
1) 416-215-22	805 Aspen Dr. 2013	\$325.00	\$48.75	\$ 373.75
2) 040-340-01	130 J St. 2013	\$150.00	\$22.50	\$ 172.50
3) 040-400-10	301 E J St. 2013	\$150.00	\$22.50	\$ 172.50
4) 040-420-07	121 N Mojave St. 2013	\$150.00	\$22.50	\$ 172.50
5) 040-470-22	No Situs Available 2013	\$150.00	\$22.50	\$ 172.50
6) 040-470-23	No Situs Available 2013	\$150.00	\$22.50	\$ 172.50
7) 223-140-10	21347 Tucker Rd. 2013	\$430.00	\$64.50	\$ 494.50
8) 223-140-36	No Situs Available 2013	\$255.00	\$38.25	\$ 293.25
9) 223-140-37	No Situs Available 2013	\$325.00	\$48.75	\$ 373.75
10) 223-140-38	No Situs Available 2013	\$220.00	\$33.00	\$ 253.00
11) 223-140-39	No Situs Available 2013	\$290.00	\$43.50	\$ 333.50
12) 223-140-49	540 Friesen St. 2013	\$255.00	\$38.25	\$ 293.25
13) 223-180-49	No Situs Available 2013	\$192.50	\$28.88	\$ 221.38

APN	PROPERTY ADDRESS	COST TO DO WORK	ADMIN COST	TOTAL COST
14) 223-180-50	No Situs Available 2013	\$207.50	\$31.13	\$ 238.63
15) 223-530-04	No Situs Available 2013	\$150.00	\$22.50	\$ 172.50
16) 223-570-01	No Situs Available 2013	\$150.00	\$22.50	\$ 172.50
17) 223-570-02	No Situs Available 2013	\$150.00	\$22.50	\$ 172.50
18) 223-570-04	No Situs Available 2013	\$150.00	\$22.50	\$ 172.50
19) 223-570-09	No Situs Available 2013	\$150.00	\$22.50	\$ 172.50
20) 415-012-14	No Situs Available 2013	\$2,090.00	\$313.50	\$ 2,403.50
21) 415-012-15	No Situs Available 2013	\$455.00	\$68.25	\$ 523.25
22) 416-012-16	No Situs Available 2013	\$455.00	\$68.25	\$ 523.25
23) 415-012-17	No Situs Available 2013	\$390.00	\$58.50	\$ 448.50
24) 415-110-12	410 W J St. 2013	\$155.00	\$0.00	\$ 155.00
25) 415-110-23	J St. 2013	\$99.75	\$0.00	\$ 99.75
26) 415-130-21	No Situs Available 2013	\$465.00	\$69.75	\$ 534.75
27) 415-170-14	Industrial Park 2013	\$242.50	\$36.38	\$ 278.88
28) 416-110-08	18812 Cherry Ln. 2013	\$780.00	\$117.00	\$ 897.00

APN	PROPERTY ADDRESS	COST TO DO WORK	ADMIN COST	TOTAL COST
29) 416-110-09	No Situs Available 2013	\$640.00	\$96.00	\$ 736.00
30) 416-110-16	No Situs Available 2013	\$290.00	\$43.50	\$ 333.50
31) 416-110-17	No Situs Available 2013	\$255.00	\$38.25	\$ 293.25
32) 416-110-18	18946 Cherry Ln. 2013	\$255.00	\$38.25	\$ 293.25
33) 416-120-01	630 Cherry Ln. 2013	\$290.00	\$43.50	\$ 333.50
34) 416-120-08	No Situs Available 2013	\$570.00	\$85.50	\$ 655.50
35) 417-011-18	No Situs Available 2013	\$220.00	\$33.00	\$ 253.00
36) 417-012-01	No Situs Available 2013	\$1,550.00	\$232.50	\$ 1,782.50
37) 417-012-25	No Situs Available 2013	\$990.00	\$148.50	\$ 1,138.50
38) 417-012-27	No Situs Available 2013	\$990.00	\$148.50	\$ 1,138.50
39) 417-012-28	No Situs Available 2013	\$2,845.00	\$426.75	\$ 3,271.75
40) 417-012-37	17255 Highline Rd. 2013	\$2,250.00	\$337.50	\$ 2,587.50
41) 417-020-07	No Situs Available 2013	\$780.00	\$117.00	\$ 897.00

Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 7/2/2014 - 9:12 AM



			Check Amount
Check No:	0	Check Date:	
Vendor:	0017	American Business Machines	
203022		GG/toner	8.00
			8.00
Check No:	0	Check Date:	
Vendor:	0035	BC Laboratories Inc.	
B174519 1		Wtr/samples/Curry Resv/Mullberry/Fig/Hickory	75.00
B174519 2		Wtr/samples/Curry Resv/Mullberry/Fig/Hickory	36.00
B174911		Swr/WWTP Headworks	325.00
B175136		Wtr/samples/Mojave Well/Oakwood/Brentwood	50.00
B175136 2		Wtr/samples/Mojave Well/Oakwood/Brentwood	36.00
B175361		Swr/WWTP Headworks	325.00
B175898		Wtr/samples/Mojave-Dennison-Wahlstrom-Pino	120.00
B175937		Wtr/samples/Mojave-Dennison Wells	30.00
B175938		Wtr/samples/Curry Resu	15.00
			1,012.00
Check No:	0	Check Date:	
Vendor:	0155	FedEx	
570970449963		CD/2day/LOMC	65.75
602094730027		GG/standard overnight/CalTrans	36.68
602094730038		GG/standard overnight/CalTrans	36.68
602094730049		GG/standard overnight/CalTrans	36.68
602094730050		GG/standard overnight/CalTrans	36.85
602094730060		GG/standard overnight/CalTrans	36.85
602096150058		CD/priority overnight/Hospital/AECOM	43.96
602096150069		CD/priority overnight/Hospital/AECOM	47.91
602096150070		CD/priority overnight/Hospital/AECOM	43.96
602096150080		CD/priority overnight/Dialysis Center/FAIA Prin	54.15
602096150091		CD/priority overnight/Yoo/AECOM	38.54
602096150106		CD/2day/Residential Solar/AECOM	21.82
			499.83
Check No:	0	Check Date:	
Vendor:	0216	Judicial Data Systems Corporation	
4601		Parking Citation Revenue 05/2015	100.00
			100.00
Check No:	0	Check Date:	
Vendor:	0218	Jims Supply Company Inc.	
114451		Airport/31/2" blk pipe	182.75
			182.75
Check No:	0	Check Date:	
Vendor:	0223	Kern County Auditors Office	
052014		Parking Citation Revenue May 2014	22.00

			22.00
Check No:	0	Check Date:	
Vendor:	0248	Klein's Fire Protection & Extinguisher Service	
13929		Airport/5# ABC fire extinguishers	185.75
13937 1		Swr/5# ABC fire extinguishers	239.32
13937 2		Wtr/5# ABC fire extinguishers	239.32
13938		PW/pressure seals/dry chem press. ABC	373.63
13939		City Clerk/5# ABC fire extinguishers	55.00
13940		PD/5# ABC fire extinguishers	258.64
13953		PW/5# ABC fire extinguishers	309.86
			1,661.52
Check No:	0	Check Date:	
Vendor:	0275	Lubrication Engineers Inc.	
251910		Swr/619 pistol grip	136.49
251937		Swr/engine oil/lubricant/great lubricant/industria	2,543.33
			2,679.82
Check No:	0	Check Date:	
Vendor:	0276	Martin & Chapman Company	
2014237		City Clerk/minute books	211.13
			211.13
Check No:	0	Check Date:	
Vendor:	0350	Ranch Service & Supply	
1030		Wtr/industry chain link	1,644.75
			1,644.75
Check No:	0	Check Date:	
Vendor:	0362	RSI Petroleum Products	
0272336		PW/unleaded & diesel fuel	840.93
0272816		PW/unleaded & diesel fuel	1,131.58
0273051		PW/unleaded & diesel fuel	993.83
			2,966.34
Check No:	0	Check Date:	
Vendor:	0373	Thomas F. Schroeter Attorney @ Law	
062514 1		Airport/legal services-extra ordinary	507.00
062514 2		Wtr/legal services-extra ordinary	52.00
062514 3		GG/legal services	4,647.50
062514 4		PERSM1 Member contribution	-177.56
			5,028.94
Check No:	0	Check Date:	
Vendor:	0424	Greater Tehachapi Chamber of Commerce	
1210		GG/June monthly Chamber luncheon 3	45.00
			45.00
Check No:	0	Check Date:	
Vendor:	0428	Tehachapi Flower Shop	
9816		GG/basket w-green plants & bloomer/PD	93.47
			93.47
Check No:	0	Check Date:	
Vendor:	0429	Tehachapi Valley Healthcare	
314376		CD/physical exam-lab/KCarlson	156.46

		Check Amount
		156.46
Check No:	0 Check Date:	
Vendor:	0431 Tehachapi News	
13523957	Weed abatement	161.00
13524579	Weed abatement	161.00
13524579	Weed Abatement	161.00
13526664	Public Hearing	36.25
13526683	Public Hearing	35.00
13528146	Planning Commision	168.00
		722.25
Check No:	0 Check Date:	
Vendor:	0441 Vulcan Materials Company Western Division	
70382565	Strts/3/8" fine pg64-10	211.24
70382566	Strts/3/8" fine pg64-10	419.25
		630.49
Check No:	0 Check Date:	
Vendor:	0476 WITTS Everything for the Office	
132886-0	GG/paper	68.78
132914-0	GG/notebook/bnd cover/inkcart/tape/batter 24 pl	155.59
132943-0	PD/paper/ltr store files	90.58
132975-0	PD/scan blueprint copies	24.19
132987-0	PD/8 & 7 surge outlets	165.08
132993-0	PD/8 outlet surge	348.11
132997-0	PD/toner	128.99
133017-0	GG/pocket file ltr	26.86
133017-0	GG/pocket file/staples/note 12pk	14.79
133020-0	GG/cover rep ltr	21.21
133058-0	PD/disassembly-relocation-installation of existin	3,840.00
133062-0	PD/office furniture-storage units w-shelves/book	61,306.79
133078-0	GG/dsk file sorer/pocket file ltr	56.58
133103-0	GG/desk file	19.47
133109-0	GG/clipboard/paper/labels/envelopes	109.87
133125-0	GG/dsk stapler	13.96
133168-0	GG/dsktp stapler	25.27
133183-0	GG/paper/scissors/add rolls	96.27
133217-0	GG/paper/keyboard	141.88
C 132556-0	CD/bndrs/return item	-18.63
C 132577-0	CD/copyholder/return item	-22.84
		66,612.80
Check No:	0 Check Date:	
Vendor:	0478 Zee Medical Service	
34-220591	Swr/cough drops/dilotab/oint/surn septic aerosal	31.09
34-220591 2	Wtr/cough drops/dilotab/oint/surn septic aerosal	31.10
34-220592	PW/eye drops/elastic strip/pain aid/ibutabs/pept-	86.38
34-220593	Airport/eye drops/elastic strip/pain aid/ibutabs/p	48.08
34-220593 2	Cnstc/eye drops/elastic strip/pain aid/ibutabs/pep	48.08
34-220595	PD/elastic strips/lrg patch bandage/ibutabs/antac	71.17
		315.90
Check No:	0 Check Date:	
Vendor:	0525 All American Tire & Service Center LLC	
061214	GG/tie repair/2012 Chev Colorado	20.00
061814	PW/tires/mnt & dismount-df-balance	340.89
061914	Wtr/tire repair	20.00

			380.89
Check No:	0	Check Date:	
Vendor:	0543	BSE Rents	
21296		PW/genie tz34-20 34'	187.48
21367		Airport/trailer lg equip	77.34
22211		Airport/2-man auger/8"bit	49.80
22211 2		WWTP/2-man auger/8"bit	49.80
			364.42
Check No:	0	Check Date:	
Vendor:	0585	Terry J. Warsaw M.D.	
37137C31		PD/employee physical/KKroeger	150.00
37145C5A		CD/employee physical/KCarlson	195.00
			345.00
Check No:	0	Check Date:	
Vendor:	0610	Abate-A-Weed Inc.	
600787 1		Street Maint-Weed Control/roundup promax 30g	840.99
600787 2		Street Maint-Weed Control/roundup promax 30g	360.42
605935 1		Street Maint-Weed Control/roundup promax 30g	887.20
605935 2		Street Maint-Weed Control/roundup promax 30g	380.22
			2,468.83
Check No:	0	Check Date:	
Vendor:	0685	CCAC	
061214		CClerk/2014 Nuts & Bolts workshop/TMarsh	175.00
			175.00
Check No:	0	Check Date:	
Vendor:	0817	Kimball Midwest	
3604834		PW/terminals/brass fittings/clamps/tubing/shrink	435.19
3630250		PW/brass fittings/splicers	370.65
			805.84
Check No:	0	Check Date:	
Vendor:	0842	Kern Regional Transit	
053114 1		Dial-A-Ride/Operation costs May 2014	12,665.68
053114 2		Dial-A-Ride/farebox revenue May 2014	-444.29
			12,221.39
Check No:	0	Check Date:	
Vendor:	1005	Quad Knopf Inc.	
75986		Challenger drive expansion project construction	2,558.38
			2,558.38
Check No:	0	Check Date:	
Vendor:	1055	Mercury Graphics	
4488		GG/PD grand opening invites w-envelopes/art-w	596.63
4491		PD/repared sign/directional sign	3,982.88
4495		Hotdog Festivalposters/banners/postcards/artwor	453.05
4496		GG/flag sponsors	22.84
4501		PD/art work/plaques for new PD	1,823.53
4502		GG/business cards/KCarlson	58.70
4503		Airport/art work/Warbird Fly-in poster-postcard-	428.93
			7,366.56

Check No:	0	Check Date:	
Vendor:	1286	M&M's Sports Uniforms & Embroidery	
31363		PD/name tag/TPD Exploreres	150.50
31451		Public Benches/standard cast plaque/artwork	234.67
			<hr/>
			385.17
Check No:	0	Check Date:	
Vendor:	1413	Kern Turf Supply Inc.	
325893		Landscape Maint/ethernet primary ccu side/pow	114.22
325893 2		Landscape Maint/ethernet primary ccu side/pow	114.22
325893 3		Landscape Maint/ethernet primary ccu side/pow	114.22
325893 4		PW/ethernet primary ccu side/power supply	114.22
326201		Landscape Maint/8"-10'-12' radius arc nozzle/ pc	147.77
326201 2		Landscape Maint/8"-10'-12' radius arc nozzle/ pc	73.90
326201 3		Landscape Maint/8"-10'-12' radius arc nozzle/ pc	73.90
			<hr/>
			752.45
Check No:	0	Check Date:	
Vendor:	1506	San Joaquin Safety Shoes	
63665		Landscape/annual safety shoes/JIngraham	182.74
			<hr/>
			182.74
Check No:	0	Check Date:	
Vendor:	1679	Marcia Smith	
062414		CD/mileage/Subdivision map act conference	48.50
			<hr/>
			48.50
Check No:	0	Check Date:	
Vendor:	1729	Alpha Landscape Maintenance	
12012 1		GG/City offices	48.02
12012 10		Strt Landscape Maint/South Curry	222.50
12012 11		Landscape Maint/Heritage Oak	843.12
12012 12		Landscape Maint/KB Tract/Dennison	3,524.54
12012 13		Strt Landscape Maint/Street Trees	10.09
12012 14		Strt Landscape Maint/Dennison Street	704.20
12012 15		Strt Landscape Maint/Clear View	314.65
12012 16		City Parks/Pioneer Park	541.45
12012 17		GG/Old Town Planters	80.05
12012 18		Landscape Maint/Mill Street cottages	24.09
12012 19		City Parks/Robinson Park	493.30
12012 2		GG/Market Place & Union Pacific	215.91
12012 20		GG/Taco Sandwich & Wall	27.48
12012 21		GG/Senior Center	102.57
12012 22		Depot/Railroad Depot	124.59
12012 23		GG/Phase 4 downtown planters	33.95
12012 24		Landscape Maint/Red Barn	86.22
12012 25		Landscape Maint/Red Barn Phase 2	7.00
12012 26		GG/Robinson parking lot	24.45
12012 27		Landscape Maint/Alta/Warrior Park-new addition	1,564.62
12012 3		Strt Landscape Maint/Mill Street islands	415.98
12012 4		Strt Landscape Maint/Capitol Hills (South island	263.91
12012 5		Landscape Maint/Manzanita Park	706.41
12012 6		Landscape Maint/KB Tract highland LMD	500.85
12012 7		Landscape Maint/Alta Tract/Warrior Park	4,367.95
12012 8		Landscape Maint/all planters/highline	1,534.02
12012 9		Landscape Maint/Alta Parkway lawns	171.51
12013 1		GG/Market Place & Union Pacific	0.66
12013 10		Landscape Maint/Heritage Oaks	6.55

12013 11	Landscape Maint/KB/Dennison	13.75
12013 12	Strt Landscape Maint/Dennison Street	1.97
12013 13	Landscape Maint/Clear View	0.66
12013 14	City Parks/Pioneer Park	1.97
12013 15	GG/Old Town planter	0.33
12013 16	Landscape Maint/Mill Street cottages	0.33
12013 17	Landscape Maint/Alta/Warrior Park	7.20
12013 18	City Parks/Robinson Park	0.66
12013 19	GG/Taco Sandwich	0.33
12013 2	GG/Market Place & Union Pacific	1.97
12013 20	GG/Senior Center	0.33
12013 21	Depot/Railroad Depot	1.31
12013 22	GG/Robinson parking lot	0.33
12013 23	GG/Phase 4 downtown planters	0.33
12013 24	Landscape Maint/Red Barn	0.33
12013 25	Landscape Maint/Red Barn 2	0.33
12013 3	Strt Landscape Maint/Capital Hills	1.31
12013 4	Landscape Maint/Manzanita Park	1.97
12013 5	Landscape Maint/KB Tract - highland	0.66
12013 6	Landscape Maint/Alta Tract/Warrior Park	13.09
12013 7	Landscape Maint/Alta parkway lawns	1.31
12013 8	Landscape Maint/Alta planters-highline &Tract	6.55
12013 9	Strt Landscape Maint/South Curry	1.31
12016 1	Landscape Maint/15 gln Robina tree/Heritage O	132.00

17,150.97

Check No:	0	Check Date:		
Vendor:	1801	HD Supply Waterworks LTD		
C497664		Wtr/ang bmv fixmxn		206.00

206.00

Check No:	0	Check Date:		
Vendor:	1945	RST Cranes Inc.		
7740		Swr/operate 33 ton as directed/rigger/surcharge		535.00

535.00

Check No:	0	Check Date:		
Vendor:	1982	SSD Systems		
1019511-A 1		Airport/314 Hayes str Pilots lounge/burglar alarm		36.75
1019511-A 2		Airport/100 Commercial Way/burglar alarm ser		17.32
1019511-A 3		Cnstrc/100 Commercial Way/burglar alarm serv		17.33
1019511-A 4		PW/800 Enterprise Way/burglar alarm services		46.50
1019511-A 5		Swr/750 Enterprise Way/burglar alarm services		61.95
1019511-A 6		Wtr/750 Enterprise Way/burglar alarm services		49.00
1019511-A 7		Depot/101 Teh blv/fire alarm services		79.00
1019511-A 8		GG/115 South Robinson/burglar alarm services		34.65
1019511-A 9		Airport/314 Hayes street Pilots lounge/radio bac		23.10
1029122-A 1		Airport/314 Hayes strt pilots lounge/burglar alar		36.75
1029122-A 2		Cnstrc/100 Commercial Way/burglar alarm servi		34.65
1029122-A 3		PW/800 Enterprise Way/burglar alarm services		46.50
1029122-A 4		Swr/800 Enterprise Way/burglar alarm services		61.95
1029122-A 5		Wtr/750 Enterprise Way/burglar alarm services		51.45
1029122-A 6		Depot/101 Teh blv /fire alarm services		79.00
1029122-A 7		PD/220 C Street/fire alarm services		546.00
1029122-A 8		GG/115 South Robinson st/burglar alarm service		34.65
1029122-A 9		Airport/314 Hayes Street Pilots loung/radio back		23.10
DVF2205/27		PD/installation deposit/monitor fire system/220		800.00

		2,079.65
Check No:	0 Check Date:	
Vendor:	2111 Swift Napa Auto Parts	
12222011	PW/credit/vehicle maint	-0.02
736156	PW/credit/vehicle maint	-72.91
762928	PW/credit/vehicle maint	-220.44
775962	PW/credit/vehicle maint	-98.89
794016	PW/credit/vehicle maint	-17.26
810955	PW/control	76.17
811120	PW/oil filter	8.86
811156	PW/oil filter	26.57
811491	Cnstrc/2008 Chev Trck/gas cap	13.96
812301	PW/cp screw/no8 nut	18.62
812361	Strts/primary wire/fab loom-split poly	48.06
812396	PW/primary wire	158.03
812523	Wtr/def fluid	13.96
812926	Swr/funnel	8.58
813485	Cnstrc/blow gun /adapter	18.25
813583	Cnstrc/thread restore kit	38.36
813747	PD/stp octane booster	6.44
814149	Wtr/battery/core deposit	397.56
914196	Wtr/core deposit	-32.25
		391.65
Check No:	0 Check Date:	
Vendor:	2134 Ferguson Enterprises Inc	
0997238	PW/xl reg urn	177.55
SC40244	PW/serv chgr	2.66
		180.21
Check No:	0 Check Date:	
Vendor:	2147 Coffee Break Service Inc.	
214965	GG/K cups coffee/supplies	331.10
Jun4114	GG/rental water cooler	26.95
		358.05
Check No:	0 Check Date:	
Vendor:	2201 SC Communications Inc.	
95291	PD/field tech srvc/move basse radio/base station	637.58
		637.58
Check No:	0 Check Date:	
Vendor:	2236 Pacific West Sound Inc.	
19425	Hotdog Festival/sound system show/Coy-Burnee	1,400.00
19426	Hotdog Festival/sound system show/Central Parl	1,400.00
		2,800.00
Check No:	0 Check Date:	
Vendor:	2568 Cooperative Personnel Services	
345499	GG/professional fees	3,512.00
345500	GG/professional fees	16,333.66
		19,845.66
Check No:	0 Check Date:	
Vendor:	2589 Jerome's Tractor Service	
C-14-451	Weed Abatement/move in fee/tractor 12' mower/	255.00

C-14-452	Weed Abatement/move in fee/tractor 12' mower/	285.00
C-14-453	Weed Abatement/move in fee/tractor 12' mower	225.00
C-14-454	Weed Abatement/move in fee/tractor 12' mower	285.00
C-14-455	Weed Abatement/move in fee/tractor 12' mower/	255.00
C-14-456	Weed Abatement/move in fee/tractor 12' mower/	255.00
C-14-457	Weed Abatement/move in fee/tractor 12' mower/	465.00
C-14-458	Weed Abatement/move in fee/tractor 12' mower/	435.00
C-14-459	Weed Abatement/move in fee/labor	210.00
		<hr/>
		2,670.00
Check No:	0 Check Date:	
Vendor:	2636 HDWBC	
30327	IT/May 2014 consulting fee	2,000.00
30327 2	IT/billable hours for all depts. May 2014	617.50
		<hr/>
		2,617.50
Check No:	0 Check Date:	
Vendor:	2752 Fastenal Company	
CATEH4796	PW/95104L	71.67
		<hr/>
		71.67
Check No:	0 Check Date:	
Vendor:	2874 Department of Justice Accounting Office	
039432 1	PD/fingerprint apps	96.00
039432 2	PD/fingerprint -FBI	34.00
		<hr/>
		130.00
Check No:	0 Check Date:	
Vendor:	2960 A-1 Air Conditioning & Heating	
1249	Swr/cleaned exhaust system filters/defrosted ac	248.00
		<hr/>
		248.00
Check No:	0 Check Date:	
Vendor:	2989 My Fleet Center.com	
18927686	PD/09 Ford Explorer/full service	32.84
		<hr/>
		32.84
Check No:	0 Check Date:	
Vendor:	2994 Richards Watson & Gershon	
196512	GG/Successor Agency Expense/AB X1 26 Advic	425.00
		<hr/>
		425.00
Check No:	0 Check Date:	
Vendor:	3004 Motor City Auto Center	
GCCS685679	Cnstrc/diagnostice circuit check/cleared codes/tr	105.00
		<hr/>
		105.00
Check No:	0 Check Date:	
Vendor:	3039 Aspen Builders Inc.	
G12004-11	PD/Pay # 11 May 01 2014 thru June 19 2014	19,205.48
		<hr/>
		19,205.48
Check No:	0 Check Date:	
Vendor:	3051 Tehachapi Transmissions Inc.	
012213	PD/radiator-remove & replace/ignition coil remo	765.82
012246	PD/oil-air filter/motor oil/change/lube/ac replace	198.49
5576	PD/oil fliter/mtr oil/frnt brake pad set	41.40

