

**ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE
TURNED OFF IN THE COUNCIL CHAMBERS**

**A G E N D A
REEDLEY CITY COUNCIL MEETING**

7:00 P.M.

TUESDAY, FEBRUARY 22, 2011

**Meeting Held In the Council Chambers,
845 "G" Street, Reedley, California**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 300.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

City of Reedley's Internet Address is www.reedley.com

Mary Fast, Mayor

Steven Rapada, Mayor Pro Tem
Ray Soleno, Council Member

Pete Chavez, Council Member
Anita Betancourt, Council Member

INVOCATION – Pastor Dennis Fast of the Reedley Mennonite Brethren Church

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. PROCLAMATION FOR JAVIER BEJAR
2. HILLARY BAIRD FROM LEAGUE OF CALIFORNIA CITIES
3. SURVEY RESULTS FROM DR. MANROSS

PUBLIC COMMENT – Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Council as each item is brought up for discussion.

NOTICE TO PUBLIC

CONSENT AGENDA items are considered routine in nature and voted upon as one item. Under a **CONSENT AGENDA** category, a recommended course of action for Each item is made. Any Council Member may remove any item from the **CONSENT AGENDA** in order to discuss and/or change the recommended Course of action, and the Council can approve the remainder of the **CONSENT AGENDA**. A Council Member's vote in favor of the **CONSENT AGENDA** is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of the **CONSENT AGENDA** are deemed to include a motion to waive the full reading of any ordinance on the **CONSENT AGENDA**. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered **CONSENT** items.

CONSENT AGENDA (Items 4 - 5)

Motion _____ 2nd _____

4. MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 8, 2011 – Recommend Council receive and file.
5. CLAIM OF JENNIFER SEHMSDORF – Recommend Council deny.

ORDINANCES AND RESOLUTIONS - With respect to the approval of ordinances and resolutions, the reading of the title thereto shall be deemed a motion to waive a reading of the complete ordinance or resolution and unless there is a request by a Council Member that the ordinance or resolution be read in full, further reading of the ordinance or resolution shall be deemed waived by unanimous consent of the Council.

UNFINISHED BUSINESS

6. RESOLUTION NO. 2011-15 – A RESOLUTION APPROVING A WAIVER OF COMMUNITY FACILITY DISTRICT TAXES FOR 44% (22 UNITS) FOR THE SIERRA VIEW HOMES, INC. 52-UNIT SENIOR APARTMENTS LOCATED AT 1079 AND 1155 E. SPRINGFIELD AVENUE - Report, Discussion and/or other Council action to approve, modify, and/or take other action as appropriate (Planning)

NEW BUSINESS

- 7. CITY MANAGER RECRUITMENT - Report, Discussion and/or other Council action to approve, modify, and/or take other action as appropriate (Human Resources)

COUNCIL REPORTS

- 8. REQUESTS BY COUNCIL MEMBERS FOR FUTURE AGENDA ITEMS AND/OR REPORTS OF COUNCIL MEMBER ACTIVITIES

STAFF REPORTS

- 9. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS

CLOSED SESSION

- 10. A. CONFERENCE WITH LABOR NEGOTIATOR

AGENCY NEGOTIATOR: CITY MANAGER ROGERS
EMPLOYEE ORGANIZATIONS: LOCAL 39 AND RPOA

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Opera House – APN 368-162-25T
Agency Negotiator: City Manager Rogers
Negotiating Party: Mark Norwood
Under Negotiation: Price and Terms

- C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Wahtoke Spur – APN 363-141-26U; 363-062-4U
Agency Negotiator: City Manager Rogers
Negotiating Parties: BNSF RR & City of Reedley
Under Negotiation: Price and Terms

ADJOURNMENT

Dates to Remember:

February 19, 2011 Special Meeting with Library 10:00 a.m. Saturday
February 22, 2011 Regular Council Meeting
February 23, 2011 Finance Committee Meeting – 4:00 p.m.
February 28, 2011 Workshop on General Plan – 6:30 p.m.

**PROCLAMATION
OF THE
REEDLEY CITY COUNCIL**

WHEREAS; On February 25, 2010 at 10:52 am Corporal Javier Bejar was shot in the line of duty in Minkler, California assisting Fresno County Sheriff Deputies; and

WHEREAS; On March 1, 2010 at approximately 03:30 am Corporal Javier Bejar passed away as a result of his injuries; and

WHEREAS; Corporal Javier Bejar gave of himself even in death so that others may live on by donating his organs to those in need; and

WHEREAS; Corporal Javier Bejar exemplified the spirit of the police officer by his words and actions as he continuously reminded the public during any encounter that he was there "TO PROTECT AND TO SERVE"; and

WHEREAS; Corporal Javier Bejar is the first Officer in the Reedley Police Department's one hundred (100) year history to be killed in the line of duty; and

WHEREAS; The City of Reedley through Proclamation, has dedicated Corporal Javier Bejar's End Of Watch date officially as February 25, 2010.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Reedley having previously dedicated the End of Watch date does recognize this one year anniversary and all anniversaries forward by flying a United States Marine Corp. flag under the California State Flag in front of the police department, and flying all flags at half-staff from 10:00am on February 25 through March 1, 5:00pm beginning 2011.

BE IT FURTHER PROCLAIMED that I, Mary L. Fast, Mayor, City of Reedley offers on behalf of our City and Council, our utmost appreciation and gratitude to a true public servant, the man and Corporal Javier Bejar, may you rest in eternal peace.