5638	PD/oil fliter/mtr oil	39.94
5792	PD/refrigerant/ac compressor/oil-air fliter/mtr oi	700.14
		<hr/> 1,745.79
Check No:	0 Check Date:	
Vendor:	3053 Lindas Cakes & Things	
TPD Grand Open	GG/Police Department Grand Opening/refreshm	80.00
		<hr/> 80.00
Check No:	0 Check Date:	
Vendor:	3104 Hilltop Publishers Home of The Loop	
14740	GG/full page color ad	400.00
		<hr/> 400.00
Check No:	0 Check Date:	
Vendor:	3129 Bear Mountain Fence Co.	
9153	Airport/6' chain link fence/rail/barb wire along t	12,894.00
9154	Airport/repair 6' chain link fence/wire/straighten	850.00
		<hr/> 13,744.00
Check No:	0 Check Date:	
Vendor:	3191 Chriso's Tree Trimming	
1821	Airport/tree-stumps-shrub removal/grinding out :	5,124.00
		<hr/> 5,124.00
Check No:	0 Check Date:	
Vendor:	3217 Office Depot	
693426406001	PD/toner	596.90
715416705001	PD/industrial tape/acid free tape/bin stcking mdl	142.37
716857012001	PD/storage orgnizr/wastebasket	78.07
		<hr/> 817.34
Check No:	0 Check Date:	
Vendor:	3281 Statewide Traffic Safety & Signs Inc.	
2265	Swr/flashing amber 3 led/brackets	433.77
2265 2	Swr/flashing amber 3 led/brackets	433.76
7975	Strts/12" poly head/led module/3" sheeting	550.94
8340	PD/12" solar beacon red/beacon hood visor/sing:	3,506.22
		<hr/> 4,924.69
Check No:	0 Check Date:	
Vendor:	3355 Got Weeds?	
595	Airport/June service for Airport	1,000.00
595 2	Airport/clean up lot	300.00
		<hr/> 1,300.00
Check No:	0 Check Date:	
Vendor:	3429 Independent Fire and Safety Inc.	
17753	PW/pyro chem system semi-annual maint servic	122.45
		<hr/> 122.45
Check No:	0 Check Date:	
Vendor:	3449 Stepp Manufacturing Company Inc.	
46331	Strts/valve 3-way ball/union	254.17
		<hr/> 254.17
Check No:	0 Check Date:	

Vendor:	3524	Cornerstone Engineering	
26073		Tract 6216 street monuments/signage & striping	420.00
			420.00
Check No:	0	Check Date:	
Vendor:	3558	CALED	
400 1		GG/membership renewal dues FY2013-14/MVar	80.00
400 2		GG/membership renewal dues FY2014-15/MVar	80.00
			160.00
Check No:	0	Check Date:	
Vendor:	3561	Lisa Wise Consulting Inc.	
1840		Housing element/HCD review	500.00
1842		CD/Zoning code update Phases 3 & 4	11,495.00
1850		CD/zoning code update-Phases 3 & 4	14,022.50
			26,017.50
Check No:	0	Check Date:	
Vendor:	3608	Kingsmen Tractor Services	
10		Weed Abatement/move in fee	375.00
11		Weed Abatement/move in fee	310.00
12		Weed Abatement/move in fee	245.00
13		Weed Abatement/move in fee	245.00
14		Weed Abatement/move in fee	245.00
15		Weed Abatement/move in fee	245.00
16		Weed Abatement/move in fee	465.00
17		Weed Abatement/move in fee	150.00
18		Weed Abatement/move in fee	150.00
19		Weed Abatement/move in fee	340.00
6		Weed Abatement/move in fee	245.00
7		Weed Abatement/move in fee	245.00
8		Weed Abatement/move in fee	430.00
9		Weed Abatement/move in fee	275.00
			3,965.00
Check No:	0	Check Date:	
Vendor:	3623	Reddig Excavation	
061614		Wtr/Deposit refund/Hydrant	827.73
			827.73
Check No:	0	Check Date:	
Vendor:	3667	Wendy Carr Photography	
061214		GG/photo shoot/Museum	100.00
061214 2		GG/photo shoot/Bekay Theater	100.00
061214 3		GG/photo shoot/bike trails	100.00
			300.00
Check No:	0	Check Date:	
Vendor:	3674	Secure On-Site Shredding	
2327647		GG/SOS shredding	35.00
2327649		PD/sos shredding	35.00
			70.00
Check No:	0	Check Date:	
Vendor:	3677	Bob Murray & Associates	
5761		PD/clerical support/background check/Police Ch	3,510.03

			3,510.03
Check No:	0	Check Date:	
Vendor:	3692	Frank Cantelmi Mechanical Engineering	
8104		PD/mechanical commissioning	5,375.00
			5,375.00
Check No:	0	Check Date:	
Vendor:	3708	Customized Custodial Services	
COTC0614		PD/pro-rated June 2014/last day service for old I	906.69
			906.69
Check No:	0	Check Date:	
Vendor:	3712	Cooley Construction	
R08021-2		Challenger Drive Extension Pay # 2 May 01 201	75,656.87
			75,656.87
Check No:	0	Check Date:	
Vendor:	3714	DTSC	
062514		Swr/EPA ID number verification fee/CAL00034'	150.00
			150.00
Check No:	0	Check Date:	
Vendor:	3725	Powerstride Battery Co. Inc.	
061914		Cnstrc/battery	119.27
			119.27
Check No:	0	Check Date:	
Vendor:	3728	Maurice Gubler	
061014		Gran Fondo Event/advertising space 4300 copies	500.00
			500.00
Check No:	0	Check Date:	
Vendor:	3733	Kennedy/Jenks Consultants	
1289035-08-1		Wtr/The Kern County IRWMP/cost sharing agre	430.28
			430.28
Check No:	0	Check Date:	
Vendor:	3734	Hydrex Pest Control	
51008		Event Center/remove bee hive	225.00
			225.00
		Date Totals:	329,484.69
		Report Total:	329,484.69

Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 6/11/2014 - 2:29 PM



CITY OF
TEHACHAPI
 CALIFORNIA

			Check Amount
Check No:	40492	Check Date: 06/11/2014	
Vendor:	0372	Southern California Edison	
1		Strts/landscape/Curry st S/O Pinon	17.41
10		Wtr/1299 S Curry st	2,796.92
11		Wtr/Pinon	3,225.82
12		LLD/180 Valley	26.39
13		LLD/311 Sutter st	26.71
14		LLD/501 1/2 Pinon st	26.37
15		LLD/115 Manzanita Ln	26.22
16		LLD/1347 Clasico dr PED	28.73
17		LLD/1115 Alder av PED	26.36
18		LLD/1415 Alder av PED	26.34
19		LLD/1002 Applewood st	36.88
2		Strts/landscape/Curry st/Walnut	17.42
3		Strts/landscape/Highway 202	28.60
4		Strts/landscape/Highway 202	56.66
5		Strts/landscape/303 E ave D	13.89
6		Strts/landscape/326 E D st	23.75
7		Strts lights/Tehachapi blv/Bailey	76.62
8		Wtr/129 Brentwood dr	2,781.89
9		Wtr/Curry	8,011.21
			17,274.19
Check No:	40493	Check Date: 06/11/2014	
Vendor:	1851	AT&T	
060114		GG/white page account	13.40
			13.40
Check No:	40494	Check Date: 06/11/2014	
Vendor:	2893	Cardmember Service	
313194		PD/Chief interviews/soft drinks/hard candy	26.12
9100151684		Finance/Fed & Ca publications	1,066.13
			1,092.25
Check No:	40495	Check Date: 06/11/2014	
Vendor:	2963	AT&T	
5445944		Airport/fax/100 Commercial Way	47.19
5447615		WWTP/telemetry system	16.66
			63.85
Check No:	40496	Check Date: 06/11/2014	
Vendor:	3274	Bright House Networks	
062114		GG/internet services	148.28
			148.28
Check No:	40497	Check Date: 06/11/2014	
Vendor:	3727	Melissa Mouser	

Check Amount

061114	Chief's Retirement/desserts for Chief's retiremen	265.00
		<hr/>
		265.00
		<hr/>
	Date Totals:	18,856.97
		<hr/>
		<hr/>
	Report Total:	18,856.97
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Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 6/12/2014 - 2:56 PM



Check Amount

Check No:	Check Date:	Check Amount
40498	06/12/2014	
2940	U.S. Bank Corporate Payment System	
000007	PD/meals/S.I.T. Op	73.04
000015	GG/meals/EKEA lunch	28.03
000018	Airport/UPS ground	9.81
0007558	Airport/absorptive element filter	183.74
0008839	Airport/VEH hardware	791.20
0011	GG/Bear Valley news subscription	10.80
002622	Airport/2 sparkletts 5gln water bottles	12.98
0071	GG/internet photo	8.03
0162	GG/pp cups/soft drinks/party mix/candy	29.15
0166520	PD/badges w-State seal	360.00
022652	GG/meals	16.83
032109	GG/meals/EconDev meeting	30.00
042414	CD/subscription renewal/MSmith	206.50
042514	Wtr/registration/CRWA Expo/ICurry	60.00
043014 1	GG/lodging	203.84
043014 2	GG/lodging	203.84
043826	Airport/first class mail letter	6.49
049096	GG/meals	29.73
04920451	PD/premier acrylic awards/logo/engraving	436.70
04920580	PD/custom medals/engraving	1,361.12
050714	PD/fuel	29.99
050814 1	GG/lodging/CR	-203.84
050814 2	GG/lodging/CR	-203.84
051314	GG/meals	120.00
051514	PD/subscription renewal	85.00
051514	GG/lodging/employee retreat	1,800.00
051914 1	GG/office supplies	6.74
052014 2	GG/lodging/employee retreat	126.87
052114	PD/Crown awards	2.40
060571	Airport/2 sparkletts 5gln water bottles	12.98
062894	GG/meals/Group dinner/ICSC	50.00
063024	Airport/coffee creamer/water	30.77
063351	GG/paper raffia bow/white box	2.15
063420	GG/Media All stars	725.00
071572	GG/gift wrap/paper raffia bows/tissue wrap/gift 1	6.45
091179	GG/meals/Group dinner mtg.	222.42
095345	GG/meals/EconDev meeting	50.20
1001083141	PD/annual IACP membership renewal/JKernodt	120.00
11149789	GG/meals/Exec. Planning meeting	98.37
115364	Airport/replacement lamp bulbs/PAPI	448.28
12006002075	GG/parking/ICSC	10.00
128723	GG/lodging	155.68
131110	GG/meals	2.15
161505	PW/Hannay reel/1/2" pvc spray hose/solid stem/	306.59
16-6558	GG/parking/ICSC	3.00
16-6776	GG/parking/Exec. Planning meeting/CKirk	3.00

1736366	Gran Fondo Event/hammer/pegs/stake nails	16.97
188263	Airport/2005 Chev truck V-17 full service	97.16
19	PD/meals/Police Chief interviews	64.07
196810637	PD/HP switch	1,624.68
199857	PW/Management Practices manual/CKirk	123.75
206879	GG/registration/AWEA windpower 2014 confere	89.00
2539	GG/lifestyle magazine	1,550.00
268266847	GG/lodging/ICSC	320.54
311598	GG/meals	31.67
3217663	GG/meals/coffee & fruit cup	9.32
35102030	Swr/sanyo denki fansl	232.26
356053	GG/meals/tahi frappe/mocha frapp	11.35
4014	GG/meals/water & soft drink	5.89
4014135	Airport/mounting tape	5.34
417566211552 2	Swr/lodging/cert exam/WMisiura	43.80
417634882083	GG/lodging/AWEA	347.68
417634882083 2	GG/lodging/AWEA	349.23
43052	GG/meals	14.32
43053	GG/meals/AWEA	13.24
4991	GG/meals	21.46
5	PD/bakery items/Police Chief interviews	40.50
5080565	Swr/fuel	49.80
5273	GG/meals/AWEA	7.84
543374914	GG/kitchen supplies/pp plates/forks/spoons	21.16
543374914 2	GG/kitchen supplies/pp plates/forks/spoons	42.54
572952993	GG/sirius xm service	11.24
573495	GG/facebook ads	219.15
575392	GG/facebook ads	19.29
5814	GG/meals	5.94
5922	GG/meals/Group dinner mtg.	147.61
600014	GG/15 shirts/jersey print	1,083.24
602	GG/meals	10.80
606832	GG/facebook ads	186.02
6130	PW/24" underbody/nozz filer/inline screen&spra	306.29
620	GG/meals/Airport mtng.	43.00
63274	Airport/vas petrol jl	5.90
6426473	Wtr/fuel	50.45
671468	CD/CD & manual/CEQA seminar/MSmith	245.05
686812	CD/Subdivision Map Act in California/registrati	349.00
700689823	GG/meals/lodging	252.28
7399	GG/Postal ASAP	20.00
76050361	GG/earbuds for phone system	15.96
8025364	Airport/nuts&washers/threaded rod zinc	8.50
84409	Council/lodging/ICSC conf.	140.11
8692030-242113	GG/picture frames for wall photos	63.15
9004199	Airport/wire wrap/power braid	258.67
9025228	Airport/wire rope/swage sleeve fit w-stops/qk lin	91.16
9164314	GG/meals	25.00
9309	Wtr/bakery itemsl	12.97
9640253	Swr/voltage tester	39.23
968506	GG/subscription-web commerce	38.88
CATEH4657	Airport/towels	28.23
F0437	PD/meeting room/Police Chief interviews	226.00
ICSC14#101	Freedom Plaza/deposit/bronze sculpture	1,000.00
W267919684	Council/replacement iPad for KNixon	431.93
W275371956	PD/Appliances/gas range/hood/refrigerator	2,306.19
W4C221EC87BD	Airport/Kolor Kut water finding paste	49.74
		20,896.74

Date Totals:

20,896.74

Report Total:

20,896.74

Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 6/16/2014 - 8:44 AM



			Check Amount
Check No:	40499	Check Date: 06/16/2014	
Vendor:	0372	Southern California Edison	
1		Strts/Tucker/Valley	155.68
10		Strts/213 W I st	10.98
11		Strts/000000 Teh blv	139.62
12		Strts/Teh/Tucker	48.30
13		Strts/Valley blv W/O Dennison	388.93
14		Strts/Goodrick dr E/O Dennison	194.46
15		Strts/Dennison/Brett av	42.88
16		Strts/Teh blv	11.80
17		Strts/100 W Teh blv #B	152.12
18		Strts/101 W F st	249.15
19		Strts/TR 2995 Oakwood/Val	7,148.88
2		Strts/710 W Teh blv	156.73
20		Strts/TR 2995 Oakwood/Val	273.11
21		Strts/TR 2995 Oakwood/Val	288.61
22		Strts/800 S Curry st	28.60
23		Landscape/1199 Canyon dr East	28.46
24		Landscape/1200 S Dennison	28.21
25		Landscape/1202 S Dennison	29.60
26		Landscape/1000 Canyon dr W	28.52
27		Swr/755 Steuber Well	1,011.66
28		Landscape/409 Bailey Ct	206.24
29		Landscape/Pinon st/East Orchard/Curry st	314.84
3		Strts/Highline & Curry	16.10
30		Strts/Mulberry/Brentwood	70.94
31		Strts/1300 Goodrick dr #Z	27.77
32		Strts/Wht Oak Extnd-E-Curry	1,451.31
33		LLD/Manzanite/Green	262.68
34		LLD/Dennison/Pinon st	1,179.94
35		LLD/Mill st/D st	64.29
4		Strts/Mill st S/O E st	10.98
5		Strts/Mill and J st	106.07
6		Strts/TR 45361 Mulberry ap	54.74
7		Strts/Tucker rd/Hwy 202	169.74
8		Strts/Mill and J st	71.44
9		Strts/F st E/O Mulberry	254.25
			14,677.63

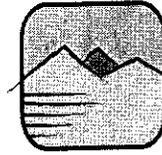
Check No:	40500	Check Date: 06/16/2014	
Vendor:	0426	Tehachapi-Cummings County Water District	
1128540 053114		Median/service charge	4.50
11915700		Wtr/water usage/Benz Sanitation	103.15
25184000		Landscaping/water usage	884.49
2896000		Wtr/water usage/Henway	38.08
41545900 053114		Warrior Park/service charge	4.50
43478500		Wtr/water usage/Chemtool	466.67
792523		Wtr/water usage/TUSD	6,476.96

			7,978.35
Check No:	40501	Check Date: 06/16/2014	
Vendor:	1503	Southern California Edison Co.	
176155		Pinon and Curry/Relocate Facilities	67,905.18
			67,905.18
Check No:	40502	Check Date: 06/16/2014	
Vendor:	2963	AT&T	
5454471		Swr/WWTP	100.77
5454476		Airport/fuel system	0.04
5455572		Swr/lift station	16.66
5455573		GG/City Hall fax	59.72
5455574		Airport/awos	16.35
5455575		PW/fax	31.54
5455579		Swr/scada	96.65
5456436		Depot	47.86
5456751		Auto Dialer/1002 Applewood	16.66
			386.25
Check No:	40503	Check Date: 06/16/2014	
Vendor:	3011	Verizon Wireless	
9726136085		PD/mobile broadband	576.66
			576.66
Date Totals:			91,524.07
Report Total:			91,524.07

Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 6/18/2014 - 9:46 AM



CITY OF
TEHACHAPI
 CALIFORNIA

Check Amount

Check No:	40603	Check Date:	06/18/2014	
Vendor:	0332	Petty Cash		
000005		PD/bakery items/Sergeant interviews		16.20
000022		GG/notary service		10.00
072653		PD/meals/Chief interview		6.82
121		Wtr/meals/water review/DArtzer		7.93
19		Wtr/meals/water review/DArtzer		15.00
302434		GG/notary service/TOT-Holiday Inn release of N		10.00
307786		GG/two notary services		20.00
500378		GG/press n seal wrap/foil		6.84
503343		Finance/meals/RMA executive meeting@Selma		8.54
543063		GG/meals/management retreat		25.44
672093		PD/bakery items/Chief recruitment		12.90
6907		GG/donuts/staff budget meeting		18.00
83		PW/meals/certification/LWiggins		7.51
84		PW/meals/certification/PCowan		8.59
85		Wtr/meals/certification/DArtzer		12.87
86		Wtr/meals/certification/TMacias		8.80
91		PW/meals/certification/LWiggins		2.14
				197.58

Check No:	40604	Check Date:	06/18/2014	
Vendor:	0372	Southern California Edison		
1		Wtr/NW cor Anita/Dennison		4,269.51
2		Wtr/126 S Snyder av		578.63
3		LLD/115 Manzanita st		28.65
4		LLD/209 E Highline rd PED		28.06
				4,904.85

Check No:	40605	Check Date:	06/18/2014	
Vendor:	0395	The Gas Company		
0053		GG/non-residential heat/200 W Tehachapi blv		23.53
0825		GG/non-residential heat/115 S Robinson st		10.00
0830		PD/non-residential/220 W C st		258.27
0853		Airport/non-residential/409 Bryan ct		40.13
1961		PD/non-residential/129 E F st		61.18
7328		Airport/non-residential/100 Commercial Way		9.56
7328 2		Cnstrc/non-residential/100 Commercial Way		9.55
				412.22

Check No:	40606	Check Date:	06/18/2014	
Vendor:	1739	Chevron & Texaco Business Card Services		
41469326 1		PD/fleet vehicle fuel		7,974.42
41469326 2		General Management/fleet vehicle fuel		310.39
				8,284.81

Check No: 40607 Check Date: 06/18/2014

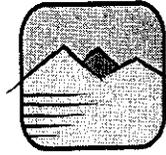
Check Amount

Vendor:	2963 AT&T	490.51
5455570	GG/City Hall	<hr/>
		490.51
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	Date Totals:	14,289.97
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	Report Total:	14,289.97
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Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
Printed: 6/19/2014 - 4:16 PM



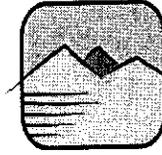
CITY OF
TEHACHAPI
CALIFORNIA

			Check Amount
Check No:	40608	Check Date: 06/19/2014	
Vendor:	1674	Springbrook Software	
05.01.14-008		Wtr/Bid Proposal/New billing statements	450.00
			<u>450.00</u>
Check No:	40609	Check Date: 06/19/2014	
Vendor:	0433	Tehachapi Recycling	
6032014		Recycling contract	14,417.61
			<u>14,417.61</u>
Check No:	40610	Check Date: 06/19/2014	
Vendor:	0434	Tehachapi Sanitation	
6012014		Kern County gate fees	14,316.62
6022014		Refuse contract	65,408.66
			<u>79,725.28</u>
Date Totals:			<u>94,592.89</u>
Report Total:			<u><u>94,592.89</u></u>

Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
Printed: 6/23/2014 - 8:35 AM



CITY OF
TEHACHAPI
CALIFORNIA

			Check Amount
Check No:	40611	Check Date: 06/23/2014	
Vendor:	1962	Kern County Sheriff's Office Civil Section	
061714 1		Leimel Case No.S1500CV243403 89-2 APN -49	2,000.00
			<hr/> 2,000.00
Check No:	40612	Check Date: 06/23/2014	
Vendor:	1962	Kern County Sheriff's Office Civil Section	
061914		Karpe Trust Case No.S1500CV246744 APN 223	2,000.00
			<hr/> 2,000.00
Date Totals:			<hr/> 4,000.00
			<hr/>
Report Total:			<hr/> 4,000.00
			<hr/>

Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 6/24/2014 - 3:18 PM



			Check Amount
Check No:	40613	Check Date: 06/24/2014	
Vendor:	0745	Jim Burke Ford	
06142014		Wtr/2014 Ford Explorer	32,605.98
			32,605.98
Check No:	40614	Check Date: 06/24/2014	
Vendor:	2695	Home Depot Credit Services	
0010257		City Parks/diablo 5" ros disc 4pk/paint	43.44
0014427		GG/hb bath fan	103.23
0014447		GG/aluminum duct/holesaw/wall vent/foil tape	94.92
0021378		Wtr/pvc40 pipe/pvc 90d el/cap/adapter/pvc solve	21.27
0110560		Wtr/bleach	2.14
1010029		PD/gl recyc/pwp-redgl	27.90
1010057		Swr/4g echo p	96.72
101027		Wtr/bleach	4.28
1021179		Airport/pvc40 pipe/primer/pvc cplg/pvc cement/	190.45
1021206		Wtr/funnel/adapter/bushins/pvc cap/adapter/pvc	15.71
1021214		Wtr/pvc cap fpt/m adapter	2.11
1021240		Swr/cut washer ss 10	2.54
1026567		PD/moving & storage tape w-disp/medium boxe.	88.82
1026639		Swr/7pc blow gun kit	9.61
1026659		PW/cargo bar	42.91
1026682		Swr/3"x10" corex drain pipe perf/5 gln bucket	9.18
131469		PW/auto squ/brush/pocket hose	64.35
1564101		Airport/pvc tees/couplings/adapters/gal nipple	17.07
2013390		Airport/pvc m adpt/cplg/gal nipple/gloves/pipe	46.68
2013398		Airport/pvc m adpt/cplg/gal nipple/gloves/pipe	104.21
2013400		PD/4" flex cplg	7.59
2015208		Centennial Plaza/paint	27.90
21328		City Parks/adaptr/dwv pipe/abs adptr	52.03
3013304		Wtr/pvc cplg	15.71
3013352		PW/trash bags	28.96
3020909		PW/zep absorber	30.01
3027940		Event Center/3x504mclpsht/rags/bucket/profrm/	749.46
3027962		Event Center/paint	1,501.24
3591747		PW/1" fp ball valve /blk pipe	43.08
4010766		City Parks/fb mat/fibgl resin/tsp 1lb/murtc acid	47.81
4010830		PD/rebar plier/wingtwists/romex conn/lng nose t	186.76
4013231		PD/4'x8' osb/lumber	10.79
4013245		PD/2x4 premium kd whitewood studs	20.95
4014033		PW/rosin paper/adhesion tape	23.89
4022443		City Parks/3pc pack/6qt tote/wipe	28.07
4136244		PW/scotchblue tape/steel tamper	95.32
4136332		Wtr/scoop/leaf rake/cushion grip	124.51
4562061		PW/axe/bypas pruner	74.08
5010731		City Parks/hdx ammonia/terry towels/sprya bottl	26.58
5013973		PW/adptr/couplings	22.92
5027615		Strts/brick chisel set	11.78

5136223	Wtr/3 round point shovels/7 digging shovels	94.31
5581820	Swr/power tool cord/butt splice assortment	19.62
574509	PD/5"80g50pk/t-star lag/5"60g15pk	35.22
6010496	PD/gorilla glue/hammer drill bit/vinyl tube/rod z	56.38
6010524	PW/nyln poly/quik snap	23.75
6010552	PD/rod zinc/steel square tube	19.59
6010576	PD/bosch bit 5pk	33.30
6013866	PW/toilet tank repair fill valve/bender board	19.94
6022147	PW/pvc plug mpt	3.18
6027501	PW/halgn bulb 2pk	66.78
7020219	PD/8 10pk light bulbs	42.72
7027246	PW/elmers carpenters wood glue	7.29
7027268	Strts/trash bags	90.04
7027270	Strts/loctite power grab clr prss pk	33.67
7573818	Swr/pvc el 90d/close riser	3.96
7592850	GG/pleat filter	109.46
7592860	PD/medium boxes	48.81
8014568	PW/tread tape/safety step	31.66
8014596	Wtr/pvc40 pe solidcore pipe	32.12
8014654	Strts/close blk nipple	7.04
8014664	PD/3" tank to bowl gaskets for cadet	15.01
8563331	Wtr/8oz thrd sealant	22.47
8573762	PW/nokink hosebibb	10.04
		<hr/>
		4,943.34
		<hr/>
	Date Totals:	37,549.32
		<hr/>
	Report Total:	37,549.32
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Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 6/26/2014 - 2:16 PM



			Check Amount
Check No:	40617	Check Date: 06/26/2014	
Vendor:	0372	Southern California Edison	
1		GG/115 S Robinson st	1,316.00
10		Swr/Maintenance-800 Enterprise	471.77
11		Strts/Landscape Utilities	51.15
12		Airport/314 N Hayes st	99.33
13		Airport/9999 1/2 Hayes	92.76
14		Airport/316 S Mojave st	33.58
15		Airport/314 N Hayes st PAPI	92.28
16		Airport/409 Bryan ct	246.20
17		Airport/West end Teh Airport	29.62
19		Airport/NE cor Teh Airport	49.87
2		PD/129 E F st	1,373.75
20		Airport/314 N Hayes st # G3	39.65
21		Airport/Dennison S/O Hwy 58	135.78
22		Airport/314 N Hayes st	119.71
3		GG/303 E D st	26.93
4		Airport/100 Commercial Way	107.05
5		Cnstct/100 Commercial Way	107.04
6		Airport/101 Commercial Way	57.01
7		Cnstcr/101 Commercial Way	57.00
8		PW/800 Enterprise	101.72
9		PW/800 Enterprise-Shop	209.46
			4,817.66
Check No:	40618	Check Date: 06/26/2014	
Vendor:	1822	Ed Grimes	
062314 1		Council/mileage/Public Safety Policy Committee	369.60
062314 2		Council/meals allowance/Public Safety Policy C	17.02
			386.62
Check No:	40619	Check Date: 06/26/2014	
Vendor:	2230	CDPH-OCP	
062314		Wtr/Treatment Cert/exam/DArtzer	60.00
			60.00
Check No:	40620	Check Date: 06/26/2014	
Vendor:	2807	Denise Gutierrez-Brown	
061814		PD/meals allowance/Supervisory course	640.00
			640.00
Check No:	40621	Check Date: 06/26/2014	
Vendor:	2963	AT&T	
5467548		PD/TI line	305.79
5481024		PD/subscriber access line	178.97
			484.76

Check No:	40622	Check Date:	06/26/2014	
Vendor:	3011	Verizon Wireless		
9726925651 1		GG/mobile broadband/CKirk		38.01
9726925651 2		Finance/mobile broadband/HChung		29.65
9726925651 3		Wtr/mobile broadband/JCurry		15.01
9726925651 4		Swr/mobile broadband/JCurry		15.01
				<hr/>
				97.68

Check No:	40623	Check Date:	06/26/2014	
Vendor:	3694	Flatiron Electric Group Inc.		
041114 1		Communications Conduit project/Pay#1 through		114,658.37
				<hr/>
				114,658.37

Check No:	40624	Check Date:	06/26/2014	
Vendor:	3731	Santa Rosa Junior College		
061814		PD/registration/Law Enforcement Supervisory c		148.00
				<hr/>
				148.00

Check No:	40625	Check Date:	06/26/2014	
Vendor:	3732	Kristopher Roy Carlson		
062414		GG/annual safety shoes/KCarlson		164.48
				<hr/>
				164.48

Date Totals: 121,457.57

Report Total: 121,457.57

Accounts Payable

Checks by Date - Detail By Check Date

User: delphina
 Printed: 7/2/2014 - 10:49 AM



		Check Amount
Check No:	0 Check Date:	
Vendor:	0445 Tehachapi Senior Center Inc.	
070114	Senior Nutrition Program July 2014	400.00
		<u>400.00</u>
Check No:	0 Check Date:	
Vendor:	1658 Springbrook Software Inc.	
28225	Finance/annual maintenance	16,009.08
		<u>16,009.08</u>
Check No:	0 Check Date:	
Vendor:	1849 Government Finance Officers Association	
0168715S	Finance/Treasury Management Newsletter supsc	55.00
		<u>55.00</u>
Check No:	0 Check Date:	
Vendor:	1866 Bear Valley CSD	
7012014	PD/dispatch service July 2014	35,381.95
		<u>35,381.95</u>
Check No:	0 Check Date:	
Vendor:	2735 Donnoe & Associates Inc.	
5078	Finance/test rental	948.00
		<u>948.00</u>
Check No:	0 Check Date:	
Vendor:	3383 Lexipol LLC	
11386	PD/DTB subscription service/training bulletins &	2,000.00
		<u>2,000.00</u>
Date Totals:		<u>54,794.03</u>
Report Total:		<u><u>54,794.03</u></u>



COUNCIL REPORTS

APPROVED

DEPARTMENT HEAD: *[Signature]*

CITY MANAGER: *[Signature]*

MEETING DATE: JUNE 23, 2014

AGENDA SECTION: FINANCE

TO: HONORABLE MAYOR SMITH AND COUNCIL MEMBERS

FROM: HANNAH CHUNG, FINANCE DIRECTOR

DATE: JUNE 18, 2014

SUBJECT: APPROPRIATION LIMIT FOR THE FISCAL YEAR 2014/15

BACKGROUND

In November 1979 the voter of the State of California approved Proposition 4, commonly known as "appropriations limit" or "Gann limit". The proposition created Article XIII B of the State Constitution, a law that requires the state and local governments to adopt an annual appropriation limit. The appropriation limit establishes a limit on the proceeds of taxes that may be appropriated for spending in a given fiscal year.

In June 1990, Proposition 111 was passed modifying Proposition 4. Two of the provisions included in Proposition 111 were to provide for an option for local government to select from adjustment factors that would allow them to be more responsive to local growth and to require an annual review of the appropriation limit calculations. The adjustment factors can be based on either the growth in California per capita income (Per Capita Income) or the growth in non-residential assessed valuation due to new construction within the City (New Construction Rate). The adjustment factor for population can be based on either a population growth rate in Tehachapi or Kern County.

The limit is based on actual appropriations from fiscal year 1978/79 and it is increased each year by population and economic growth factors. The calculation includes only revenues that are classified as proceeds from taxes and allows for certain exclusions including transfers, capital outlays, payment for debt services, appropriations supported by increased gas taxes, appropriations required to comply with mandates of the courts or federal government, such as FLSA overtime or payment of FICA/Medicare Tax.

When the limit is exceeded, Proposition 4 requires the surplus to be returned to taxpayers within two years. Appropriations in the two-year period can be averaged before becoming subject to excess revenue provisions of the Gann limit.

The appropriation limit calculation for fiscal year 2014/15 is derived from the percentage change in non-residential assessed valuation due to new construction within the City (New Construction Rate) and the population rate change in the Kern County. The New Construction Rate was at 0.32% growth during the prior period whereas the population rate change for the Kern County was 1.42%.

The calculated appropriations limit for the City of Tehachapi for the Fiscal Year 2014-2015 is \$10,515,619.

FISCAL IMPACT

No fiscal impact unless appropriations from tax proceeds exceed the limit.

RECOMMENDATION

Staff recommends council adopt the resolution establishing an appropriation limit for the fiscal year 2014/15.

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEHACHAPI ESTABLISHING AN
APPROPRIATIONS LIMIT PURSUANT TO ARTICLE XIII
B OF THE CALIFORNIA CONSTITUTION AND
REPEALING RESOLUTION NO. 22-13**

WHEREAS, Article XIII B of the California Constitution provides that the total annual appropriations subject to limitation for each governmental entity, including this City, shall not exceed the appropriations limit of such entity of government for the prior year, as adjusted for changes in the California per capita income or assessment roll for new non-residential construction and population, except as otherwise provided for in said Article XIII B and implementing State statutes; and

WHEREAS, pursuant to Section 7910 of the California Government Code, "Each year the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit and make other necessary determinations for the following fiscal year pursuant to Article XIII B at a regularly scheduled meeting or noticed special meeting"; and

WHEREAS, the City's appropriations limit was last established by Resolution No. 22-13 on June 3, 2013; and

WHEREAS, since the data necessary to calculate the increase in non-residential assessed valuation is generally not available from County assessors' office, there is the possible need to adjust the limit once the assessment data is available; and

WHEREAS, the appropriations limit for the City of Tehachapi has been calculated and determined, on a provisional basis, using the percentage change in the local assessment roll due to additions of local non-residential new construction and population factors, for the Fiscal Year 2014-2015 to be \$ 10,515,619; and

WHEREAS, the documentation and calculations necessary to arrive at said limitation amount have heretofore been available for public inspection for the required

fifteen (15) days.

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

SECTION 1. That an appropriations limit in the amount of \$10,515,619 is hereby established for Fiscal Year 2014-2015.

SECTION 2. That all supporting documentation used in the determination of said appropriations limit be made available at the Tehachapi City Hall during normal business hours for inspection by the public.

SECTION 3. That Resolution No. 22-13 is hereby repealed in its entirety.

PASSED AND ADOPTED by the City Council of the City of Tehachapi at a regular meeting this 7th day of July, 2014 by the following vote:

AYES: SMITH, WIGGINS, GRIMES, NIXON, ZAMUDIO
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

PHIL SMITH, Mayor of the
City of Tehachapi, California

ATTEST:

DENISE JONES, CMC
Deputy 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 July 7, 2014.

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

PUBLIC NOTICE

June 18, 2014

APPROPRIATION LIMITATION FOR 2014 – 2015

The percentage change in the local assessment roll due to the addition of local non-residential new construction times population change converted to a ratio:

$$(1.0032 \times 1.0142) = 1.017445$$

The 2013 - 2014 limitation times ratio of change:

$$(\$10,335,319 \times 1.017445) = \$10,515,619$$

(1) Price Factor:

Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. Local jurisdictions may select either the percentage change in California per capita personal income or the percentage change in the local assessment roll due to the addition of local non-residential new construction. The percentage change used in setting the 2014-2015 limit is:

Change in the local assessment roll due to the
Addition of local non-residential new construction: 0.32% change

(2) Population Factor:

The population percentage change was prepared pursuant to Sections 2227 and 2228 of the Revenue and Taxation Code and is calculated as of January 1. The change from January 1, 2013, to January 1, 2014 is used in setting the 2014-2015 appropriation limit. Section 7901 of the Government Code allows "A city or special district may choose to use the change in population within its jurisdiction or within the county in which it is located".

State of California - Department of Finance

Population (Kern County) 1-1-2013: 835,408

Population (Kern County) 1-1-2014: 847,269 1.42% Change

Annual
WATER
QUALITY
REPORT

Reporting Year 2013



Presented By



PWS ID#: 1510020

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo o hable con alguien que lo entienda bien.

There When You Need Us

We are once again proud to present our annual water quality report covering all testing performed between January 1 and December 31, 2013. Over the years, we have dedicated ourselves to producing drinking water that meets all state and federal standards. We continually strive to adopt new methods for delivering the best-quality drinking water to you. As new challenges to drinking water safety emerge, we remain vigilant in meeting the goals of source water protection, water conservation, and community education while continuing to serve the needs of all our water users.

Please remember that we are always available to assist you should you ever have any questions or concerns about your water.



Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants may be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The U.S. EPA/CDC (Centers for Disease Control and Prevention) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791 or <http://water.epa.gov/drink/hotline>.

Substances That Could Be in Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (U.S. EPA) and the California Department of Public Health (Department) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. Department regulations also establish limits for contaminants in bottled water that must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

Contaminants that may be present in source water include: **Microbial Contaminants**, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; **Inorganic Contaminants**, such as salts and metals, that can be naturally occurring or can result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming; **Pesticides and Herbicides**, that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses; **Organic Chemical Contaminants**, including synthetic and volatile organic chemicals, that are by-products of industrial processes and petroleum production and that can also come from gas stations, urban stormwater runoff, agricultural applications, and septic systems; **Radioactive Contaminants**, that can be naturally occurring or can be the result of oil and gas production and mining activities.

More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

QUESTIONS?

For more information about this report, or for any questions relating to your drinking water, please call Jon Curry, Public Works Director, at (661) 822-4078, ext. 201, or Thomas Brown, WTPO, at (661) 822-4078, ext. 203.

How Long Can I Store Drinking Water?

The disinfectant in drinking water will eventually dissipate even in a closed container. If that container housed bacteria prior to filling up with the tap water the bacteria may continue to grow once the disinfectant has dissipated. Some experts believe that water could be stored up to six months before needing to be replaced. Refrigeration will help slow the bacterial growth.



Water Conservation

You can play a role in conserving water and save yourself money in the process by becoming conscious of the amount of water your household is using and by looking for ways to use less whenever you can. It is not hard to conserve water. Here are a few tips:

- Automatic dishwashers use 15 gallons for every cycle, regardless of how many dishes are loaded. So get a run for your money and load it to capacity.
- Turn off the tap when brushing your teeth.
- Check every faucet in your home for leaks. Just a slow drip can waste 15 to 20 gallons a day. Fix it and you can save almost 6,000 gallons per year.
- Check your toilets for leaks by putting a few drops of food coloring in the tank. Watch for a few minutes to see if the color shows up in the bowl. It is not uncommon to lose up to 100 gallons a day from an invisible toilet leak. Fix it and you save more than 30,000 gallons a year.
- Use your water meter to detect hidden leaks. Simply turn off all taps and water-using appliances. Then check the meter after 15 minutes. If it moved, you have a leak.

Community Participation

You are invited to participate in our public forum and voice your concerns about your drinking water. We meet the first and third Mondays of each month beginning at 6:00 p.m. at the Claude L Wells Education Center, 300 S. Robinson Street.

Where Does My Water Come From?

The City of Tehachapi uses only groundwater pumped from the Tehachapi Basin aquifer; no surface or imported water is used for direct consumption. Six active deep wells within the City continually refill 5 million gallons of storage facilities and the 40 miles of transmission lines that bring water to the homes, schools, and businesses served by our system.

The City operates five pressure zones, four of which are used and tested. Monthly bacteriological testing is done in all four zones as well as in the storage tanks and wells themselves. A free chlorine residual of 0.21 - 2.14 mg/l (parts per million) is maintained throughout the distribution system.

Water System Information

Of the six active wells operated by the City, one is equipped with standby power for use in case of an emergency. These wells are valved so that water can be diverted in different directions in the event of a catastrophic line rupture. The City also has a portable generator for use at a second well or at the booster station located at the Curry Street Tank Site.

Testing

The City of Tehachapi performs water quality testing in accordance with all federal and state criteria. Although comprehensive testing was done in 2013, only detected contaminants are reported in this report.

The City's water sampling (both chemical and bacteriological) is performed by a state-certified water treatment plant operator and analyzed by a state-certified laboratory to ensure accuracy in testing.

Source Water Assessment

The City of Tehachapi conducted a water source assessment and protection program. The assessment for the Mojave Well identified vulnerabilities from activities located near the drinking water source. The source is considered most vulnerable to sewer collection systems and to a historic gas station within the five- and ten-year times of travel. The source has a 100-foot sanitary seal and a depth of 182 feet to the uppermost perforation. Any microbiological activity would have to travel this vertical distance to the aquifer before it could begin horizontal travel to the well. The gas station has not had any problems associated with it, and no gas products have ever been detected in Mojave Well.

For Dennison Well, again, no contaminants above the MCL have been detected in the water supply; however, the assessment identified vulnerabilities from activities located nearby. These vulnerabilities include high density housing and the close proximity of other supply wells, which violates specifications requiring distances far enough so that contaminants would take a minimum of two years to reach the water supply. Both of these vulnerabilities pose a relatively low-ranking risk, as does potential leaching from gas stations, both active and historic, and confirmed leaking from a tank within the ten-year time of travel.

Snyder Well is considered most vulnerable to sewer collection systems. Snyder Well is a standby source and was not used for water production in 2013.

No contaminants above the MCL have been detected in the water supplied from Curry Well. The assessment noted that the water supply is still considered vulnerable to activities located near the drinking water source.

Minton Well's supply was assessed and no contaminants above the MCL were found, although it is still considered vulnerable to activities located near the drinking water source.

No contaminants above the MCL have been detected in the water supplied from Wahlstrom Well. The assessment considers the source to be vulnerable to activities located near the drinking water supply.

Pinon Well is considered most vulnerable to septic systems, both low density and sewer collection systems. No contaminants above the MCL have been detected in the water supply; however, the source is considered vulnerable to activities located near the drinking water source. This source has a very deep 300-foot sanitary seal. In addition, the depth to the uppermost perforation is 400 feet. Any microbiological activity would have to travel this vertical distance to the aquifer before it could begin horizontal travel to the well.

A copy of the complete assessment may be viewed at the City of Tehachapi, 115 South Robinson Street, Tehachapi, CA 93561.





You may not be aware of it, but every time you pour fat, oil, or grease (FOG) down your sink (e.g., bacon grease), you are contributing to a costly problem in the sewer collection system. FOG coats the inner walls of the plumbing in your house as well as the walls of underground piping throughout the community. Over time, these greasy materials build up and form

blockages in pipes, which can lead to wastewater backing up into parks, yards, streets, and storm drains. These backups allow FOG to contaminate local waters, including drinking water. Exposure to untreated wastewater is a public health hazard. FOG discharged into septic systems and drain fields can also cause malfunctions, resulting in more frequent tank pump-outs and other expenses.

Communities spend billions of dollars every year to unplug or replace grease-blocked pipes, repair pump stations, and clean up costly and illegal wastewater spills. Here are some tips that you and your family can follow to help maintain a well-run system now and in the future:

NEVER:

- Pour fats, oil, or grease down the house or storm drains.
- Dispose of food scraps by flushing them.
- Use the toilet as a waste basket.

ALWAYS:

- Scrape and collect fat, oil, and grease into a waste container such as an empty coffee can, and dispose of it with your garbage.
- Place food scraps in waste containers or garbage bags for disposal with solid wastes.
- Place a wastebasket in each bathroom for solid wastes like disposable diapers, creams and lotions, and personal hygiene products including nonbiodegradable wipes.

Lead in Home Plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high-quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at www.epa.gov/safewater/lead.

Sampling Results

During the past year, we have taken hundreds of water samples in order to determine the presence of any radioactive, biological, inorganic, volatile organic, or synthetic organic contaminants. The tables below show only those contaminants that were detected in the water. The state requires us to monitor for certain substances less often than once per year because the concentrations of these substances do not change frequently. In these cases, the most recent sample data are included, along with the year in which the sample was taken.

REGULATED SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	PHG (MCLG) [MRDLG]	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Chlorine (ppm)	2013	[4.0 (as Cl ₂)]	[4 (as Cl ₂)]	1.03	0.20–1.89	No	Drinking water disinfectant added for treatment
Fluoride (ppm)	2012	2.0	1	0.27	0.12–0.55	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories
Gross Alpha Particle Activity (pCi/L)	2006	15	(0)	1.31	0.22–2.5	No	Erosion of natural deposits
Nitrate [as nitrate] ¹ (ppm)	2013	45	45	29	11–48	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits

Tap water samples were collected for lead and copper analyses from sample sites throughout the community

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AL	PHG (MCLG)	AMOUNT DETECTED (90TH%TILE)	SITES ABOVE AL/ TOTAL SITES	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2013	1.3	0.3	0.27	0/20	No	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (ppb)	2013	15	0.2	4.4	0/20	No	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits

SECONDARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	SMCL	PHG (MCLG)	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Manganese (ppb)	2012	50	NS	10	10–10	No	Leaching from natural deposits
Specific Conductance (µS/cm)	2012	1,600	NS	484	413–534	No	Substances that form ions when in water; seawater influence
Sulfate (ppm)	2012	500	NS	39.8	25–63	No	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (ppm)	2012	1,000	NS	303	260–340	No	Runoff/leaching from natural deposits

OTHER SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AMOUNT DETECTED	RANGE LOW-HIGH	TYPICAL SOURCE
Bicarbonate (ppm)	2012	183	160–220	Leaching from natural deposits
Calcium (ppm)	2012	58.5	40–72	Generally found in groundwater
Potassium (ppm)	2012	1.2	1.0–1.6	Generally found in groundwater
Total Hardness (ppm)	2012	176	120–220	Naturally occurring
pH (Units)	2012	7.92	7.85–8.06	Naturally occurring

¹ Nitrate in drinking water at levels above 45 ppm is a health risk for infants of less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in a serious illness; symptoms include shortness of breath and blueness of the skin. Nitrate levels above 45 ppm may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with certain specific enzyme deficiencies. If you are caring for an infant, or you are pregnant, you should ask advice from your health care provider.

Definitions

AL (Regulatory Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

μS/cm (microsiemens per centimeter): A unit expressing the amount of electrical conductivity of a solution.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs (SMCLs) are set to protect the odor, taste, and appearance of drinking water.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water

disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable

NS: No standard

pCi/L (picocuries per liter): A measure of radioactivity.

PDWS (Primary Drinking Water Standard): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

PHG (Public Health Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California EPA.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).



[Making it Happen in Arvin at Bear Mountain Pizza](#)

The City of Arvin, with the assistance of the Redevelopment Agency, renovated 7 local businesses to make them more energy efficient. The city worked in partnership with PG&E, San Joaquin Valley Clean Energy Organization, Staples Energy, and Kern Energy Watch. The story focuses on the revamping of Bear Mountain Pizza with the installation of new doors and windows, a new roof with solar panels, and a new air conditioning unit. The updated Bear Mountain Pizza experiences a 20% reduction in energy cost and a 15% increase in dine-in customers.

[Making it Happen in the City of Bakersfield](#)

The City of Bakersfield worked with PG&E, U.S. Department of Energy, Parsons Corporation, and national renewable energy corporation System 3 Inc. to increase the capacity of Bakersfield Wastewater Treatment Plant No. 3 in order to meet California title requirements. A solar panel field was installed to help reduce carbon emissions and double the plant's capacity. Solar power made increasing energy efficiency in Bakersfield a breeze. The treatment plant is now able to withstand projected population growth of the city in upcoming years.

[Making it Happen in California City](#)

California City used Southern California Edison's On-Bill Financing Program to retrofit Water Well Pump 15A, saving the city over \$16,000 annually. Energy audits conducted by Layne Christensen Company Water Resources Division helped determine which water well pumps were running inefficiently. The audit concluded that, of the 6 water well pumps running in the city, Water Well Pump 15A was the culprit. SCE's On-Bill Financing Program is a revolving fund that loans out money to other energy efficiency projects as previous projects pay back the program. The new and improved Water Well Pump 15A is so efficient that the funding was paid back to SCE in about 3 years.

[The City of Shafter Sees the Light](#)

The City of Shafter, with help from San Joaquin Valley Clean Energy Organization, Kern Council of Governments, San Joaquin Valley Air Pollution Control District and PG&E, replaced outdated high pressure sodium lighting with light emitting diode (LED) lighting throughout the city. As part of PG&E's LED Street Light Program, Shafter replaced 135 lights in total. This allowed the city to reduce their carbon emissions by over 20,000 pounds per year and save over \$5,000 a year. Streetlights throughout the city are now brighter and greener, improving Shafter's energy efficiency.

[Making it Happen in the City of Taft](#)

Upon joining the Kern Energy Watch Partnership, the City of Taft worked with PG&E and Staples Energy to provide free energy audit reports to small, local businesses as a way to help save them money by increasing energy efficiency. The audits showed that many businesses needed updated lighting. New ballasts and compact fluorescent (CFL) light bulbs were installed at Waldrop's Auto Parts and Machine Shop, Compressor Parts Unlimited, Black and Gold Brewing Company, and *The Independent* newspaper office. Taft's small, local businesses can now take pride in saving money through energy efficiency.

[The City of Tehachapi Celebrates New Efficiencies in Wastewater Treatment](#)

The City of Tehachapi, with the assistance of the State Water Resources Control Board and Southern California Edison, made their wastewater treatment facility more efficient by installing the WWTP SCADA computer system. The new computer system has made tedious, manual adjustments to the facility quick and electronic, increasing the amount of wastewater and water service connections each operator can oversee. The facility requires one operator for every 1,000 wastewater and water service connections, which is far above the average of one operator for every 600. Sludge is no longer a problem for Tehachapi, with the new system saving the city 195,307 kWh annually.

COUNCIL REPORTS

MEETING DATE: July 7, 2014 AGENDA SECTION: COMMUNITY DEVELOPMENT

TO: HONORABLE MAYOR SMITH AND COUNCIL MEMBERS

FROM: DAVID A. JAMES, COMMUNITY DEVELOPMENT DIRECTOR

DATE: July 1, 2014

SUBJECT: RESOLUTION MEMORIALIZING THE CITY OF TEHACHAPI'S INTENSIONS TO ENTER INTO A THREE (3) YEAR COOPERATIVE AGREEMENT WITH THE COUNTY OF KERN RELATIVE TO PURSUING AND MANAGING CDBG AND RELATED FUNDING AND REPEALING RESOLUTION NO 13-14

BACKGROUND:

As the City Council (Council) will recall, at the June 2, 2014 City Council meeting the Council elected to enter into a new three (3) year cooperation Agreement with the County of Kern pursuant to Resolution No. 31-14. As the Council will recall the aforementioned resolution identified the various grant programs such as CDBG that would be managed by the County pursuant to the Cooperative Agreement. Unfortunately Resolution No. 31-14 did not reference the Emergency Solutions Grant program along with other funding mechanism and programs. As such, the County of Kern has requested that we (the City) repeal Resolution No. 31-14 and adopt a new resolution which incorporated the Emergency Solutions Grant reference. To that end staff has attached an amended/revised resolution that incorporates the references required by the County.

RECOMMENDATION:

Staff recommends that the City Council repeal Resolution No. 31-14 and adopt the subsequent resolution enclosed herein which incorporates the Emergency Solutions Grant Program reference.

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEHACHAPI TO COOPERATE WITH THE COUNTY OF KERN
AND REPEALING RESOLUTION NO. 31-14**

WHEREAS, the City Council of the City of Tehachapi adopted Resolution No. 31-14 on June 2, 2014 to cooperate with the County of Kern; and

WHEREAS, Resolution No. 31-14 failed to reference the Emergency Solutions Grant program; and

WHEREAS, the subject Resolution repeals Resolution No. 31-14 and incorporates the Emergency Solutions Grants Reference; and

WHEREAS, the U.S. Department of Housing and Urban Development has identified this City as authorized to be included in the County of Kern's Community Development Block Grant program entitlement pursuant to Title I of the Housing and Community Development Act of 1974, as amended, (hereinafter the "Act"); and

WHEREAS, HUD has notified the County of Kern that it is a participant in the HOME Investment Partnerships program as defined in Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended; and

WHEREAS, HUD has notified the County of Kern that it is a participant in the Emergency Solutions Grants program; and

WHEREAS, the Act requires the execution of a Cooperation Agreement between this City and the County of Kern; and

WHEREAS, such Agreement allows this City's population to be included with the County of Kern's in determining a basic annual Community Development Block Grant and

HOME Investment Partnerships program amount and Emergency Solutions Grants Program grant amount; and

WHEREAS, it is the intention of this City to enter into such an Agreement with the County of Kern to cooperate in undertaking, or assist in undertaking, essential community renewal and lower income housing assistance activities in the incorporated area of this City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tehachapi:

1. Elects to participate in the Community Development Block Grant and HOME Investment Partnerships programs and Emergency Solutions Grants programs for the three program years commencing with 2015-2016 and continuing through 2017-2018 in accordance with the regulations by the Act;
2. Directs the Mayor to sign the required Agreements; and
3. Authorizes Greg Garrett, City Manager, from this City to execute and/or perform all other appropriate acts necessary to accomplish the purpose of the Resolution.

PASSED AND ADOPTED by the City Council of the City of Tehachapi at a regular meeting on the 7th day of July, 2014.

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

PHILIP SMITH, Mayor
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 July 7, 2014.

DENISE JONES
City Clerk of the City of Tehachapi, California



APPROVED
DEPARTMENT HEAD: <i>[Signature]</i>
CITY MANAGER: <i>[Signature]</i>

COUNCIL REPORTS

MEETING DATE: JULY 7, 2014 AGENDA SECTION: CITY ENGINEER

TO: HONORABLE MAYOR SMITH AND COUNCIL MEMBERS

FROM: JAY SCHLOSSER, PE, CITY ENGINEER

DATE: JULY 3, 2014

SUBJECT: LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1, ANNEXATION NO. 13C

BACKGROUND

This action by the City Council orders the levy of assessments within the Landscaping and Lighting District No. 1, Annexation 13C for fiscal year 2014/2015 subject to the results of the public hearing and protest ballot processes.

At the June 2, 2014 City Council meeting, the City Council adopted Resolution Numbers 33-14 and 34-14 initiating proceedings, approving the preliminary Engineer's Report, and declaring its intention to levy assessments within the City of Tehachapi Landscaping and Lighting District No. 1, Annexation 13C. This action set the time and place for the public hearing on this issue to July 7, 2014 at 6:00 pm.

The total annual maintenance and administration costs to the District are \$1,852.81. Annual District costs are funded through the assessments placed on the property tax bills.

OPTIONS

There are no alternate options for this item.

BALLOTING DISCLOSURE

This report serves to disclose the fact that several ballots were either received by the City in a non-standard fashion or were handled by City staff in a non-standard way. One property owner delivered their ballot to us without the accompanying envelope. Furthermore, three ballots, arriving by mail, were inadvertently opened by City staff before being delivered to the City Clerk. In each instance, the City Clerk immediately sealed the ballots in an envelope, dated, and signed them as such. The ballots were not reviewed or altered in any way.

RECOMMENDATION

It is recommended that the City Council adopt two resolutions subject to the results of the public hearing and protest ballot proceedings: (1) Declaring the results of the property owner protest ballot proceeding and; (2) Amending and/or approving the Final Engineer's Report for Landscaping and Lighting District No. 1, Annexation 13C (Parcel Map 10997) and ordering the levy and collection of assessments within the District for fiscal year 2014/2015.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI, CALIFORNIA, DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDINGS CONDUCTED FOR THE PROPOSED LEVY OF ASSESSMENTS RELATED TO THE ANNEXATION OF TERRITORY TO THE TEHACHAPI LANDSCAPING AND LIGHTING DISTRICT NO. 1, COMMENCING IN FISCAL YEAR 2014/2015

WHEREAS, the City Council of the City of Tehachapi (the "City") pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2, Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "Act"), did by previous resolutions, initiate proceedings for the annexation of territory to Landscaping and Lighting District No. 1 (the "District") including Tract 6062 (Original District), Tract 6212 (Zone 1), Tract 6215 (Zone 2), Tract 6216 (Zone 3), Tract 6248 (Zone 4), Tract 5812 (Zone 5), Tract 4927 (Zone 6), Tract 6360 (Zone 7), Tract 6507 (Zone 8), Tract 6723-A (Zone 9), Tract 6497 (Zone 11), and Parcel Map 11353 (Zone 14C) to the District; Assessor Parcel Numbers book 415, page 170, parcels 13, 14, 15, 16, 17, 18 and 19 to the newly established Zone 13C of the District (hereinafter referred to as the "Annexation Territory") and declared its intention to conduct a protest balloting for the levy of new assessments within the Annexation Territory commencing in Fiscal Year 2014/2015 for the special benefits received by properties therein for the operation, maintenance and servicing of landscaping and lighting improvements, and all appurtenant facilities related thereto; and,

WHEREAS, in accordance with the provisions of the California Constitution, Article XIII D, the City Council has caused and conducted a property owner protest ballot proceeding for the proposed new assessments to be levied on properties within the Annexation Territory; and,

WHEREAS, the assessments presented to each property owner of record within the Annexation Territory reflects each property's proportional special benefit and financial obligation for the costs and expenses related to the maintenance, servicing and operation of local landscaping and lighting improvements therein as authorized by the Act and the provisions of the California Constitution and the ballots presented clearly identified the total amount balloted to all properties, the proposed assessment rate, the property's proportional annual amount commencing with Fiscal Year 2014/2015 and the inflationary adjustment applicable to future assessments; and

WHEREAS, upon the close of the Public Hearing held on July 7, 2014 the protest ballots returned by the landowners of record within the Annexation Territory, were opened and tabulated, the results of which are illustrated below:

Zone 13C
Parcel Map 10997

Yes \$ _____

No \$ _____

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TEHACHAPI DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The protest proceedings were conducted with the notices and ballots of the proposed new assessments presented to the qualified property owners within the Annexation Territory as required by law, with a required receipt of the returned ballots to the City Clerk prior to the close of the Public Hearing on July 7, 2014.

Section 3: The canvass of the protest ballots cast for the proposed assessments and Annexation Territory, received prior to the close of the public hearing and weighted according to the proportional financial obligation of the affected properties is hereby approved and confirmed.

Section 4: The City Clerk is hereby directed to enter this Resolution on the minutes of this meeting, which shall constitute the official declaration of the result of such property owner protest ballot proceeding.

Section 5: This Resolution shall become effective immediately upon its adoption and the City Clerk shall certify the adoption of this Resolution.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2014.

Phil Smith, Mayor
City of Tehachapi, California

ATTEST:

Denise Jones, City Clerk
City of Tehachapi, California

APPROVED AS TO FORM:

City Attorney
City of Tehachapi, California

STATE OF CALIFORNIA)
COUNTY OF KERN) ss
CITY OF TEHACHAPI)

I, Denise Jones, City Clerk of the City of Tehachapi, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Tehachapi held on the _____ day of _____, 2014.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing Resolution No. _____ was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Tehachapi this _____ day of _____, 2014.

Denise Jones, City Clerk
City of Tehachapi, California

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI, CALIFORNIA CONFIRMING THE ENGINEER'S REPORT REGARDING THE ANNEXATION OF TERRITORY TO THE TEHACHAPI LANDSCAPING AND LIGHTING DISTRICT NO. 1; THE LEVY OF ANNUAL ASSESSMENTS DESCRIBED THEREIN; AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH; AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS COMMENCING IN FISCAL YEAR 2014/2015 FOR SAID ANNEXATION

WHEREAS, the City Council of the City of Tehachapi (the "City") pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2, Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "Act"), did by previous resolutions, initiate proceedings for the annexation of territory to Landscaping and Lighting District No. 1 (the "District") including Tract 6062 (Original District), Tract 6212 (Zone 1), Tract 6215 (Zone 2), Tract 6216 (Zone 3), Tract 6248 (Zone 4), Tract 5812 (Zone 5), Tract 4927 (Zone 6), Tract 6360 (Zone 7), Tract 6507 (Zone 8), Tract 6723-A (Zone 9), Tract 6497 (Zone 11), and Parcel Map 11353 (Zone 14C) to the District; Assessor Parcel Numbers book 415, page 170, parcels 13, 14, 15, 16, 17, 18 and 19 to the newly established Zone 13C of the District (hereinafter referred to as the "Annexation Territory") and declared its intention to conduct a protest balloting for the levy of new assessments within the Annexation Territory commencing in Fiscal Year 2014/2015 for the special benefits received by properties therein for the operation, maintenance and servicing of landscaping and lighting improvements, and all appurtenant facilities related thereto in accordance with the provisions of the California Constitution Article XIID (the "Constitution"); and,

WHEREAS, an Engineer's Report containing an Assessment Diagram has been prepared, filed and presented to the City Council in connection with the proceedings for the annexation of properties within the Annexation Territory and the annual levy of assessments related thereto commencing on Fiscal Year 2014/2015 as required by the Act and the Constitution; and,

WHEREAS, the City Council has duly held a public hearing regarding these matters and has conducted a property owner protest ballot proceeding for the proposed new assessments related thereto, the results of which have been presented and confirmed by this City Council; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Annexation Territory for the fiscal year commencing July 1, 2014 and ending June 30, 2015 (Fiscal Year 2014/2015), to pay the costs and expenses of the ongoing operation, maintenance, and servicing of improvements, appurtenant facilities; and the incidental expenses related thereto that have been determined to be of special benefit to the properties and the development of properties within the Annexation Territory, as described in the Engineer's Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TEHACHAPI DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: Based on testimony given, the results of the property owner protest ballot proceedings and the documents and discussion presented, the City Council has directed and confirmed any necessary modifications or amendments to the Engineer's Report previously presented and filed based on the tabulation of the property owner protest ballots, and said modifications or amendments so reflected by the minutes of this meeting shall by reference be incorporated into the approved Engineer's Report.

Section 3: The Engineer's Report and Assessment Diagram connected therewith as approved, shall constitute the territory and properties within the Annexation Territory, and confirm and establish the method of apportionment and the maximum assessment rate including the assessment range formula as presented to the property owners of record in the ballot proceeding. Said assessments as described in the Engineer's Report as submitted or amended, including the assessment range formula described therein, are hereby confirmed and adopted by the City Council.

Sections 4: Based upon its review (and amendments, as applicable) of the Engineer's Report, which has been filed with the City Clerk, the City Council hereby finds and determines that:

4a) The land within the Annexation Territory as approved will receive special benefit from the operation, maintenance and servicing of landscaping and lighting improvements and all appurtenant facilities related thereto, to be provided by the District as described in the approved Engineer's Report.

4b) The Annexation Territory as defined by the Assessment Diagrams in the approved Engineer's Report includes all of the lands receiving such special benefit.

4c) The net amount to be assessed upon the lands within the Annexation Territory as approved has been apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services to be provided commencing with Fiscal Year 2014/2015.

Section 5: The City Council hereby orders the proposed improvements as described within the approved Engineer's Report to be made. The improvements so described generally include, but are not limited to, the maintenance, operation and servicing of the local landscaping and lighting improvements established or installed in connection with the development of properties within the approved Annexation Territory or directly associated with the properties within those Annexation Territories and shall be maintained by the City for the special benefit of the properties therein pursuant to the Act.

Section 6: The adoption of this Resolution constitutes the annexation of the approved Annexation Territory to the District, the boundaries of which are contained in the Assessment Diagram; the establishment of the maximum assessment rate and assessment range formula connected therewith; and the assessments for the fiscal year commencing July 1, 2014 and ending June 30, 2015, as described in the approved Engineer's Report and adopted by the City Council, and the County Auditor of Kern shall enter on the County Assessment Roll opposite each parcel of land the amount of levy so described in the approved Engineer's Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 7: The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the City Council's approval of the annexation of the Annexation Territory to the District; the adoption and confirmation of the Assessment Diagram; and the establishment of the maximum assessment rate(s), assessment range formula and the assessments for Fiscal Year 2014/2015 as described in the approved Engineer's Report as submitted or amended herein.

Section 8: The City Clerk or their designee is hereby authorized and directed to file the levy of assessments for Fiscal Year 2014/2015 as approved, with the County Auditor of Kern upon adoption of the Resolution confirming the annual assessments for all Zones and parcels in the District.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2014.

Phil Smith, Mayor
City of Tehachapi, California

ATTEST:

Denise Jones, City Clerk
City of Tehachapi, California

APPROVED AS TO FORM:

City Attorney
City of Tehachapi, California

STATE OF CALIFORNIA)
COUNTY OF KERN) ss
CITY OF TEHACHAPI)

I, Denise Jones, City Clerk of the City of Tehachapi, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Tehachapi held on the _____ day of _____, 2014.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing Resolution No. _____ was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Tehachapi this _____ day of _____, 2014.

Denise Jones, City Clerk
City of Tehachapi, California



TEHACHAPI

CALIFORNIA

Live Up.

City of Tehachapi

Tehachapi Landscaping and Lighting District No. 1

Annexation No. 13C

(Parcel Map 10997)

Intent Meeting: May 19, 2014

Public Hearing: July 7, 2014

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ENGINEER'S ANNEXATION REPORT AFFIDAVIT

Tehachapi Landscaping and Lighting District No. 1

Fiscal Year 2014/2015

Annexation No. 13C

City of Tehachapi,

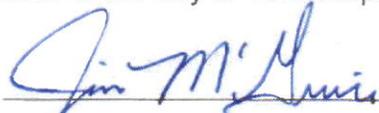
County of Kern, State of California

This Report and the enclosed diagram show the exterior boundaries of the territory designated as Annexation No. 13C to the City of Tehachapi Landscaping and Lighting District No. 1; and the lines and dimensions of each lot, parcel, and subdivision of land within said annexation territory, as the same that existed at the time this Report was prepared. Reference is hereby made to the Kern County Assessor's maps for a detailed description of the lines and dimensions of parcels within Annexation No. 13C. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 7th day of July, 2014.

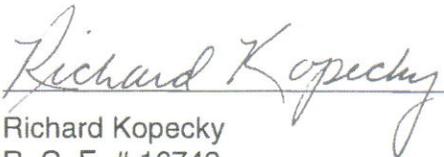
Willdan Financial Services
Assessment Engineer
On Behalf of the City of Tehachapi

By:



Jim McGuire,
Senior Project Manager

By:



Richard Kopecky
R. C. E. # 16742



PRELIMINARY APPROVAL

This Engineer's Report and the proposed assessments described herein have been preliminarily approved by the City Council of the City of Tehachapi on this _____ day of _____, 2014.

City Clerk
City of Tehachapi

FINAL APPROVAL

This Engineer's Report, the improvements and assessments related to the annexation of territory to Landscaping and Lighting District No. 1 designated as Annexation No. 13C as described herein, were approved and adopted by the City Council of the City of Tehachapi on this _____ day of _____, 2014.

City Clerk
City of Tehachapi

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INTRODUCTION

In April 2004, the City of Tehachapi, County of Kern, State of California, (hereafter referred to as "City"), formed Landscaping and Lighting District No. 1 (hereafter referred to as "District"), pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "1972 Act"), and the provisions of the California Constitution Article XIID (hereafter referred to as the "California Constitution"), and has annually levied and collected special assessments on the County tax rolls to fund the ongoing maintenance and operation of local landscaping and lighting improvements that provided special benefits to properties therein.

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, Tract 6212; Tract 6215; Tract 6216; and Tract 6248, respectively were annexed to the District as Zones 1 through 4. In 2006, Tracts 5812 and 4927 respectively were annexed to the District as Zones 5 and 6. In 2007, Tracts 6360; Tract 6507; Tract 6723-A and Tract 6497, respectively were annexed to the District as Zones 7, 8, 9 and 11.

For fiscal year 2014/2015, the City proposes to annex to the District all parcels of land within the commercial subdivision known as Parcel Map 10997, in order to provide for the ongoing maintenance and operation of lighting improvements that provide a special benefit to those properties. By resolution, the City Council has ordered the preparation of this Engineer's Report (hereafter referred to as "Report"), in connection with the proceedings for the annexation of territory to the District designated as:

Annexation No. 13C,

City of Tehachapi Landscaping and Lighting District No. 1

(hereafter referred to as "Annexation No. 13C", and establishment of the annual assessments related thereto commencing in fiscal year 2014/2015 pursuant to the 1972 Act and the California Constitution.

This Report describes the proposed annexation of territory to the District, the improvements, and assessments to be levied on the properties therein to provide ongoing funding for the costs and expenses required to service and maintain the lighting improvements associated with and resulting from the development of properties within Annexation No. 13C in accordance with the proportional special benefits the properties will receive from the improvements.

The improvements, the method of apportionment, and special benefit assessments described in this Report are based on property development as well as the proposed improvements and planned development of properties within Annexation No. 13C; and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain, service and operate such improvements. The proposed improvements to be installed in connection with the development of

properties within Annexation No. 13C and described herein are based on the development plans and specifications for Parcel Map 10997 and by reference these plans and specifications are made part of this Report.

The word "parcel," for the purposes of this Report, 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 Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of the annexation proceedings, the City shall conduct a Property Owner Protest Ballot proceeding for the proposed levy of new assessments pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council will conduct a public hearing to consider public testimonies, comments and written protests regarding Annexation No. 13C and the levy of assessments.

At the conclusion of public testimony, the City Council will direct the City Clerk or their designee to tabulate the property owner protest ballots returned, to determine if majority protest exists for the proposed new assessments (ballots shall be weighted based on each parcel's proportional assessment amount). If majority protest exists, the City Council shall abandon the proposed new assessment and current annexation proceedings. If majority protest does not exist, based on the City Council's consideration of public comments and written protests, the City Council may order any material amendments to this Report and may approve the Report (as submitted or amended). The Report as approved shall reflect the City Council's proposed changes of organization for the District authorized pursuant to Chapter 2, Article 2, commencing with Section 22605 of the 1972 Act; the confirmation of the assessment diagram; and its adoption of the related assessments in compliance with the provisions of the California Constitution Article XIID. 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 2014/2015. In subsequent fiscal years, this annexation and the assessments as approved in these proceeding shall be incorporated into the District's Annual Engineer's Report and together with all other District assessments shall be reviewed and adopted for the levy and collection of assessments pursuant to the 1972 Act.

This Report consists of five (5) parts:

Part I

Plans and Specifications: A general description of the annexation territory boundaries and the proposed improvements associated with Annexation No. 13C, consisting of a single benefit zone encompassing all properties within the development known as Parcel Map 10997. Details regarding the specific installation and construction of improvements to be incorporated into the District as part of the development of properties within Annexation No. 13C are outlined in the approved development plans for parcel Map 10997 and by reference these plans and specifications are made part of this Report.

Part II

The Method of Apportionment: A discussion of benefits the improvements and services provided to properties within Annexation No. 13C and the method of calculating each property's proportional special benefit and annual assessment. This section also identifies and outlines an Assessment Range Formula that provides for an annual adjustment to the maximum assessment rates established by this Report. This Assessment Range Formula limits increases on future assessments, but also provides for reasonable cost adjustments due to inflation without the added expense of additional property owner protest ballot proceedings.

Part III

Annexation No. 13C Budget: An estimate of the annual costs required for the annual maintenance, servicing and operation of landscape improvements within Annexation No. 13C. The budget identifies an estimate of the anticipated ongoing annual expenses to service, maintain and operate existing landscape improvements within Annexation No. 13C including, but not limited to, servicing of those improvements, utility costs and related incidental expenses authorized by the 1972 Act. The budget also identifies the maximum assessment rate for Annexation No. 13C and the associated assessment range formula (inflationary adjust) as applicable.

Part IV

Assessment Roll: A listing of the proposed maximum assessment amount for each of the parcels within Annexation No. 13C commencing in Fiscal Year 2014/2015, to be presented to the property owners of record in the protest ballot proceedings required pursuant to the provisions of the California Constitution. The proposed maximum assessment amount for each parcel is based on the parcel's proportional special benefit as outlined in the method of apportionment and the proposed initial maximum assessment rate applicable to parcels within Annexation No. 13C.

Part V

Annexation Diagram: A Diagram showing the exterior boundaries of Annexation No. 13C is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within Annexation No. 13C is inclusive of all parcels of land within Annexation No. 13C as the same existed at the time this Report was prepared and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Kern County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land herein described.

PART I — PLANS AND SPECIFICATIONS

PROPERTIES WITHIN ANNEXATION 13C

Landscaping and Lighting District No. 1, Annexation No. 13C, consists of one parcel that will be part of the drainage basin constructed in connection with the development of properties within Parcel Map 10997 (not assessed) and nine properties designated for non-residential purposes, one of which will be subdivided further (the largest portion being used for non-residential purposes and the remainder being part of the drainage basin constructed in connection with the development of properties within Parcel Map 10997 which is not assessed). Of the nine properties designated for non-residential purposes, seven are part of the approved development defined by Parcel Map 10997, one is an existing developed non-residential property (Assessor's Parcel Number 417-170-02) and the remaining parcel (Assessor's Parcel Number 417-170-04), is identified as a vacant non-residential property located on the south side of Industrial Parkway.

The proposed 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 and will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements will be funded..

The Annexation is located within the boundaries of the City of Tehachapi, generally situated on Industrial Parkway and North Curry Street.

IMPROVEMENTS AND SERVICES

The purpose of the Annexation is to ensure the ongoing maintenance, operation, and servicing of street lighting improvements installed in connection with the development of parcels within the Annexation. The improvements associated with Annexation No. 13C may include, but is not limited to, all materials, equipment, utilities, labor and appurtenant facilities related to those improvements. The improvements installed as part of this development will be maintained and funded in whole or in part through the District assessments.

District improvements installed in connection with Parcel Map 10997 and specifically for the special benefit of properties within Annexation No. 13C include:

- Street lighting facilities located on Industrial Parkway extending from the western boundary of Parcel Map 10997 to the eastern boundary of Parcel Map 10997. The street lights within this area include six (6) - 5,800 lumen H.P.S.V. lamps on concrete poles.

PART II — METHOD OF APPORTIONMENT

The 1972 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 and appurtenant facilities. The 1972 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 should therefore reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel. In addition, pursuant to the California Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits may be assessed.

BENEFIT ANALYSIS

Each of the proposed improvements installed in connection with the development of property within Parcel Map 10997 and the associated cost of providing those improvements have been carefully reviewed, identified and allocated to the properties within Annexation No. 13C based on special benefit pursuant to the provisions of the California Constitution and 1972 Act.

Special Benefit

The improvements for which the properties within Annexation No. 13C will be assessed have been identified as necessary, required and/or desired for the development of the properties within Parcel Map 10997. As such, it is reasonable to conclude that the ongoing operation, servicing and maintenance of these improvements are a direct and special benefit to each of those properties.

Street Lighting Special Benefit:

The street lighting within Annexation No. 13C and for which properties will be assessed is low-intensity street lighting (5,800 lumen H.P.S.V. lamps) that is primarily useful for illuminating the sidewalks and parking lanes for the development. This lighting is distinct from the high-intensity lights installed on major streets which serve in part to enhance traffic safety. These local street lights (6 lights on concrete poles) provide three main special benefits: (i) property security benefit, (ii) pedestrian safety benefit, and (iii) parkway/roadway egress benefit. Because traffic in the District is largely limited to local

traffic, it is reasonable to assume that essentially all pedestrians and parking vehicles in the lit areas will, after dark, be directly associated with one of the assessed properties.

The street lights within Annexation No. 13C are located on the street that will serve as a primary access for the properties within Annexation No. 13C and each parcel to be assessed is served directly by the system of street lights. Consequently, we conclude that each parcel within Annexation No. 13C receives substantially similar benefit from the improvements regardless of their location within the development. Furthermore, the cost of maintaining and operating each light is substantially the same, regardless of the location of the light within the development.

General Benefit

In reviewing each of the improvements installed in connection with the development of properties within Annexation No. 13C, the proximity of those improvements to both properties within Annexation No. 13C and those outside the Annexation Territory as well as the reasons for installing and constructing such improvements, it is evident that these improvements are local improvements installed for the use and benefit of the properties within Annexation No. 13C and the ongoing maintenance and operation of the improvements to be maintained by the District directly affect those properties only. Although these improvements may include amenities visible to the public at large, the construction and installation of the District improvements were clearly not required nor necessarily desired by any properties or developments outside the Annexation boundary. Therefore, any public access or use of the improvements is incidental and therefore it has been determined that these improvements provide no measurable general benefit to properties outside the District or to the public at large.

ASSESSMENT METHODOLOGY

In reviewing the proposed improvements and development plans for Parcel Map 10997, it has been determined that the overall method of apportionment previously established for properties with Landscaping and Lighting District No. 1 is appropriate and applicable for the improvements and properties within Annexation No. 13C. This previously established methodology calculates the receipt of special benefit from the respective improvements based on the land use of each parcel as compared to other parcels and the relationship those parcels have to the improvements. This Assessment Methodology assigns each parcel a number of EBUs (Equivalent Benefit Units) based on its land use. As previously established for the District one EBU is defined as the special benefit allocable to a single family home and other land uses are assigned weighted 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 following is the weighted proportionality (EBUs) assigned to different land uses within the District. Only some are applicable to Annexation No. 13C, but are included here for reference purposes.

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.

Non-Residential Development — This land use is defined as property developed or approved for development as 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 Property — 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 Annexation 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 Parcel — 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 cannot be developed; publicly owned properties that are part of the Annexation 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	Equivalent Benefit Units
Single Family Residential	1.00 per Lot/Parcel
Multi Family Residential	1.00 per Unit
Non-Residential Development	4.00 per Acre
Non-Profit Parcel	0.25 per Acre
Vacant Residential	0.50 per Lot/Parcel
Vacant Non-Residential	1.00 per Acre
Exempt Parcel	- per Lot/Parcel

The benefit formula applied to parcels within the Annexation 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.

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

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

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 Annexation costs and assessments. Commencing with fiscal year 2015/2016, the amount of the assessment for the Annexation may be increased to adjust for increases in labor and material costs. For landscape maintenance the increase will be 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, or its successor. For Streetlight maintenance the increase will be based upon the greater of the latest composite percentage change California Public Utilities Commission ("CPUC") approved rates for each light fixture used in the City's streetlight Maintenance Districts or the Consumer Price Index, All Urban Consumers, for the Los Angeles-Orange-Riverside County Area, as determined by the United States Department of Labor, or its successor, without conducting another mailed ballot election. The Engineer shall compute the percentage difference between the CPI and/or CPUC rates for February of each year and the CPI and/or CPUC rates 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 Annexation. 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 Annexation) adjusted annually by the CPI.

The Maximum Assessment is adjusted annually and is calculated independent of the Annexation'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.

PART III — ANNEXATION BUDGET

The following budget outlines the estimated annual costs to be collected and deemed appropriate and necessary for the operation, maintenance and servicing of the improvements associated with Annexation No.13C. The maximum assessment (Rate per Equivalent Benefit Unit) identified by this budget establishes the initial maximum assessment for Annexation No.13C in fiscal year 2014/2015. This assessment rate shall be adjusted annually by the Assessment Range Formula described in the method of apportionment and collectively this assessment rate and inflationary adjustment will be presented to the property owners of record for approval as part of the balloting process for new or increased assessments in accordance with the provisions of the California Constitution, Article XIII D.

L&L District No. 1, Annexation No. 13C
Fund Number TBD

Levy Components	Budget
MAINTENANCE & OPERATION EXPENSES	
Street Lights	\$ 990.00
Total Direct Costs	\$ 990.00
INCIDENTAL/ADMINISTRATION EXPENSES	
Levy Administration and Professional Services	\$ 652.74
Printing and Publishing	50.00
Mailing and Postage	50.00
County Collection Fee	11.11
City Overhead and Administration	99.00
Total Incidental Costs	\$ 862.85
Total Maintenance, Operation & Incidental Expenses	\$ 1,852.85
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
General Benefit Contribution	\$ -
Additional City Contribution	-
Total Contribution/Credit	\$ -
Balance to Levy (Budgeted)	\$ 1,852.85
DISTRICT STATISTICS	
Total Parcels	10
Total Parcels Levied	8
Total Equivalent Benefit Units	55.54
Calculated Levy per Benefit Unit	\$ 33.36
Maximum Levy per Benefit Unit (FY 2014/2015)	\$ 33.36

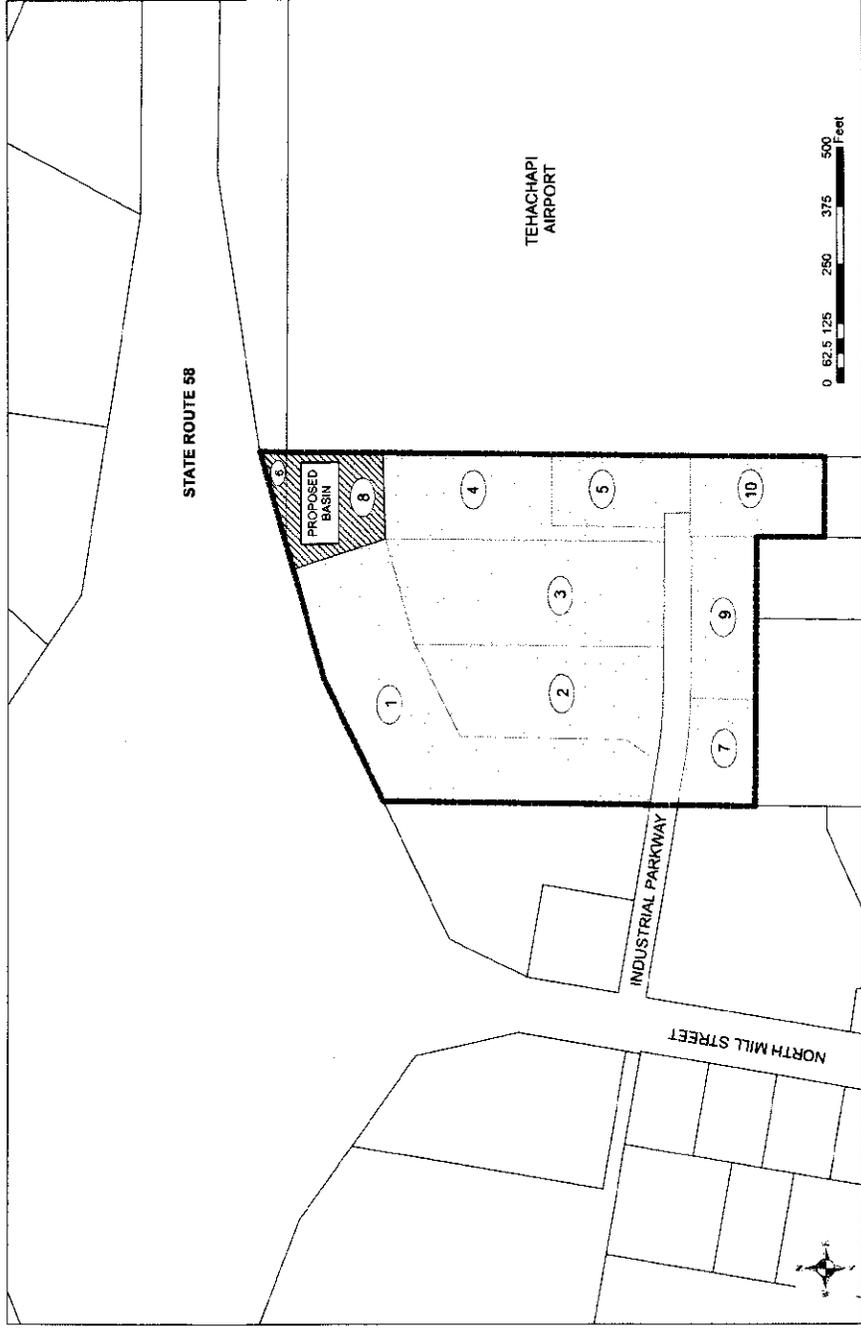
PART IV — ANNEXATION DIAGRAM

The following Annexation Diagram identifies the area of land within the annexation territory identified Landscaping and Lighting Assessment District No. 1, Annexation No. 13C, based on the development and improvement plans for the District, Kern County Assessor's Maps, and Kern County Assessor's property information as the same existed at the time this Report. The Annexation includes Kern County Assessor's Parcel Map Book 415, Page 170, Parcels 2, 4, 13, 14, 15, 16, 17, 18, and 19. The combination of this map and the Assessment Roll contained in Part V of this Report constitute the Assessment Diagram for Annexation No. 13C. The maximum assessment rate, assessment range formula and the proposed assessment amount for each of the lots and parcels of land within Annexation No. 13C, as described herein, shall be presented to the property owners of record for approval or protest in accordance with the provisions of the California Constitution Article XIII D.

A copy of the Annexation Diagram follows:

PROPOSED BOUNDARIES OF
 LANDSCAPING AND LIGHTING DISTRICT NO. 1
 ANNEXATION 13C
 (PARCEL MAP 10997)

CITY OF TEHACHAPI
 COUNTY OF KERN
 STATE OF CALIFORNIA



SHEET 1 OF 1

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY
 OF _____, 20____.

I HEREBY CERTIFY THAT THIS MAP SHOWING THE
 PROPOSED BOUNDARIES OF LANDSCAPING AND LIGHTING DISTRICT NO.
 1 ANNEXATION 13C (PARCEL MAP 10997), CITY OF TEHACHAPI,
 COUNTY OF KERN, STATE OF CALIFORNIA, WAS APPROVED
 BY THE BOARD OF SUPERVISORS OF THE COUNTY OF KERN AT A
 REGULAR MEETING THEREOF HELD ON THE _____ DAY OF
 _____, 20____, BY ITS RESOLUTION NO. _____.

CITY CLERK
 CITY OF TEHACHAPI

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	Portion of 415-170-14
2	415-170-15
3	415-170-16
4	415-170-17
5	415-170-18
6	415-170-19
7	415-170-13
8	Portion of 415-170-14
9	415-170-04
10	415-170-02

Legend

District Boundary

Map Reference Number



PART V — ASSESSMENT ROLL

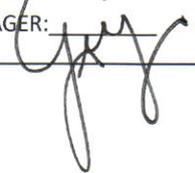
Parcel identification for each lot or parcel within Landscaping and Lighting Assessment District No. 1, Annexation No. 13C is outlined in the preceding Assessment Diagram and is based on available parcel maps and property data from the Kern County Assessor's Office at the time this Engineer's Report was prepared. A listing of the lots and parcels to be assessed within Annexation No. 13C commencing in Fiscal Year 2014/2015, along with the assessment amount for each such lot or parcel is provided below.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the 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 rates described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided 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 amount.

The following is a list of the lots and parcels of land (parcels) within Annexation No. 13C and the corresponding assessment amounts to be levied for Fiscal Year 2014/2015 as determined by the assessment rate and method of apportionment described herein:

Map Reference Number	APN	Acreage	Designated Land Use	Equivalent Benefit Unites	Balloted Amount Assessment (FY 2014/2015)
1	415-170-14 (Portion of)	3.96	Non-Residential Development	15.84	\$528.42
2	415-170-15	2.25	Non-Residential Development	9.00	\$300.24
3	415-170-16	2.93	Non-Residential Development	11.72	\$390.98
4	415-170-17	1.71	Non-Residential Development	6.84	\$228.18
5	415-170-18	1.02	Non-Residential Development	4.08	\$136.11
6	415-170-19	0.13	Exempt Parcel	-	\$0.00
7	415-170-13	0.78	Non-Residential Development	3.12	\$104.08
8	415-170-14 (Portion of)	1.05	Exempt Parcel	-	\$0.00
9	415-170-04	1.1	Vacant Non-Residential	0.50	\$16.68
10	417-170-02	1.11	Non-Residential Development	4.44	\$148.12
TOTAL		16.04		55.54	\$1,852.81



APPROVED
DEPARTMENT HEAD: 
CITY MANAGER: 

COUNCIL REPORTS

MEETING DATE: July 7, 2014 AGENDA SECTION: CITY ENGINEER

TO: HONORABLE MAYOR SMITH AND COUNCIL MEMBERS

FROM: JAY SCHLOSSER, PE, CITY ENGINEER

DATE: July 2, 2014

SUBJECT: DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1

BACKGROUND

This action by the City Council orders the levy of assessments within the Drainage Benefit Assessment District No. 2014-1 for fiscal year 2014/2015 subject to the results of the public hearing and protest ballot processes.

At the June 2, 2014 City Council meeting, the City Council adopted Resolution Numbers 35-14 and 36-14 initiating proceedings, approving the preliminary Engineer's Report, and declaring its intention to levy assessments within the City of Tehachapi Drainage Benefit Assessment District No. 2014-1. This action set the time and place for the public hearing on this issue to July 7, 2014 at 6:00 pm.

The total annual maintenance and administration costs to the District are \$11,877.65. Annual District costs are funded through the assessments placed on the property tax bills.

OPTIONS

There are no alternate options for this item.

BALLOTING DISCLOSURE

This report serves to disclose the fact that several ballots were either received by the City in a non-standard fashion or were handled by City staff in a non-standard way. One property owner delivered their ballot to us without the accompanying envelope. Furthermore, two ballots, arriving by mail, were inadvertently opened by City staff before being delivered to the City Clerk. In each instance, the City Clerk immediately sealed the ballots in an envelope, dated, and signed them as such. The ballots were not reviewed or altered in any way.

RECOMMENDATION

It is recommended that the City Council adopt three resolutions subject to the results of the public hearing and protest ballot proceedings: (1) Amending and/or approving the Final Engineer's Report for Drainage Benefit Assessment District 2014-1 (Parcel Map 10997); (2) Declaring the results of the property owner protest ballot proceeding and; (3) Confirming the formation of Drainage Benefit Assessment District No. 2014-01 (Parcel Map 10997) and ordering the levy and collection of assessments within the District for fiscal year 2014/2015.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI, CALIFORNIA; APPROVING AND ADOPTING THE ENGINEER'S REPORT REGARDING THE FORMATION OF DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (PARCEL MAP 10997); AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO COMMENCING IN FISCAL YEAR 2014/2015

WHEREAS, The City Council pursuant to the provisions the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act"), did by previous Resolution order the preparation and filing of an Engineer's Report in connection with the formation of "Drainage Benefit Assessment District No. 2014-1 (Parcel Map 10997)" (hereafter referred to as the "District") and the proposed levy and collection of assessments related thereto commencing with Fiscal Year 2014/2015, said Fiscal Year starting July 1, 2014 and ending June 30, 2015; and,

WHEREAS, such report has been prepared and filed with the City Clerk of the City of Tehachapi and the City Clerk has presented to the City Council such report entitled "Drainage Benefit Assessment District No. 2014-1, Engineer's Formation Report, Fiscal Year 2014/2015" (hereafter referred to as "Report") in accordance with the Act; and,

WHEREAS, The City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, The City Council further finds that the assessments as described in the Report have been presented to the property owners of record as part of a protest ballot proceeding conducted pursuant to the provisions of the California Constitution Article XIID; and that said property owners approved the assessments so described, including the maximum assessment and assessment range formula as outlined in the Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TEHACHAPI DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The Report as presented consists of the following:

2a) Plans and specifications that describe the District and Improvements.

2b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment including the maximum assessment rate and assessment range formula commencing in Fiscal Year 2014/2015.

2c) The Budget that outlines the costs and expenses, to service and maintain the improvements including incidental expenses to operate the District as authorized by the Act and used to establish the maximum assessment and the proposed assessments for Fiscal Year 2014/2015.

2d) An Assessment Diagram that identifies the lots, parcels and properties included in the boundaries of the District.

2e) An Assessment Roll containing each of the Assessor Parcel Numbers to be assessed within the District and the assessment obligation (amount) apportioned to each parcel including the calculated maximum assessment balloted and the amount to be levied for Fiscal Year 2014/2015.

Section 3: Based on testimony given, the results of the property owner protest ballot proceedings and the documents and discussion presented, the City Council has directed and confirmed any necessary modifications or amendments to the Engineer's Report previously presented and filed, and said modifications or amendments so reflected by the minutes of this meeting shall by reference be incorporated into the approved Engineer's Report.

Section 4: The Engineer's Report and Assessment Diagram connected therewith as approved, shall constitute the properties within Drainage Benefit Assessment District No. 2014-1, and confirm and establish the method of apportionment and the maximum assessment rate including the assessment range formula approved by the property owners of record in the ballot proceeding. Said assessments as described in the Engineer's Report are hereby approved and adopted (as submitted or amended by direction of this City Council), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

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 adoption and approval of the Engineer's Report.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2014.

Phil Smith, Mayor
City of Tehachapi, California

ATTEST:

Denise Jones, City Clerk
City of Tehachapi, California

APPROVED AS TO FORM:

City Attorney
City of Tehachapi, California

STATE OF CALIFORNIA)
COUNTY OF KERN) ss
CITY OF TEHACHAPI)

I, Denise Jones, City Clerk of the City of Tehachapi, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Tehachapi held on the _____ day of _____, 2014.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing Resolution No. _____ was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Tehachapi this _____ day of _____, 2014.

Denise Jones, City Clerk
City of Tehachapi, California

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI, CALIFORNIA; DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDING CONDUCTED REGARDING THE LEVY OF ASSESSMENTS FOR DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (PARCEL MAP 10997), COMMENCING IN FISCAL YEAR 2014/2015 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, the City Council called and duly held a property owner protest proceeding for "Drainage Benefit Assessment District No. 2014-1 (Parcel Map 10997)" (hereafter referred to as "District") pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act") and the California Constitution Articles XIIC and XIID, for the purpose of presenting to the qualified property owners within the District the annual levy of assessments for the costs and expenses related to the ongoing operation, maintenance and servicing of the drainage improvements associated with such properties:

WHEREAS, upon the close of the Public Hearing held on July 7, 2014, all valid ballots returned by the landowners of record within the District were opened and tabulated, the results of which are illustrated below, weighted by the proportional financial obligation of each ballot pursuant to the California Constitution Article XIID:

Yes: \$ _____

No: \$ _____

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TEHACHAPI DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The protest proceedings for the Drainage Benefit Assessment District No. 2014-1 (Parcel Map 10997) assessments have been conducted pursuant to the provisions of the Constitution with ballots presented to the affected property owners of record for receipt by the City Clerk prior to the conclusion of the Public Hearing on July 7, 2014, with each ballot weighted according to the proportional financial obligation of the affected property.

- Section 3:** The tabulation and canvass of the property owner protest ballots was conducted by the City Clerk or their designee, with all valid protest ballots returned by the affected property owners being counted, the results of which have been presented to the City Council and hereby confirmed.
- Section 4:** The City Clerk is hereby directed to enter this Resolution on the minutes of the City Council, which shall constitute the official declaration of the result of such property owner protest proceeding.
- Section 5:** This Resolution shall become effective immediately upon its adoption and the City Clerk shall certify the adoption of this Resolution.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2014.

Phil Smith, Mayor
City of Tehachapi, California

ATTEST:

Denise Jones, City Clerk
City of Tehachapi, California

APPROVED AS TO FORM:

City Attorney
City of Tehachapi, California

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI, CALIFORNIA; CONFIRMING THE FORMATION OF DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (PARCEL MAP 10997); AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2014/2015

WHEREAS, The City Council has by previous Resolutions initiated proceedings and declared its intention to form "Drainage Benefit Assessment District No. 2014-1 (Parcel Map 10997)" (hereafter referred to as the "District") and to levy special benefit assessments against parcels of land within the said District commencing with Fiscal Year 2014/2015, said Fiscal Year being July 1, 2014 through ending June 30, 2015; pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act") to pay the costs and expenses of the ongoing operation, maintenance and servicing of the drainage improvements associated with the development of properties within the District; and,

WHEREAS, Following notice duly given, the City Council has held a full and fair Public Hearing regarding the formation of Drainage Benefit Assessment District No. 2014-1 and the levy and collection of assessments; and has conducted a property owner protest ballot proceeding for the District assessments proposed to be levied commencing Fiscal Year 2014/2015 pursuant to the provisions of the California State Constitution Article XIID; and.

WHEREAS, The results of that ballot proceeding has been confirmed by a Resolution of the City Council and such balloting indicated that majority protest did not exist; and accordingly the City Council has by Resolution approved and adopted the Engineer's Report and the assessments connected therewith; and,

WHEREAS, The City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015, to pay the costs and expenses of operation, maintenance, repair and servicing the drainage improvements related thereto; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TEHACHAPI DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The City Council hereby finds and determines the following:

- 2a) The land within the District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.
- 2b) The District includes all of the lands receiving such special benefit.
- 2c) The net amount to be assessed upon the lands within the District as described in the Engineer's Report has been apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services.
- 2d) The property owners of record in accordance with the provisions of the California Constitution, Article XIID have approved the assessments presented and identified in the Engineer's Report.

Section 3: The City Council hereby orders the levy of assessments for the District for Fiscal Year 2014/2015 and orders the improvements to be made, which are briefly described as the maintenance, operation and servicing of the drainage improvements within the District and all appurtenant facilities related thereto and hereby authorized and directed Willdan Financial Services to file the levy with the County Auditor upon adoption of this Resolution.

Section 4: The County Auditor of Kern County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer. As an alternative, each parcel of land may be billed directly by the City to the property owner of record for the amount of the levy if such levy cannot be collected on the County Tax Roll in any given Fiscal Year.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County or by the City for the District to the credit of a fund for Drainage Benefit Assessment District No. 2014-1, and such money shall be expended only for the maintenance, servicing and operation of the District and improvements as described in the Engineers Report.

Section 6: The adoption of this Resolution constitutes the formation of the District, the approval of the assessment diagram for the District, the establishment of the maximum assessment rate and assessment range formula described in the Engineer's Report and the levy of assessments for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2014.

Phil Smith, Mayor
City of Tehachapi, California

ATTEST:

Denise Jones, City Clerk
City of Tehachapi, California

APPROVED AS TO FORM:

City Attorney
City of Tehachapi, California

STATE OF CALIFORNIA)
COUNTY OF KERN) ss
CITY OF TEHACHAPI)

I, Denise Jones, City Clerk of the City of Tehachapi, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Tehachapi held on the _____ day of _____, 2014.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing Resolution No. _____ was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Tehachapi this _____ day of _____, 2014.

Denise Jones, City Clerk
City of Tehachapi, California



TEHACHAPI

CALIFORNIA

Live Up.

City of Tehachapi

Drainage Benefit Assessment District No. 2014-1

(Parcel Map 10997)

Intent Meeting: May 19, 2014

Public Hearing: July 7, 2014

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ASSESSMENT ENGINEER'S AFFIDAVIT

TEHACHAPI DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (Parcel Map 10997)

Formation of the District and Establishment of Annual Assessments

City of Tehachapi Kern County, State of California

This Report describes the proposed formation of the City of Tehachapi Drainage Benefit Assessment District No. 2014-1 (Parcel Map 10997), and the establishment of assessments commencing in fiscal year 2014/2015, pursuant to a resolution of the City Council. Reference is hereby made to the Kern County Assessor's maps for a detailed description of the lines and dimensions of parcels within the proposed City of Tehachapi Drainage Benefit Assessment District No. 2014-1 .

The undersigned respectfully submits the enclosed Engineer's Report that includes a description of the plans and specifications, method of apportionment, budgets and proposed special benefit assessments associated therewith as directed by the City Council and pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703.

Dated this 7th day of July, 2014.

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

By: Jim McGuire

Jim McGuire
Senior Project Manager
Financial Consulting Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



PRELIMINARY APPROVAL

This Engineer's Report and the proposed assessments described herein have been preliminarily approved by the City Council of the City of Tehachapi on this _____ day of _____, 2014.

City Clerk
City of Tehachapi

FINAL APPROVAL

This Engineer's Report, the improvements and assessments related to the formation of drainage Benefit Assessment District designated (Parcel Map 10997) as described herein, were approved and adopted by the City Council of the City of Tehachapi on this _____ day of _____, 2014.

City Clerk
City of Tehachapi

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INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Tehachapi, County of Kern, State of California (hereafter referred to as "City"), propose to form and levy special benefit assessments for the district to be designated as:

Drainage Benefit Assessment District No. 2014-1 (Parcel Map 10997)

(hereafter referred to as "District"), which includes all lots and parcels of land within Parcel Map 10997 that will receive special benefit from the drainage improvements installed and maintenance in connection with the development of this non-residential subdivision within the City limits of Tehachapi. This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the formation of said District and the levy and collection of annual assessments related thereto commencing in fiscal year 2014/2015, as required pursuant to Section 54716 of the 1982 Act.

The City Council proposes to form the District, and levy and collect annual assessments on the County tax roll to provide ongoing funding for the costs and expenses required to service and maintain drainage improvements and appurtenant facilities that are necessary and essential requirements for the development of the properties within the District to cause the protection of those properties and the surrounding ecological environment from flooding. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1982 Act and the substantive and procedural provisions of the California Constitution.

The formation of this District and the assessments described herein commencement in fiscal year 2014/2015 will provide a funding source for the continued operation and maintenance of the drainage improvements that are directly associated with the development of properties within the District and for the special benefit of those properties.

The budgets and assessments described in this Report are based on the planned improvements and development requirements associated with Parcel Map 10997. The budgets described herein, represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to ensure proper maintenance, servicing and funding needs to support the drainage improvements that provide special benefit to properties within the District.

The word "parcel," for the purposes of this Report, 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 Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of this District formation, the City shall conduct a property owner protest ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council will conduct a public hearing to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists (ballots shall be weighted based on the calculated proportional assessment amount for each benefiting parcel), and by resolution the City Council will confirm the results of the ballot tabulation. If majority protest exists, proceedings for the formation of the District and the levy of the proposed assessments shall be abandoned. If tabulation of the ballots indicates that majority protest does not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council may approve the Report (as submitted or amended), order the formation of the District, and approve the levy and collection of assessments. In such case, the assessments for fiscal year 2014/2015 shall be submitted to the Kern County Auditor-Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, the proposed services, the annual budget and assessments for that fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments.

This Report consists of five (5) parts:

Part I

Plans and Specifications: A description of the District boundaries and the proposed improvements associated with the District. The District is being formed with a single benefit zone encompassing all properties within the territory identified as Tehachapi Drainage Benefit Assessment District No.2 (Parcel Map 10997).

Part II

The Method of Apportionment: A discussion of benefits the improvements and services provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. This section also identifies and outlines an Assessment Range Formula that provides for an annual adjustment to the maximum assessment rate that establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation without the added expense of additional property owner protest ballot proceedings.

Part III

The District Budget: An estimate of the annual costs to operate, maintain and service drainage improvements related to the properties within the District. This budget includes an estimate of anticipated direct maintenance costs and incidental expenses including, but not limited to administration expenses and the collection of appropriate fund balances to establish an initial maximum assessment to be approved by the property owners of record. The special benefit maximum assessment proposed for this District is based on an estimate of the annual maintenance and operational expenses at full build out of the improvements. The proposed assessments for the first fiscal year (2014/2015), and each subsequent year shall be based on the estimated net annual cost of operating, maintaining and servicing the District improvements for that fiscal year. The proposed maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment rate for the District in fiscal year 2014/2015 and shall be adjusted annually by the Assessment Range Formula described in the method of apportionment.

Part IV

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Kern County Assessor's Parcel Maps as they existed at the time this report was prepared and includes all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Kern County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the proposed assessment amount to be presented to the property owners of record in the protest ballot proceedings required pursuant to the provisions of the California Constitution. The proposed assessment amount for each parcel is based on the parcel's proportional special benefit as outlined in the method of apportionment and the proposed initial maximum assessment rate.

PART I — PLANS AND SPECIFICATIONS

PROPERTIES WITHIN THE DISTRICT

Drainage Benefit Assessment District No. 2014-1, (Parcel Map 10997), consists of 9 parcels designated for non-residential purposes and 1 parcel which incorporates most of the improvements to be maintained

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 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 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 on Industrial Parkway and North Curry Street.

FUNDING AUTHORIZED BY THE 1982 ACT

As generally defined by the Benefit Assessment Act of 1982 and applicable to this District, the City may impose a benefit assessment to finance the maintenance and operation costs of the following services:

- 1) Drainage; and,
- 2) Flood Control

In addition to imposing a benefit assessment for the annual maintenance and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction or replacement of drainage and flood control facilities. While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments is not practical. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support such projects.

IMPROVEMENTS AND SERVICES

The purpose of this District is to fund the activities necessary to maintain and service the corresponding drainage improvements required of properties within the District. The

maintenance and operation of these improvements may include but are not limited to all materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition as well as the collection of assessment installments for the periodic service activities, repair or rehabilitation of various improvements and facilities (not capital improvements expenditures or replacement of the drainage infrastructure).

Detailed maps and descriptions of the location and extent of the improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. These plans and specifications may be amended or modified from time to time to reflect future property development within the District or necessary changes to the planned developments currently approved by the City. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received from those various improvements. The District improvements and services are generally described as:

Drainage Maintenance

For Parcel Map 10997, the drainage improvements are as follows:

- Basin Maintenance (Parcel Map 10997)
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

PART II — METHOD OF APPORTIONMENT

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements as well as streets, roads and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service”.

Furthermore:

“The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized ... is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments.... The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.

The method of apportionment described in this Report for allocation of special benefit assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

BENEFIT ANALYSIS

The ongoing maintenance and servicing of the District improvements is an integral part of the use and preservation of the properties within the District and as such confer a particular and distinct special benefit to those parcels. The proper maintenance of the improvements and appurtenant facilities allows individual parcels to be developed and used to their fullest extent by ensuring adequate drainage and proper control of excess water during periods of rain, which is essential to preservation and protection of private property. In reviewing the drainage analysis prepared in connection with the development of properties in Parcel Map 10997 (which contains all parcels within the District) it was determined that improvements to be maintained through this District are only necessary to provide drainage and control of excess water during periods of rain for properties within the District only. That analysis indicated that the drainage and flow of excess water during periods of rain from surrounding properties will not be addressed by the District improvements and these improvements are only necessary to mitigate water run-off from the properties in the District. Therefore it has been determined that these drainage improvements and the maintenance and servicing of such

improvements is entirely a special benefit to properties in the District and there is no quantifiable general benefit to properties or the public at large.

ASSESSMENT METHODOLOGY

All costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed land use of that parcel as compared to other properties within the District. The benefit formula used to determine the assessment obligation for each parcel is based upon both the type of improvements that benefit that particular parcel as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Upon review of the improvements and the proposed development of properties within the District it has been determined that all properties receive similar special benefits from each of the improvements and services to be funded by annual assessments and a single zone of benefit is appropriate for the allocation of the assessments and proportional special benefit.

Equivalent Benefit Units:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The method of apportionment established for most districts formed under the 1982 Benefit Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses a weighted EBU based on an assessment formula that equates the property's specific development characteristics such as land use and size to that of other properties in the District.

Because this district is comprised of only properties that will be developed for non-residential use (excluding the drainage basin which is part of the improvements being maintained) the Equivalent Benefit Unit (EBU) methodology for this District is based entirely on the acreage of the benefiting parcels which provides a reasonable reflection of the anticipated water run-off from each parcel and their proportional special benefit. Therefore each non-residential parcel is assigned 1.0 EBU per acre and parcels less than .25 acre are assigned a minimum of 0.25 EBU. Exempt from assessment is the acreage (parcels or future parcels) that encompass the drainage basin for the District.

Assessment Calculations:

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

$$\text{Parcel Acreage} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBU's) is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of all 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 for the improvements.

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

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

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 Annexation costs and assessments. Commencing with fiscal year 2015/2016, the amount of the assessment for the Annexation may be increased to adjust for increases in labor and material costs. For Streetlight maintenance the increase will be based upon the greater of the latest composite percentage change in California Public Utilities Commission ("CPUC") approved rates for each light fixture used in the City's streetlight Maintenance Districts or the Consumer Price Index, All Urban Consumers, for the Los Angeles-Orange-Riverside County Area, as determined by the United States Department of Labor, or its successor, without conducting another mailed ballot election. The Engineer shall compute the percentage difference between the CPI and/or CPUC rates for February of each year and the CPI and/or CPUC rates 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 Annexation. 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 Annexation) adjusted annually by the CPI.

The Maximum Assessment is adjusted annually and is calculated independent of the Annexation'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.

PART III — DISTRICT BUDGETS

The following budget outlines the estimated annual costs to be collected and deemed necessary for the operation, maintenance and servicing of the improvements for the District. The maximum assessment (Rate per Equivalent Benefit Unit) identified by this budget establishes the initial maximum assessment for the District in fiscal year 2014/2015. This assessment rate shall be adjusted annually by the Assessment Range Formula described in the method of apportionment and collectively this assessment rate and inflationary adjustment will be presented to the property owners of record for approval as part of the balloting process for new or increased assessments in accordance with the provisions of the California Constitution, Article XIII D.

BAD District No. 2014-1, (Parcel Map 10997)
Fund Number TBD

Levy Components	Budget
MAINTENANCE & OPERATION EXPENSES	
Drain Sump Maintenance	\$ 6,000.00
Drainage Basin Maintenance	\$ 3,670.00
Total Direct Costs	\$ 9,670.00
INCIDENTAL/ADMINISTRATION EXPENSES	
Levy Administration and Professional Services	\$ 1,139.15
Printing and Publishing	50.00
Mailing and Postage	50.00
County Collection Fee	1.50
City Overhead and Administration	967.00
Total Incidental Costs	\$ 2,207.65
Total Maintenance, Operation & Incidental Expenses	\$ 11,877.65
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
General Benefit Contribution	\$ -
Additional City Contribution	-
Total Contribution/Credit	\$ -
Balance to Levy (Budgeted)	\$ 11,877.65
DISTRICT STATISTICS	
Total Parcels	8
Total Parcels Levied	6
Total Equivalent Benefit Units	12.65
Calculated Levy per Benefit Unit	\$ 938.94
Maximum Levy per Benefit Unit (FY 2014/2015)	\$ 938.94

PART IV — DISTRICT DIAGRAM

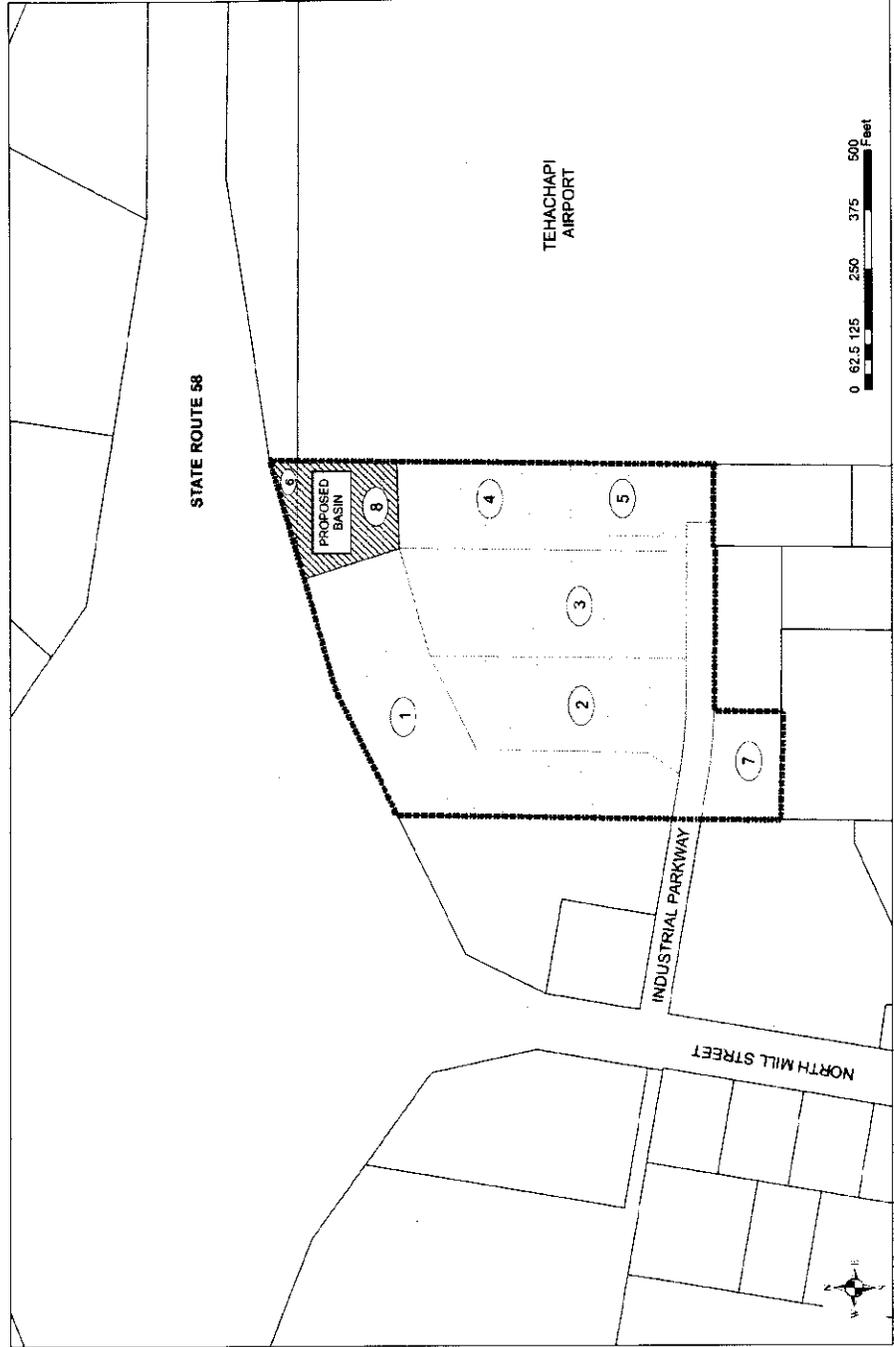
The following District Diagram identifies the area of land within the District to be designated as "Drainage Benefit Assessment District No. 2014-1 (Parcel Map 10997)", based on the development and improvement plans for the District, Kern County Assessor's Maps, and Kern County Assessor's property information as the same existed at the time this Report was prepared. The District includes Kern County Assessor's Parcel Map Book 415, Page 170, Parcels 13, 14, 15, 16, 17, 18, and 19. The combination of this map and the Assessment Roll contained in Part V of this Report constitute the Assessment Diagram for the District. The maximum assessment rate, assessment range formula and the proposed assessment amount for each of the lots and parcels of land within the District, as described herein, shall be presented to the property owners of record for approval or protest in accordance with the provisions of the California Constitution.

A copy of the District Diagram follows:

**ASSESSMENT DIAGRAM FOR
DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1
CITY OF TEHACHAPI, COUNTY OF KERN, STATE OF CALIFORNIA**

**PROPOSED BOUNDARIES OF
DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 2014-1
(PARCEL MAP 10997)**

CITY OF TEHACHAPI
COUNTY OF KERN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY
OF _____ 20____.

I HEREBY CERTIFY THAT THIS MAP SHOWING THE
BOUNDARIES OF DRAINAGE BENEFIT ASSESSMENT DISTRICT
NO. 2014-1 OF THE CITY OF TEHACHAPI, COUNTY OF KERN,
STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEHACHAPI AT A
REGULAR MEETING THEREOF HELD ON THE _____ DAY OF
_____, 20____ BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF TEHACHAPI

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	Portion of 415-170-14
2	415-170-15
3	415-170-16
4	415-170-17
5	415-170-18
6	415-170-19
7	415-170-13
8	Portion of 415-170-14

Legend

- Drainage Boundary
- Map Reference Number



PART V — ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is outlined in the preceding Assessment Diagram and is based on available parcel maps and property data from the Kern County Assessor's Office at the time this Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District commencing in Fiscal Year 2014/2015, along with the assessment amount for each such lot or parcel is provided below.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the 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 rates described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided 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 amount.

The following is a list of the lots and parcels of land (parcels) within the District and the corresponding assessment amounts to be levied for Fiscal Year 2014/2015 as determined by the assessment rate and method of apportionment described herein:

Map Reference Number	APN	Acreage	Designated Land Use	Equivalent Benefit Unites	Balloted Amount Assessment (FY 2014/2015)
1	415-170-14 (Portion of)	3.96	Non-Residential Development	3.96	\$3,718.20
2	415-170-15	2.25	Non-Residential Development	2.25	\$2,112.62
3	415-170-16	2.93	Non-Residential Development	2.93	\$2,751.09
4	415-170-17	1.71	Non-Residential Development	1.71	\$1,605.59
5	415-170-18	1.02	Non-Residential Development	1.02	\$957.72
6	415-170-19	0.13	Exempt Parcel	-	\$0.00
7	415-170-13	0.78	Vacant Non-Residential	0.78	\$732.37
8	415-170-14 (Portion of)	1.05	Exempt Parcel	-	\$0.00
TOTAL		13.83		12.65	\$11,877.59

Office Memorandum: CITY OF TEHACHAPI

TO: City Council, City Council

DATE: June 11, 2014

FROM: Thomas F. Schroeter, City Attorney

SUBJECT: TMC Chapter 9.20

1. Summary.

In 2010, the City Council adopted Ordinance No. 703 which, added Chapter 9.20 to the Tehachapi Municipal Code. The ordinance prohibited sex offenders from loitering within 300 feet of any public or private school, park, school bus stop, children's facility, or child daycare center. On April 30, 2014, the City received a letter from California Reform Sex Offender Laws (CRSOL) advising the City of the case of *People v. Nguyen* (2014) 222 CA4th 1168 and a similar unpublished decision by the Fourth Appellate District (Orange County). The case determined that Orange County and City of Irvine ordinances restricting movements of sex offenders and similar to Tehachapi's were preempted by state law and were unenforceable. In its analysis, the court reviewed all state legislation impacting sex offenders and determined that it was the state's intent to "occupy" the field which means that no local ordinances may be adopted to provide further restrictions on sex offenders. The CRSOL letter threatened to sue the City if it did not repeal its ordinance.

2. Alternatives.

In my opinion, a court would determine Tehachapi's ordinance to be preempted by state law. If Tehachapi waits to be sued by the CRSOL, the City will likely lose the litigation and be required to pay the CRSOL's legal fees and costs. In addition, the City would have incurred its own legal fees. Alternatively, the City can repeal its ordinance and avoid the litigation and the expense of its defense. According to Chief Kermode, no one has ever been cited under the City's ordinance. Additionally, Penal Code Section 653b (prohibiting sex offenders from being in any public place near where children attend or congregate), provides essentially the same restriction that the City's ordinance provides and so repeal of this ordinance would not allow registered sex offenders to loiter near the places described in the City's ordinance.

3. Recommendation.

I would recommend that the City Council repeal Ordinance 703 and Chapter 9.20 of its Municipal Code. To commence that process, you would introduce the ordinance attached as Exhibit "A." A public hearing and a vote on adopting the ordinance would be held at the next regularly scheduled meeting.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TEHACHAPI REPEALING IN ITS ENTIRETY ORDINANCE NO. 10-
01-703 AND TEHACHAPI MUNICIPAL CODE CHAPTER 9.20
RELATING TO RESTRICTIONS FOR REGISTERED SEX
OFFENDERS**

WHEREAS, the City Council of the City of Tehachapi (the "City Council") adopted Ordinance No. 703 in 2010 to provide residency restrictions for registered sex offenders consistent with and in accord with California Penal Code Section 3003.5 (the "City Ordinance"); and

WHEREAS, on January 10, 2014, the Court of Appeal for the Fourth Appellate District for the State of California issued its published opinion of People v. Nguyen (the "Nguyen Decision") in which the court determined that similar ordinances adopted by the City of Irvine and Orange County were unenforceable because of state law preemption wherein the legislature had enacted a comprehensive statutory scheme regulating the daily life of sex offenders to reduce the risk of an offender committing a new offense; and

WHEREAS, on April 23, 2014, the California Supreme Court denied review of the Nguyen Decision which made it final and applicable throughout the State of

California; and

WHEREAS, the City of Tehachapi (the "City") has been threatened with suit by California Reformed Sex Offender Laws (the "Threatened Suit") if the City does not repeal the City Ordinance; and

WHEREAS, the City Council has been advised by its City Attorney that the Nguyen Decision is applicable to the City Ordinance and that the City Ordinance would more likely than not be deemed unenforceable for the same reasons as in the Nguyen Decision; and

WHEREAS, the City Council finds and determines that it would be a wasteful expenditure of City resources to defend the Threatened Suit, that state law provides substantially all of the protections for the City's residents against registered sex offenders as the City Ordinance, and that the City Council wishes to repeal the City Ordinance.

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

Section 1. Incorporation.

The foregoing recitals and findings are true and correct.

Section 2. Repealer.

Ordinance No. 10-01-703 and Tehachapi Municipal Code Chapter 9.20 are hereby repealed in their entirety.

Section 3. Effective Date.

This Ordinance shall take effect 30 days after the date of its passage and

within 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 on the _____ day of _____, 2014.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Tehachapi on the _____ day of _____, 2014, by the following votes:

AYES: Councilpersons _____

NOES: Councilpersons _____

ABSTAIN: Councilpersons _____

ABSENT: Councilpersons _____

PHILIP A. SMITH, Mayor of
the City of Tehachapi, California

ATTEST:

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

Published: _____



APPROVED

DEPARTMENT HEAD: _____

CITY MANAGER: _____

COUNCIL REPORTS

MEETING DATE: July 7, 2014 **AGENDA SECTION:** ASSISTANT CITY MANAGER

TO: HONORABLE MAYOR SMITH AND COUNCIL MEMBERS

FROM: CHRIS KIRK, ASSISTANT CITY MANAGER

DATE: JULY 3, 2014

SUBJECT: DOWNHILL MOUNTAIN BIKE PARK

BACKGROUND

As the Council is aware, Gravity Logic Inc. was hired to conduct a general feasibility study for a year-round downhill mountain bike park in Tehachapi. After several meetings and a two day site visit, a feasibility study was delivered to City Staff. In short, that feasibility study confirmed that the concept of creating a world-class downhill bike park is not only possible but that it has the potential to be very successful, drawing nearly 100,000 visitors annually.

Developing such a facility would likely require partners, sponsors, investors, and other creative means but could increase new revenue to local businesses by approximately \$10 million per year within the first 5 years. While one site located primarily in the City limits, was considered during the study, others were also identified and considered outside of the City limits. Staff is of the opinion that regardless of its location within the Tehachapi area, a downhill bike park is a legitimate opportunity for Tehachapi to attract visitors and new investments, and requests the Council's direction to continue pursuing its development with our local partners.

FISCAL IMPACT

Funding was budgeted in Fiscal Year 2014/15, up to \$25,000, to continue development efforts for a downhill mountain bike park.

RECOMMENDATION

DIRECT STAFF TO WORK WITH LOCAL PARTNERS TO PURSUE THE DEVELOPMENT OF A YEAR-ROUND DOWNHILL MOUNTAIN BIKE PARK IN TEHACHAPI, INSIDE OR OUTSIDE THE CITY LIMITS

The logo for Gravity Logic features a stylized white graphic of a mountain peak or a downward-pointing arrow above the company name. The name "Gravity Logic" is written in a clean, white, sans-serif font.

Gravity Logic

INNOVATIONS IN BIKE PARK DESIGN + DEVELOPMENT
WHISTLER, BC



Initial Consultation & Feasibility Analysis Prepared For:

Tehachapi, California

whistlergravitylogic.com | info@whistlergravitylogic.com

604.938.1517



OUR COMPANY

Gravity Logic is the world leader in the design of safe, sustainable progressive mountain bike trails for summer resort operations. The company was founded to utilize the expertise gained in building the Whistler Mountain Bike Park – the World's #1 Bike Park – to assist other businesses in the design, development, and construction of unparalleled park riding experiences by creating trails and facilities that thrill riders of a wide variety of ages, skill, and interests.

OUR SERVICES

Gravity Logic provides a wide range of services to clients who are interested in developing their mountain biking products, including:

- Feasibility Studies / Operational Assessments
- Design and Planning
- Development and Construction
- Custom Training Packages and Instructor Development Programs
- Rental / Retail Consulting / Sponsorship Strategies
- Safety and Risk Management

OUR TEAM

Gravity Logic was founded by the team behind the Whistler Mountain Bike Park's success. In fact, Gravity Logic is still actively involved in the continuing development of the Whistler Bike Park.

Dave Kelly is the true genius behind A-Line, Dirt Merchant and Whistler's legendary "flow". He has been involved with the Whistler Mountain Bike Park since it's opening in 1996. Dave was among the first to officially establish downhill mountain bike trails on Whistler Mountain and continued to work as part of a small trail crew / summer patrol for the following 4 years. As the mountain bike park grew, Dave worked his way up from lead hand, to crew supervisor, to co-manager of the Whistler Mountain Bike Park. Dave also has 11 years experience with the Whistler Mountain Ski Patrol. Because of Dave's extensive experience in the field of risk management, he has been called upon to offer expert advice on the safety, risk management and construction practices of mountain bike parks around the world. More recently, Dave has been instrumental in the design and construction of the Trestle Mountain Bike Park, which is currently the most successful mountain bike park in the United States.

Tom "Pro" Prochazka managed the Whistler Mountain Bike Park from 2001 to 2007. His ability to visualize trails and trail features that are both progressive and safe has earned him international respect from casual park visitors and professional riders alike. Tom's 20 years of experience as a carpenter and sawyer are an incredibly valuable asset in terms of designing trail features that are structurally sound, safe, and fun to ride. Tom, also our resident jet-setter, is racking up the air miles travelling to such far flung places as Ukraine, Russia, and Sweden, and continues to travel the globe offering advice to resorts hoping to emulate Whistler's success.

Rob Cocquyt worked on design and construction of the first trails on Whistler Mountain in 1995. In 1996, he established his own trail design and construction company and, over the following years, secured government funding and hired crews to build some of the West Coast's most highly regarded trails. Rob worked full time with the Whistler Mountain Bike Park from 2005-2008 as lead hand, carpenter, and finally as trail crew supervisor. Rob is Gravity Logic's go-to guy for mapping and GPS work, occasionally finds himself running a mini-ex, and spends an inordinate amount of time laying out and designing trail in the thickest, thorniest forests to be found in the world. Rob has recently finished the final phases of designing and constructing a 63 kilometer downhill and cross-country trail network in West Virginia.

The Gravity Logic core is assisted by a variety of consultants and contractors on an "as needed" basis. We have direct access to experts in Risk Management, Mapping, Environmental Planning, Rental/Retail, Event Planning and many other areas.

INITIAL CONSULTATION & FEASIBILITY ANALYSIS

PREPARED FOR:
THE CITY OF TEHACHAPI
TEHACHAPI, CALIFORNIA

AIMS AND OBJECTIVES

This report serves to provide a broad overview of the work carried out by Gravity Logic at Tehachapi, California on November 20 and 21, 2013. The aims and objectives of the visit and follow up work were as follows:

1. To examine and provide a summary of the quality and suitability of the Tehachapi property as it pertains to the development of mountain bike trail network.
2. To examine, through on-the-ground proofing, the potential (in terms of capacity, scale, and scope) of Tehachapi as the site of a commercial mountain bike park.

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1.0 MARKET ANALYSIS:

1.1 - ACCESS

Located near the densely populated region of southern California, the city of Tehachapi is in an enviable position of enjoying easy access from Bakersfield, good day trip access from the Los Angeles metro area and reasonable multi-day trip access from the Las Vegas metropolitan areas. Access from the city of Tehachapi itself couldn't be any easier and it is likely that most locals will be able to simply leave the car at home and ride to their new favorite playground.

Approximate driving times:

- Bakersfield / 40 miles / 45 minutes
- Los Angeles / 120 miles / 2 hours
- Las Vegas / 240 miles / 3.5 hours

For reference, Seattle to Whistler is 4 hours, plus border times. See stats in "1.2-Population" to understand the willingness of mountain bikers to travel.

While the bulk of bike park visitors are likely to come from within a day's drive, Tehachapi is also easily accessed to international and domestic visitors on good highways via the Los Angeles and Las Vegas International Airports.

1.2-POPULATION:

Tehachapi has a relatively modest population of approximately 37000. While small in numbers, the town is huge in spirit. The support evident from the residents, landowners, small business, city staff and corporate citizens is unlike anything we have witnessed before. There appears to be a strong pent up demand for mountain bike trails, but presently very few areas that locals can ride. The proposed bike park and additional trail networks sure to follow are likely to attract a not insignificant number of new residents from nearby cities like Bakersfield and beyond. It has also been our experience that quality mountain bike facilities have the power to transform populations. While the number of dedicated mountain bikers residing in the city at present is relatively low, we would expect that such easy access to a world-class trail system will likely convert skeptics in believers, casual cyclists into passionate riders, and seasoned mountain bikers into the envy of all their friends who might not live as close by.

With southern California riders having few gravity fed and purpose built mountain bike options to choose from, it is clear that Tehachapi will be able to draw riders from the Los Angeles metropolitan area and Bakersfield, but certainly has the potential to attract loyal riders from the smaller surrounding communities as well.

The permanent population of Los Angeles metro (approximately 18 million) represents an incredible opportunity to capture a loyal following of guests likely to become **repeat** and **consistent** visitors. It is important to bear this in mind when it comes to Tehachapi's potential to draw a significant number of visitors away from the city and into the mountains. Tehachapi needs to position itself not as an **option**, but rather as a **destination**.

The quality and variety of the product will be a major factor in determining how far riders will travel to visit the mountain, and how much of the market share that Tehachapi will be able to attract. A significant population within reasonable driving distance to the trail network is one of the critical variables in the potential success of any mountain bike park. In this respect, Tehachapi is located ideally in terms of day trip population densities.

A 2006 British Columbia Mountain Bike Tourism Association study showed that **56% of Whistler's riders were overnight visitors**, with **60% of riders arriving from outside of British Columbia**. International visitors alone made up 21% of Whistler's visits. Riders in the bike park stayed in Whistler an average of 5 days compared to the overall resort average of 3 days. More anecdotally, an excellent example of the travel-willing ways of bike park guests is Sugarloaf Bike Park, located in northern New Brunswick, Canada. This small bike park (less than 500 vertical feet) has season's pass holders from as far away as Montreal (a 10 hour drive) who make regular 2-4 day trips to ride the park. It is worth noting that these same riders are bypassing other larger bike parks such as Bromont and Mount Saint Anne along the way. With the help of Gravity Logic, the trail network at Sugarloaf has become renowned in Eastern Canada, and it enjoys a significant following both locally and regionally.

Tehachapi's biggest challenge (and opportunity) will be to create a park (and additional trail networks) that riders are willing to visit for more than one day.

It is not unreasonable to assume that the addition of Tehachapi as a quality bike park destination will encourage riders to travel significant distances. That being said, it will be important to develop a core local ridership from the immediate area and act as Tehachapi's army of bike park ambassadors (through social media and word-of-mouth). Riders that are considering driving to visit Tehachapi will need to have their plans initiated by Tehachapi's marketing efforts, validated by the riding community, and further encouraged by an easy and attractively priced booking process that includes stay and ride packaging and an incredible product.

2.0 PRODUCT ATTRIBUTES:

2.1-TERRAIN FEATURES:

The mountains that form the study area are deceptively complex and need to be explored on foot to reveal their challenges and opportunities. Our exploratory hikes led to the discovery of numerous gullies, benches and knolls that are a critical component of a bike park that feels more organically designed and with natural flow being more the result of interesting micro topography rather than the result of moving mountains of dirt. We believe that the unique flora (the gnarly twisted oaks on the southern aspect, the thick juniper of the northern aspect) will help define and brand Tehachapi. Creative trail design will still be required, but we feel that ample doses of art and science will lead to the development of memorable story-creating trails.

2.2-GROUND CLASSIFICATION (SHALE, SOIL, ROCK, CLAY, ETC):

The soils that make up the bulk of Tehachapi Bike Park (TBP) are predominantly decomposed granite, with small amounts of clay and sand. The soil is neither too fine nor too coarse. The soil appears to bind fairly well when wet, and will likely pack reasonably well if worked in the wetter months. The very dry climate of Tehachapi for most of the year, however, will mean that maintenance or construction during the driest periods will be difficult. Based on our observations of existing 4wd tracks the soil shows no signs of excessive erosion or scouring on even the steepest slopes. The soils generally appear to have enough broken rock / aggregate to allow for great traction when wet. We would expect that trails will be able to be used without damage during moderate rain events although close monitoring of trail conditions will be required to determine if closures are necessary during heavy downpours or after heavy snowfall / snowmelt.

2.3-TRAIL LIMITATIONS

The greatest challenge will be to design the trails in such a way to avoid corridors feeling or appearing stacked through the open slopes. By limiting the number of trails in any given drainage we hope to be able to create network that doesn't overpower the natural aesthetics of the mountain.

Depending on the cohesive attributes of the soil, some trail features (i.e the take-offs of jumps) may need to be built of wood, stone, or formed and maintained with the addition of soil amendments.

2.4-EXISTING TRAIL SYSTEM:

There are presently no trails in the study area. A limited network of natural surface 4wd tracks reach into most corners of the property and will allow for good construction and risk management access. Many of the tracks have been built at grades that may not be suitable for heavy traffic, but will be perfectly suitable for temporary construction access and ongoing emergency access.



3.0- OPERATIONS AND INFRASTRUCTURE

3.1 LIFT

The following four options were considered. The chairlift options were presented to both Doppelmayr USA and to Lightner-Poma for consideration and input.

1. A fixed grip lift from the Southern Loading Station (SLS) to the Top Unloading Station (TUS) and back down the north side to an additional loading station (NLS)
2. A high speed detachable lift from SLS to TUS
3. A shuttle access road from the base to the top.

Option 1 (Fixed grip chairlift) was deemed **inappropriate** for the following reasons.:

- a) the maximum rope speed at which passengers can safely load a fixed grip lift is 200 feet per minute. With a line length of approximately 7500 feet the travel time from bottom to top would be almost 45 minutes. We feel this is far too long to be sitting on a chair and will very negatively affect guest experience.
- b) While fixed grip lifts can often be considerably cheaper (sometimes by up to 50%), the lift companies we consulted both agreed that this particular length and alignment would only reduce the overall cost by approximately 20-25%.

Option 3 (Shuttle from bottom to top) was deemed **inappropriate** for the following reasons:

- a) The cost and length of a shuttle road built at sustainable grade would be significant.

- b) The guest capacity required to support the type of development envisioned by Tehachapi (rentals / retail / zip-lines / etc) would be inadequate.

- c) The turnaround time from the bottom to the top would be significant, and would therefore require a large fleet of vehicles to ensure guests did not have to wait for excessively long periods between shuttles.

Option 2 (High speed detachable lift) was deemed **most appropriate** for our vision and TBP's goals. Gravity Logic contacted the two primary lift manufacturers (Doppelmayr USA and Leitner-Poma) to develop estimates based on our proposed alignment and capacity requirements. At this time, Doppelmayr USA has created a detailed estimate for the provision and installation of a suitable lift, while Leitner-Poma provided information with regards to yearly operational and maintenance costs. We have used this information in our attached pro forma. Please note, however, both the capital cost and operational costs are **ESTIMATES ONLY** and will need to be more carefully revised by the lift manufacturers and City Staff. Gravity Logic would be pleased to help liaise with the manufacturers and City Staff with regards to final lift alignments, bike carrier types, rider capacity etc. Details about the proposed lift can be found in the estimate attached to the end of this report.



3.2-PATROL:

Tehachapi will need to establish a full time bike patrol. Ideally, Tehachapi's bike park patrol will consist of individuals who already possess a background in mountain biking as well as first aid. Bike patrollers should all be advanced or expert level riders. This will reduce workplace injuries, and will allow for quicker responses to injured guests. Additionally, patrollers who have a background in mountain biking will be better able to recognize safety concerns and trail maintenance requirements. This will be especially important in the initial phases of development when the bike patrol is likely to be smaller.

In general, the procedures, paperwork, training methods and equipment used for winter ski resort operations can all be adapted to the summer bike park operation. Given that Tehachapi is not a ski resort, SOP's will need to be developed from scratch or adapted from a ski hill. The minimum first aid and CPR certifications for patrollers are the same as for winter ski hill operations.

We recommended a minimum of three patrollers per day. Our pro forma numbers are based on a minimum of 3 patrollers plus an additional patroller for each 200 riders/day. This will allow for the patrol team to potentially respond to multiple incidents at the same time. Additional patrollers can be added based on increases in rider visits and the expansion of the trail network. Other considerations (overall acreage accessible, events, etc.) to staffing levels will also have to be taken into consideration and adjusted accordingly. Gravity Logic has in-house expertise available to assist in the initial setup and training of the bike patrol at Tehachapi.

Although cooperation between departments is an integral part of any successful operation, Gravity Logic does not recommend "job sharing" between patrol and other departments such as lift operations or trail crew. The responsibilities of a patroller in a downhill bike park are quite extensive, especially when the crew is small. Between morning trail checks, responding to injured guests, maintaining fencing and signage, end of day sweeps and the inevitable "things to do" list, patrollers will have no shortage of tasks requiring their full attention.

3.3-TICKET SALES:

Ticket sales should be based out of the same area as for zip-lining, rentals and F&B. Cross-exposure to the various activities will allow the maximum number of TBP's guests to be made aware of all of the activities located on the property.

3.4-FOOD & BEVERAGE:

We would highly recommend opening a TBP-operated F&B facility – ideally with a patio - for year-round operations. As the operation grows, so should the F&B. While specific F&B opportunities are not addressed in this report, there exists a significant potential for additional revenue gains through even the simplest F&B offerings. Take the Whistler Bike Park as an example: Before the bike park was open, the resort-owned restaurant located at the base of the mountain (the GLC) was closed during the quiet summer months. Now, the busiest day and (and the busiest week of the whole year) at the GLC occur in the summer and can be directly attributed to the throngs of thirsty and hungry riders lined up for a seat on the patio. In addition to offering season pass holders a modest discount at the resort restaurants, both the weekly downhill race series and the women's night programs both drive very significant business to the bar and restaurant at the base of the mountain.



3.5-HOSPITAL INTERFACE:

The summer patrol will need to establish procedures with the local health care facilities. Trail design would include emergency access locations some of which may be accessible by 4wd ambulance. As part of its SOP's, Tehachapi would need to coordinate with the appropriate emergency services to communicate the locations of these access points.

3.6-SUMMARY OF EXISTING SUMMER OPERATIONS:

There are currently no operations on the site. Ziplines are presently being considered and will complement bike park operations.

4.0 STAKEHOLDER CONSIDERATIONS

4.1-POTENTIAL BARRIERS:

As with any new operation or capital improvement, the willingness to invest the amount of capital required can represent a significant barrier. In terms of bike park operations it is important to understand that operators which “dabble” or fail to treat their bike parks as legitimate operations have a difficult time realizing a return on investment conducive to long term success. Conversely, operators that understand that bike parks are a real (albeit smaller) business every bit as important as their ancillary operations are seeing impressive growth from year to year. While Tehachapi has the very real potential to attract guests from great distances, it also has a great deal of work to be done (and capital invested) in order to build the type of infrastructure that will convert its significant permanent and tourist population into year-round Tehachapi advocates. Developing and maintaining open communications with property neighbors will be important to avoid conflicts throughout the permitting process.

The process of environmental permitting is often the single most important factor to consider with regards to developing realistic project timelines. As this project crosses numerous jurisdictional lines (county / city / private) it is difficult to estimate how long the permitting process might take. The actual construction of trail infrastructure can occur relatively quickly (we could have Year 1 trails completed in 3-4 months)



5.0-PRODUCT VISION/OVERVIEW:

Many bike parks around the world have achieved varying degrees of success not because of what they do, but in spite of what they do and have been unable to fully capitalize on the growth of the sport. They have found and retain existing riders but have done little to foster new loyalty from new riders. They have built their brand on being exclusive rather than inclusive and with trails catering more to advanced riders than to the unmet needs of beginners and intermediates.

Recognizing that (just like a ski area) a bike park's offerings need to cater to the beginner, the advanced, and everyone in between we envision Tehachapi as truly a trail network for all riders - where 16 year old rippers can ride with their parents and where girlfriends can bring boyfriends, husbands can bring wives. Most importantly we see a bike park where someone can learn how to ride a Green DH trail for the first time, where they can safely progress to riding every challenge the mountain has to offer, and where they can still enjoy the rush, predictability, and easy-on-the-body joy of a flowy blue trail as their tired old bones carry them down the mountain many years later. We want riders to dream, to plan, to validate, book, experience, and then advocate for other riders to join the cycle. Tehachapi has the potential to offer the complete package: A high speed lift, great trails, amazing weather, and planned complimentary family activities (i.e. zip lines). Properly executed, why would anyone ride anywhere else?

We are excited about the potential that Tehachapi holds to not only increase purpose-built mountain bike specific offerings in southern California considerably, but also to fill the unmet needs of both dedicated mountain bike riders and adventurous families. The Tehachapi Bike Park has the potential to become a source of pride to the community, an iconic image for the city, and a destination for road tripping mountain bikers searching for great trails in a bike friendly locale.

We see a tremendous opportunity for Tehachapi to showcase the pent up demand for purpose built trails through a carefully planned process. The vastly underserved market for beginner and intermediate riding terrain cannot be ignored. Beginner and intermediate riders are more likely to rent bikes and sign up for lessons, increasing the opportunities for the bike park to prosper.

The trails will be professionally designed and constructed, and they will be in keeping to the highest industry standards. This will ensure that safety and risk management are a key component of the master plan.

Our construction plan has the bulk of trails being built over a period of three years. We have described trails as not just Green, Blue, and Black, but rather Light Green and Dark Green...Light Blue and Dark Blue...Black and Double Black. We feel that a properly planned trail system allows Green riders to safely progress to the Blue trails and allows instructors to teach Blue skills in a controlled environment. We want Blue trails that offer progression into Black trails.

While this report focuses for the most part on the potential for downhill mountain biking at Tehachapi, it cannot be ignored that there is always a substantial demand for a cross country trail network. Having an XC network to complement the DH park will attract riders from the XC culture that might otherwise never visit Tehachapi for the DH park alone. Exposure of XC riders to a well-designed DH trail network is sure to create a large amount of curiosity and will provide an incredible opportunity to market lessons and rentals to an already active, athletic and somewhat captive audience. While there are certainly some XC riders that will never even consider the idea of lift assisted mountain biking, the vast majority of XC riders will also enjoy riding downhill if the initial experience is a positive one. It will be important for Tehachapi to facilitate exposure of lift assisted mountain biking and to make the process as inviting as possible. Guided XC tours might begin with a free chairlift ride and a ride down one of the easiest (or most suitable given the riders skill-set) DH

trails within the bike park. XC riders should then have the opportunity to upgrade their rental / lesson for a DH package. Riders crossing over from XC to DH represent an untapped market not to be underestimated. Our conceptual map includes a XC trail that circumnavigates the Bike Park, but also climbs above the high point of the chairlift. Gravity Logic would propose to assist the local trails association with the design and development of any XC trails. Ideally, the DH Bike Park would serve as a catalyst towards the development of XC trails not only in the immediate area but on the surround hills as well. We would hope that the development of the Bike Park on a mix of public and private land would set an example to be emulated throughout the county. There is no good reason that Tehachapi cannot become a mecca for XC and DH riders alike. Because of the recent and considerable gain in popularity of the culture and use of mountain bike parks (even the most popular mountain bike parks in the world have not been popular or well known for much longer than 10 years) as a regular recreational venture, there is ample opportunity for Tehachapi to develop a facility that is exciting to a range of users.

While this project remains a concept and this document outlines the basic execution of the potential next steps over the next 8 years, it is important to keep in mind the potential Tehachapi holds as a very successful Bike Park to help drive business beyond the mountain. The local communities adjacent to the area are likely to become long term users of the facility should the design and construction of the project be executed as thoughtfully and effectively as possible.

Research has shown that exposure to free ride mountain biking in advertising and pop culture sources has allowed for a broadened market of consumers who are compelled to purchase freeride mountain bikes and to pay to use bike parks. In the short term, Tehachapi is capable of housing a bike park that generates revenues that rationalize the bike park's existence and beyond, while in the long term, the potential Tehachapi has in playing a key role in the long term development and sustainability of bike parks and their role in recreational and mountain bike culture in California is limitless. Tehachapi also sits on the cusp of an exciting opportunity to harness that potential into a dynamic marketing campaign to attract users to visit the bike park in the immediate future.

6.0 DESIGN AND CONSTRUCTION PLAN

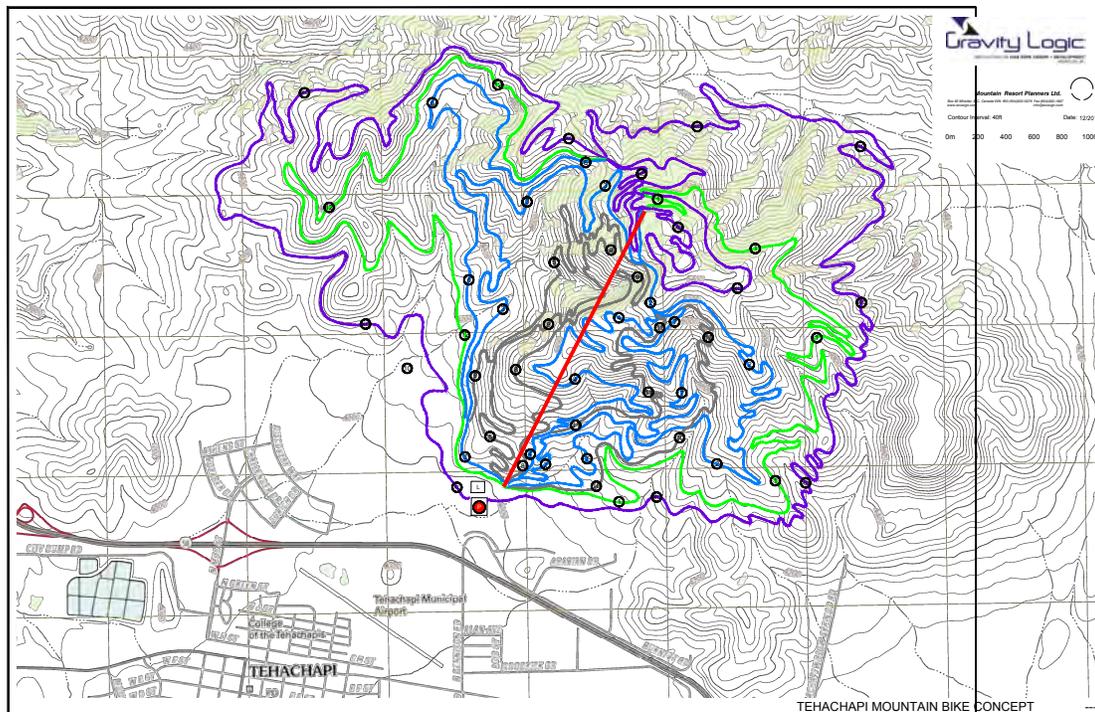
6.1-THE DEVELOPMENT OF A TRAIL PLAN

A well-designed downhill mountain bike facility must be able cater to the full spectrum of visitor's abilities while having minimal environmental impacts and low maintenance costs. A balanced approach to the development of a trail network is key to the success of the bike park.

In an effort to identify the proper terrain for any given trail, the Gravity Logic team spent two days on the ground walking as much of Tehachapi as practical.

6.2-THE TRAIL PLAN

Any successful mountain bike facility must pay careful attention to the layout and design of the trail network. Some of the trails, designed to accommodate the wide spectrum of riders that the park will attract, will need to be built by machine. Other trails might also have Technical Trail Features (TTF's) built into them, at a degree of difficulty appropriate to the overall trail rating.



All mountain bike trails on the conceptual plan have been designed with approximately 5%-10% average grade over the length of the trail. A 10% grade is generally considered sustainable in terms of resistance to erosion and damage. Moderately graded trails (<10%) work with most soil types, minimize erosion, and allow for flexibility of design. As it is the average grade, some trail segments would understandably be greater or less than 10% based on detailed design.

The proposed but conceptual trail corridors have been identified on the attached maps. Further field studies (ground-proofing) will identify positive and negative control points in order to refine exact trail locations and incorporate positive flow and transition between trail segments. Control points identify specific areas along the trail that should be connected (positive-viewpoints, terrain benches, unique geography etc.) or avoided (negative-watercourses, user conflict, extremely difficult construction challenges, wildlife habitat etc).



6.3-DEVELOPMENT SCENARIO

Gravity Logic's preliminary investigation indicates attached xls for costs.)

Yr 1

Trails	Description	Quantity		Unit Cost	Total Cost
1. Light Green	72" Beginner Excavated	6.83	km	\$25,000	\$170,833
2. Light Blue	36" Intermediate Excavated Singletrack 3'	5.13	km	\$30,000	\$153,750
3. Dark Blue	72" Intermediate Excavated Jump	4.56	km	\$35,000	\$159,444
4. Dark Blue	12" Intermediate Handbuilt Singletrack	4.56	km	\$25,000	\$113,889
5. Black	72" Advanced Excavated Jump	4.10	km	\$35,000	\$143,500
Chair Lift		1			\$6,500,000
Total Capital Cost					\$7,241,417

Yr 2

Trails	Description	Quantity		Unit Cost	Total Cost
6. Dark Green	36" Beginner Excavated Singletrack	5.86	km	\$25,000	\$146,429
7. Dark Blue	12" Intermediate Handbuilt Singletrack	4.56	km	\$25,000	\$113,889
8. Light Blue	18" Intermediate Handbuilt Singletrack	5.13	km	\$25,000	\$128,125
9. Double Black	12" Expert Handbuilt Singletrack	2.73	km	\$20,000	\$54,667
10. Black	12" Advanced Handbuilt Singletrack	4.10	km	\$25,000	\$102,500
ETC					
Total Capital Cost					\$545,609

Yr 3

Trails	Description	Quantity		Unit Cost	Total Cost
11. Double Black	Expert Handbuilt Singletrack	2.73	km	\$20,000	\$54,667
12. Black	Advanced Handbuilt Singletrack	4.10	km	\$25,000	\$102,500
ETC					
Total Capital Cost					\$157,167

6.4-TRAIL PHASING

The phasing of trail construction is important for a number of reasons. First and foremost, it allows revenue and expenses to follow each other more closely, without overwhelming expenditures in early development. Secondly, it allocates a reasonable amount of construction resources over a longer period. To attempt to complete a project of this scale in a shorter timeframe risks stretching resources too thinly and, potentially, burning out a dedicated trail crew before the work is finished. Thirdly, it allows the master plan the flexibility to evolve to accommodate a changing market, changing technology and, in fact, changing riding styles. And, finally, each year's new construction creates a visitor buzz. Out-of-area visitors will return to sample the parks new offerings while locals will not become bored of the same old trails

Other successful bike parks have used an online survey system to poll seasons pass holders and day ticket users to assess the needs for updates or new trails. Bike park management need to be aware of current trends in social media. It is important to recognize the potential benefit as well as potential pitfalls of engaging the public via social media such as Facebook, Twitter, Instagram, and others. It is prudent to create a concrete policy with regards to social media, and then to communicated this policy to the staff. Assessing rider feedback and trends should be relatively simple in the early stages of a bike park. What can be more challenging is finding a balance between the appetite from riders for ample varied terrain while respecting and staying within reasonable capital improvement budgets.

Bike parks are dependent on the interests of both their clientele and stakeholders and it is critical that there is a healthy balance between meeting the needs of both parties if a bike park operation is to be successful in the long term.

The phased design of trails should reflect the growth in numbers that are anticipated with adequate construction and application of the range of the business. Changes to trail design from the draft to actual implementation process are often a factor in building mountain bike trails and while these changes should be minimized with respect to the concerns of the land managers, it is helpful if it is understood that some flexibility must be in place to adapt to a range of variables (soil, terrain changes, vegetation concerns, trail "flow" and layout throughout, etc.). Simply put: considerable effort should be made to find a communicative balance between trail design and trail construction and the expectations of stakeholders.

6.5-CONSTRUCTION PLAN

Trail Design and Construction

There are a number of resources available that outline and diagram specific trail construction techniques (i.e. <http://imba-au.com/imba-trails/resources/design-and-construction-guidelines>). In presenting its case for permitting, it will be important that Tehachapi proponents present any construction documentation as guidelines rather than standards. Flow trail design and construction is unique in that the goal is to create a sustainable surface with minimal impact. The goal is to use the microtopography of the land rather than excavating or importing large amounts of material. Most resources (like the link above) quote the size of the material to be used, the degree of compaction required, the minimum turn radius and slope angle. Not only is this not practical for light-on-the-land trail construction but it can work against the natural flow of the land.

While Gravity Logic follows the generally accepted sustainable methods of construction, downhill mountain biking is a relatively new pursuit compared to cross country mountain biking and trail construction techniques are quickly evolving to accommodate the different types of bikes, riding styles, and sheer volume of riders that are likely to do laps on a well-designed and well-built mountain bike trail. While many of the fundamentals of trail construction are similar to trail building techniques used since the beginning of time, there are a few key differences, particularly in the insloping of trails and water management.

As a general rule, Gravity Logic built downhill trails are insloped (the bench of the trail is canted back towards the hill). This forces water to run to the inside of the trail bench and into frequently placed culverts. The water flows into a small sediment trap and only flows through the culvert if the volume exceeds the ability of the sump to naturally drain. The added retention time created by the sump allows sediment to fall out of suspension. When sediment fills the sump, it can be removed and used to maintain the trail surface. Sumps are generally cleaned as part of regular trail maintenance on an as-needed basis. Aggressively insloped turns (berms) allow riders to maintain their speed without the need for aggressive braking and the erosional effects associated with it.

Frequent grade reversals are another key component to minimize erosion. Based on observations made during our visit, the soils at the Tambo site appear to be inherently stable. Existing 4wd tracks through the property have been built at extremely steep grades (greater than 30%) and yet exhibit very little scouring or trenching. The only excessive erosion we observed was on long sections of steep road (with no grade reversals) where the volume and velocity of water was left unchecked. Even the most stable soils can quickly erode due to sediment recruitment caused by a combination of an excessive volume and velocity of water. Long uninterrupted downhill trail segments can quickly channel an amount of water that will invariably lead to scouring and trenching. A fundamental part of our design process is to incorporate very frequent grade reversals to minimize the volume and velocity of water captured by any individual trail segment. Grade reversals have the added benefit of creating a roller-coaster effect for riders.

Gravity Logic does not provide blueprints or detailed design diagrams for trails that it designs / builds.



Figure 1 - Frequent Grade reversals (short downhill, short uphill, short downhill) minimize the amount of water able to "follow" a trail.

- Forest clearing in the proposed trail corridors would be reduced to the extent practical through careful trail layout and design.
- All trails will be designed to avoid the unnecessary removal of trees.
- Trails corridors will be grubbed (cleared of organic materials) in order for the trail surface to consist solely of quality mineral soil. Grubbed organics may be used to re-vegetate off-trail disturbed areas.



Figure 2 - Organics removed and backslope shaped. John Deere 35D excavator shown (2m tread width).

- All watercourses will be avoided or spanned with bridges. Bridges would be built using a combination of treated and untreated wood. Galvanized fasteners will be used throughout. Wet and/or boggy areas will be crossed, if necessary, using a combination of raised mineral soil causeways, ditching, and/or raised wooden boardwalks. In watercourses where seasonal flow is expected, but permanent water is not present culverts (min 30cm) or bridges (site specific) will be used. In any areas where water is not expected, but possible, culverts (min 15cm) will be used.



Figure 3 - Armored culvert (2 x 15cm). Note bottom of retention sump is below inflow level. This allows sediment to settle before passing through.

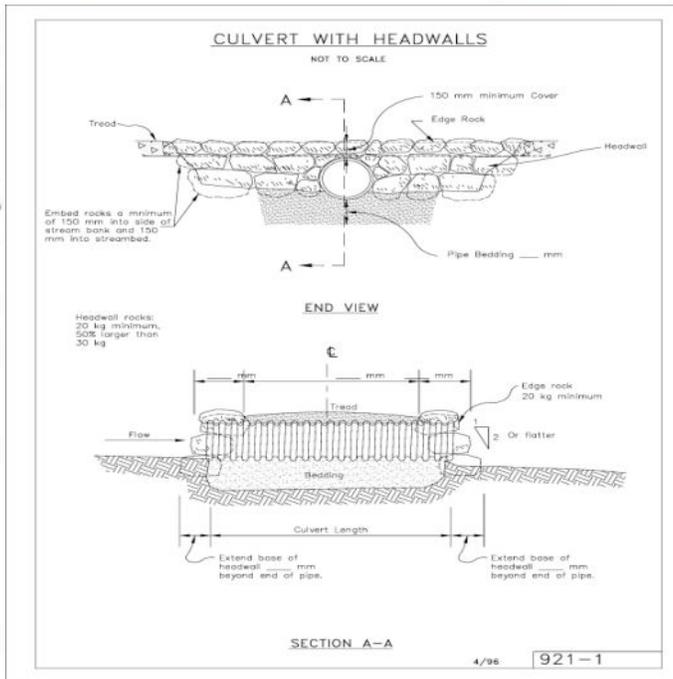


Figure 4 -Typical Forest Service culvert installation diagram. Gravity Logic follows basic installation guidelines but adds a sediment retention sump on the inflow side in all applications.

- Re-vegetation may include topsoil / organic replacement, planting, seeding and fertilization where appropriate.



Figure 5 - Machine built insloped trail with salvaged organics replaced on backslope.

6.6-TRAIL MAINTENANCE

The importance of incorporating and planning for adequate maintenance resources is often overlooked. Neither riders, nor media, nor trail crew will speak as excitedly about a well maintained trail as compared to entirely new trails being unveiled or, for that matter, trails simply under construction. Trail maintenance is not glamorous. On a less obvious, almost subliminal level, however, the difference between a well-maintained park and a poorly maintained park can mean the difference between success and failure. Trail maintenance is, quite likely, the single most important component of the bike park machine.

A well maintained park:

- Reduces damage to the rental fleet
- Reduces rider injuries
- Reduces erosion
- Encourages repeat and increased multi-day visits

We generally suggest park managers to budget 10% of the previous year's capital expenses to be dedicated to trail maintenance. This number might vary, however, based on terrain, trail type, and expected rider numbers.

Maintenance might include any or all of the following:

- Spot maintenance. Identifying and dealing with a fallen tree, or a large hole, or a collapsed turn.
- Safety maintenance. Identifying a section of trail that is producing an abnormal amount of injuries. Determining the root cause (i.e too much speed leading into a small jump). Fixing the problem (i.e rerouting the trail to reduce speed or adjusting the size / angle / landing of the jump)
- Routine maintenance. Closing a trail for a day or days to give it a minor overhaul (i.e filling holes, repairing berms, removing loose rocks, trimming branches, cleaning ditches, inspecting / repairing wooden structures)
- Overhaul. After a few years a trail might require a partial or complete overhaul. At a significantly lesser expense than new trail construction, a trail overhaul (elimination / addition of features / jumps, rerouting, resurfacing) can breathe new life into an old trail.

7.0-RENTAL/RETAIL/PROGRAMS

The value of rental / retail should not be underestimated in their ability to generate significant revenue. Properly executed, revenues from retail and rental can far exceed ticket sales. Most rental programs operate primarily on a cost recovery basis through year-end bike sales and are able to further recuperate revenues through daily use and rentals to clientele. Opportunities for revenue generation exist even further with the addition of damage insurance and protective equipment as a part of a package deal to new bike park users. Gravity Logic's rental and retail expert is available to consult and provide detailed advice with respect to the potential for a revenue generating retail and rental operation at Tehachapi.

Trestle Bike Park Quick Facts:

- Open 82 days
- 2007 \$70,000 in rental revenue, no retail
- 2010 \$300,000 in rental revenue, \$200,000 in retail
- 2012 \$80 000 in damage waiver revenue alone
- 160 Bike Park Bikes, 35 XC Bikes
- 8000 Rental Days
- 1000 Jerseys sold, 200 DH helmets, 500 pairs of gloves, 120 pairs of Five Ten shoes

The overall approach to rentals should reflect the revenue opportunity. A typical bike park lift ticket sale generates around \$30; when it is sold with a rental the revenue generated is over \$100. The Tehachapi website, the sales culture and messaging of the bike park experience should reflect the revenue opportunity that rentals provide. Opportunities should be identified to "get the rental message out" with every mention and impression of the bike park.

7.1-REVENUE OPPORTUNITIES – MAXIMIZING BUSINESS.

Consider variable pricing options to maximize bike fleet utilization and yield. Some opportunities could be:

- Higher pricing for peak times such as weekends and peak vacation weeks. It is important not to market this as "pay more on weekends" but rather as "visit us midweek for some serious discounts on lift tickets and rentals!"
- Highlight pricing such as 6pm to 8pm or 3pm to 5pm (2 for 1 or \$49 package including ticket)
- Consider including armor in all packages to increase yield. Pricing could be moved up due to a better combination of items in the DH rental package. All guests would pay a higher rate instead of some paying a higher rate when they choose to rent armor.
- Market share maybe increased by packaging bike park tickets with rentals. A small hit on lift ticket yield may increase the overall revenue achieved from increased rental revenues that may be going to competitor shops. Competitors will not be able to match a rental/ticket combo.

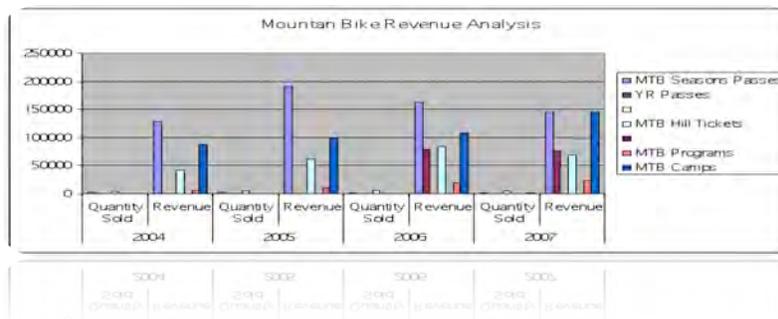
- Consider charging \$20 or \$25 for damage waiver. A target of 50% penetration could be set with a small incentive going to the rental team for each damage waiver sold ahead of target (perhaps \$2 per incremental DW sale) Signage and an engaged rental team is critical (Trestle achieved \$80,000 in Damage Waiver revenue for 2012)

7.2-REVENUE OPPORTUNITIES – NEW BUSINESS

- Additional items should be considered for rental such as Five Ten riding shoes, goggles, Leatt neck braces, gloves. Generally extra discounts on these items are available from suppliers for rental programs, some free product is also available in turn for brand promotion and cross over retail sales
- Adding Demo rentals increases yield (can charge more than a regular rental) and grows overall rental days. Mirroring a winter ski rental/demo program, demo bikes appeal to experienced and expert riders who would not normally rent. They have a chance to experience the latest gear and have an improved on hill experience. The cost of demo bikes can generally be recovered by selling them off at the end of the season.
- A multi branded Demo bike fleet can differentiate Tehachapi from competing parks through the equipment offering. Bike parks that have offered dynamic demo programs see more visitors choose their park because of the equipment selection compared to bike parks that do not offer this option
- Demo programs offer the opportunity for partner bike shops to send their customers to “try before they buy” bikes (assuming Tehachapi does not want to sell DH bikes at retail – retailing DH bikes is not recommended). By offering bikes for demo that retailers generally do not carry, bike shops become ambassadors for the park and promote the opportunity heavily. As sales are generated, owners of newly purchased DH bikes will likely return to Tehachapi to ride and enjoy their bike. The best traction for the demo program amongst bike shops happens where there is a discounted rate offered via their shop to their customers to demo. Manufactures are very supportive of bike park demo programs as well. Use this program as a marketing tool. *“Tehachapi has the best, biggest demo fleet in California!”*

7.3-PROGRAMS - IMPROVING GUEST EXPERIENCE, DRIVING INCREMENTAL DOLLARS

The following chart outlines the revenue analysis of a bike park based in western Canada. While the overall decline in numbers shown in the chart was why Gravity Logic became involved with the organization (note that overall revenues increased again after a trail reconstruction program was in place in 2008), the mountain bike park’s programming (“MTB Camps”) maintained a significant source of revenue and furthered the vested interest the park’s management had in maintaining and improving the existing trail network:



- Consider a presenting sponsor for all programs such as Dakine/Fox in order to be able to include a souvenir co-branded bike jersey (FOX/Tehachapi Mountain Bike Park) at no charge for each participant. Cost should be negotiated to between \$0 and \$15 for the jersey but represent \$49.99 value.
- Tehachapi Bike Park 101 includes a 2 ½ hour lesson, ticket and bike rental. In order to maximize bike turnover the program could be run 2 times a day. Tehachapi Bike Park 101 may require a specific fleet of bikes to support the program; these can be 1 year old DH bikes or slightly lower spec new bikes as they will not be ridden as hard.
- Steer each guest who walks through the rental shop door to take entry level downhill lesson. Consider a deeply discounted offer for slow times, even 1 run option from 4pm or 7pm.
- If guests insist on taking an xc tour with guide, include a single lift ticket so the guide can take them up once under the pretence of checking out the view and assuring the guest that they will be on an xc- like trail coming down (i.e new beginner trail).
- Work with local bike clubs to host a weekly race series. Ensure that the series is both competitive for those who want to race and social for those who want to just have fun. Make use of easy trails at first so everyone can do it without being intimidated. Local clubs need to be involved to sanction and insure race through their governing body.
- Start a women's only group on a weekend day or weeknight evening
- Have Tehachapi Bike Park 201 and 301 lessons. Ensure product content and coaches can all effectively deliver the product. Price these as lessons only as primary product but have package options.
- Offer a family package which includes 2 adults and two children to all go out with a guide for the Tehachapi Bike Park 101 package. Price additional children according to desired yield.

7.4-EVENTS:

- Focus on regional XC and DH races. Schedule XC races early in the morning in order to be able to include and showcase DH park trails without impacting bike park visitation. Offer XC racers a discounted ticket to access and experience the DH park.
- Regional races can and should include spectator friendly events such as dual slalom or amateur slopestyle. These courses are relatively inexpensive to build and have proven to be quite popular.

8.0-MARKETING OVERVIEW

8.1-OVERVIEW OF MARKETS

Mountain bikers are characteristically a very passionate audience. If you communicate with them in the right way you will find them to be much more engaged than an average ski/snowboard visitor and you will be rewarded by their support and loyalty.

The trend of “all-mountain” bikes has opened park-riding up to a whole new audience. This has resulted in the development of three main audience profiles:

1. Family Riders

Aged between 35-55, with children aged 8-16, this audience sees mountain biking as a fun family adventure activity, similar to white water rafting or snowmobiling. Their preference is for un-intimidating entry level to mid level trails that can accommodate a wide range of riding abilities. Their focus is on family, fun and safety. This market segment is likely to have more disposable income than Core Riders, and is profitable due to the increased revenue from rentals and food and beverage purchases.

2. Core Riders

Aged between 18-44, this is an audience for whom riding is not just a past-time. It is core to their identity, defining their lifestyle and creating their community. Riding drives all of their decisions – from the magazines, blogs, and product reviews they read, to where they travel to, what movies they watch, and which athletes they are inspired by. They have a high sense of adventure and desire the best and newest experiences that their chosen lifestyle can bring.

3. Mainstream All-mountain Riders

Aged between 25-44, this rider is competent and comfortable on most cross-country trails. They have recently spent a portion of their sizable disposable income on a new 6-and-6 all-mountain bike to improve their riding, and they now have the option of venturing into downhill. They are looking to accomplish something from their riding, to see new sights and tick some ‘adventures’ off their list. The main barriers to park trial for this demographic are: their false perception of the difficulty of terrain (fear of the unknown), a fear of looking and feeling out of place and the risk of injury. (Their jobs and families are too important to risk injury)

It is important to note that additional emerging markets may exist, but are best targeted through tactical marketing around programming than through the overarching marketing strategies.

8.2-MARKETING STRATEGIES AND CHANNELS

To ensure a successful launch and first year, the most important tool is a fully integrated marketing plan based around a central concept, with supportive key messages developed specifically for the new facility.

The mixture of channels used to communicate those key messages will vary by situation, budget and location but should address all key parts of the purchasing cycle as people discover, transact, express and share the product.

Channels may include:

- *Collateral* – including trail maps, rack cards and posters. Consider how and when your visitors will require information they can carry with them. Stay visible in key locations without being wasteful or environmentally irresponsible.
- *Website* – developing a user-focused and scalable web site that allows you to add regular new content will be key if your objective is to build a loyal online following. Consider your visitors and your content in terms of mobile: what content do they want to access “on the go” and “on the couch”?
- *Social Media & Blogs* – before starting up an online community, develop a plan to ensure you have the resources in place to meet the content demand of your customers, and can regularly create the type of content they value and can engage in online conversation with them. Social media can definitely be a double edged sword. A well thought out plan to engage the public through these channels can result in a positive online presence for the bike park. Poorly executed, these same channels can turn into an avalanche of negativity that can be very difficult to overcome.
- *Events* – creating reasons for people to visit and sample the park in Year 1 will help spread word of mouth and provide stories for PR. Consider the type of event that will position your product in its ideal way and provide strong appeal to your primary audience. Prior research to ensure that the most active online mountain bike community contributors are included on your invite list will help the benefits of your events reach further.
- *Advertising* – traditional advertising can get expensive so critically evaluate where you can get the most impact for your budget. Online ads, paid search, outdoor and broadcast can all be used to increase awareness and drive traffic both to your website (for more information) and to the ticket window.
- *PR* – 3rd party endorsements and editorial coverage adds credibility to all of your efforts. Establishing a media and blogger relations strategy and team from the outset is important. Remember the people you put in these roles will also be the front line for dealing with any difficult situations.

8.3-MARKETING SUMMARY

Creating a good product mix and delivering great service are important but if no one knows about the product, you don't have the customers for your business. Marketing is one of the most important factors in establishing your new enterprise. While overarching industry standards and trends exist, as outlined above, all marketing activities must be planned carefully, in the context of the unique opportunities and specific challenges facing your operation.

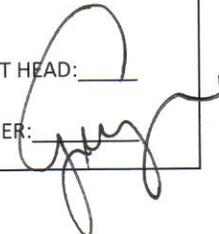
9.0-NEXT STEPS

The Gravity Logic team recommends a follow up discussion to outline any possible questions or concerns regarding this document and to further assess the timing of this project. The next logical step is the completion of a master plan that would include the specific design and location of all potential mountain bike trails, chairlift, rental/retail space footprint and offer a detailed breakdown of the phases of the construction process. Also, a comprehensive review of the retail and rental opportunities available to Tehachapi should be undertaken. Gravity Logic has expert resources available to assist with these opportunities and more.

Tehachapi is in a good position to move forward and develop a sustainable, relevant, revenue generating facility and has potential to tap into more exciting opportunities in the long term.



APPROVED
DEPARTMENT HEAD: _____
CITY MANAGER: _____

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COUNCIL REPORTS

MEETING DATE: JULY 7, 2014 AGENDA SECTION: CITY MANAGER

TO: HONORABLE MAYOR SMITH AND COUNCIL MEMBERS

FROM: GREG GARRETT, CITY MANAGER

DATE: JULY 3, 2014

SUBJECT: ADOPT-A-LANDSCAPE PROGRAM FEE SCHEDULE

BACKGROUND

As the Council will recall, in March of 2010, the City developed a sponsorship program that allowed businesses, organizations, families or individuals to sponsor the landscape maintenance of areas that are not included in Landscape and Lighting Districts. In exchange for funding landscape maintenance, a sign was placed in the adopted area to display the name of the participating business, organization, family or individual and/or logo. The sponsorship program, known as the "Adopt-a-Landscape" program, was a potential method of funding the Landscape Maintenance General Fund operations and provided a higher level of landscape maintenance for those areas not designated as a Landscape and Lighting District.

After review of the Adopt-A-Landscape program fee schedule, staff would recommend to Council that a new fee schedule be approved. Exhibit A is the current Adopt-A-Landscape fee schedule. Exhibit B is the proposed Adopt-A-Landscape fee schedule for fiscal year 2014/2015. The new fee schedule drops the current fees in an effort to allow for more businesses, organizations, families and individuals to have an opportunity to participate in the program.

FISCAL IMPACT

The fiscal impacts will vary depending upon the number of participants in the Adopt-A-Landscape program.

RECOMMENDATION

APPROVE THE UPDATED ADOPT-A-LANDSCAPE PROGRAM FEE SCHEDULE

ADOPTABLE LANDSCAPE AREAS

Parks	Fees
Pioneer Park	500
--Located on I St.	
Railroad Park	1000
--Located on Tehachapi Blvd	
Depot Park	1000
--Located on Tehachapi Blvd	
Airport Park	150
--Located at the Airport	
 Planters	
Green Street & F Street Planters	250
--3 planters	
Green Street & Tehachapi Blvd. Planters	200
--2 planters	
Curry Street & F Street Planters	300
--4 planters	
Robinson Street & F Street Planters	300
--4 planters	
 Medians	
Capital Hills Island	400
--Between Holiday Inn & Denny's	
Mill Street Median	400
--H Street to Mill St. Overcrossing	
North Dennison Greenbelt	150
--Railroad Tracks to Highway 58	
South Dennison Greenbelt	400
--Between KB Homes & High School	
 Plazas	
Centennial Plaza	TBD
--Robinson St. to Green St.	
 Senior Center	
--Front and Back	150
 Trees	
Curry Street Trees	150
--East side between Valley & C	
Valley Blvd. Trees	150
--North side between Mulberry & Mill	

EXHIBIT A

Voyager Street Trees 150
--Across from Post office

Parking Lots

Robinson & F St. Parking Lot 250
--Across from Police Department

Tehachapi Blvd. Parking Lot 350
--Adjacent to Taco Samich

Bike Paths

Valley Blvd. Centennial Bike Path 250
--Between Las Colinas & Mulberry

Tehachapi Blvd 250
-- Tucker to Mt. View

ADOPTABLE LANDSCAPE AREAS	2014-2015 Proposed Fees/ Signage
Parks	Fees
Pioneer Park	\$250 1 Lg Sign
--Located on I St.	
Railroad Park	\$500 2 Med Signs
--Located on Tehachapi Blvd	
Depot Park	\$500 1 Lg Sign
--Located on Tehachapi Blvd	
Airport Park	\$150 1 Lg Sign
--Located at the Airport	
Planters	
Green Street & F Street Planters	\$100 1 Sm Sign
--3 planters	
Green Street & Tehachapi Blvd. Planters	\$100 1 Sm Sign
--2 planters	
Curry Street & F Street Planters	\$100 1 Sm Sign
--4 planters	
Robinson Street & F Street Planters	\$100 1 Sm Sign
--4 planters	
Medians	
Capital Hills Island	\$150 1 Med Sign
--Between Holiday Inn & Denny's	
Mill Street Median	\$200 2 Med Signs
--H Street to Mill St. Overcrossing	
North Dennison Greenbelt	\$150 2 Sm Signs
--Railroad Tracks to Highway 58	
South Dennison Greenbelt	\$200 2 Sm Signs
--Between KB Homes & High School	
Plazas	
Centennial Plaza	\$150 1 Sm Sign
--Robinson St. to Green St.	
Senior Center	
--Front and Back	\$150 1 Sm Sign

EXHIBIT B

Trees		
Curry Street Trees	\$150	2 Sm Signs
--East side between Valley & C		
Valley Blvd. Trees	\$150	2 Sm Signs
--North side between Mulberry & Mill		
Voyager Street Trees	\$150	1 Sm Sign
--Across from Post office		
Parking Lots		
Robinson & F St. Parking Lot	\$150	1 Sm Sign
--Across from Police Department		
Tehachapi Blvd. Parking Lot	\$150	1 Sm Sign
--Adjacent to Taco Samich		
Bike Paths		
Valley Blvd. Centennial Bike Path	\$150	1 Sm Sign
--Between Las Colinas & Mulberry		
Tehachapi Blvd	\$150	1 Sm Sign
-- Tucker to Mt. View		