Read this 22th day of February, 2011

Mary L. Fast, Mayor City of Reedley

REEDLEY CITY COUNCIL MEETING – February 8, 2011

The regular meeting of the Reedley City Council was called to order by Mayor Fast at 7:01 p.m. on Tuesday, February 8, 2011, in the City Hall Council Chambers, 845 "G" Street, Reedley, California.

INVOCATION

The invocation was given by Pastor Neal Harris.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Council Member Betancourt.

ROLL CALL

Council Members

Present: Steve Rapada, Ray Soleno, Anita Betancourt, Pete Chavez, Mary Fast.

Absent: None.

Present: Rocky Rogers, City Manager; Scott Cross, City Attorney; Lori Oken, Finance Director; Lt. Marc Ediger; Jerry Isaak, Fire Chief; David Brletic, City Planner; Darlene Mata, Planning Consultant; Noe Martinez, City Engineer; Russ Robertson, Public Works Manager; Marissa Gonzales, Human Resources Manager; and Kay Pierce, City Clerk.

Others

Present: Charles Bohn, Carl Smith, Vito Genna, Fran Janzen, Valerie Pieroni, John Ornellas, Sidney Wishon, Jaime Robertson, Irvin Isaak, John Rogalsky, Ro Linscheid, Emory Wishon, Richard Peterson, Aleta Rempel, Joyce Klippenstein, Ray Camacho, Estella Pena, John Long, Chuck Rodriguez, Fred Hall, Cheryl Lingo and others.

PRESENTATIONS

1. INTRODUCTION OF NEW WATER DIVISION EMPLOYEE JOHN ORNALLES

Public Works Manager Robertson introduced John Ornalles to the Council and the public.

2. PROCLAMATION FOR REEDLEY LUMBER

Mayor Fast read the proclamation recognizing Reedley Lumber. Co-owners Paul Ruth and Chuck Bohn thanked the city and its citizens for their loyalty in purchasing products in Reedley and from Reedley Lumber.

PUBLIC COMMENT

Fran Janzen, 675 E. South Avenue, Reedley, advised he is concerned with the request to purchase a used vehicle for the water division. He advised there is a city vehicle parked at the Reedley Airport and this vehicle does not appear to be used and could be utilized for the water division rather than spend money for a new vehicle.

Valerie Pieroni of the Greater Reedley Chamber of Commerce, 1633 11th Street, Reedley, thanked the Airport Commission for opening their doors on February 4th to the 23rd annual Blossom Trail kick-off event. Also thanked Council and staff for supporting this event. It was very successful.

CONSENT AGENDA

Mayor Fast removed CONSENT ITEM NO. 5 for discussion.

REEDLEY CITY COUNCIL MEETING – January 25, 2011

Council Member Rapada moved, Council Member Soleno seconded to accept, approve and adopt all remaining items listed under the **CONSENT AGENDA** as follows:

3. MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 25, 2011 - Council received and filed.
4. RESOLUTION NO. 2011-014 – A RESOLUTION IN SUPPORT OF THE ENTERPRISE ZONE PROGRAM – Council approved.
5. AUTHORIZE THE PURCHASE OF A NEW OR SLIGHTLY USED VEHICLE FOR THE NEW WATER SYSTEMS SUPERVISOR – *Council removed for discussion.*

 5. *AUTHORIZE THE PURCHASE OF A NEW OR SLIGHTLY USED VEHICLE FOR THE NEW WATER SYSTEMS SUPERVISOR*

Public Works Manager Robertson advised that staff is recommending the purchase of this 2011 buy-back vehicle. Three quotes were received from local bidders with the low quote coming from Martens Chevrolet for a 2011 Malibu. With regard to the comments from Mr. Janzen, staff was not aware there was a vehicle sitting at the airport and is not familiar with the vehicle or if it is even operational. Carl Smith, FBO at the airport, advised he had hoped to receive an older Chevy S10 pickup to pull the spray rig around the airport for weed control. However, the only available vehicle was a former police vehicle and it is not being used since it is not equipped to pull the spray rig and is a very old vehicle. Public Works Manager Robertson advised that he gave his vehicle to Mr. Ornellas to drive since there are no available vehicles for the Water Systems Supervisor.

Council Member Rapada moved, Council Member Chavez seconded to AUTHORIZE THE PURCHASE OF A NEW OR SLIGHTLY USED VEHICLE FOR THE NEW WATER SYSTEMS SUPERVISOR.

Motion unanimously **carried**.

UNFINISHED BUSINESS

6. CHANGES TO COMMUNITY FACILITIES DISTRICT CATEGORIES AND TAX AMOUNTS

Planning Consultant Mata advised that Council directed staff to bring back a report on the potential finding for amending the CFD and possibly adding a new category for senior housing and accommodate a request by Sierra View Homes. It was then determined that in order to add another category, it would require the preparation of a new rate and method of apportionment of special tax report. This report would cost between \$3,000 and \$5,000 and the item would also have to be placed on the ballot at the new general election at a cost of \$6,000, or if there was no general election, a special election at a cost of \$25,000. Staff is recommending that Council provide direction not to proceed with any amendments to the CFD.

Emory Wishon, 1690 W. Shaw, Fresno, representing Sierra View Homes, advised the reasons to help Sierra View Homes, a nonprofit corporation, is because they help Reedley, they are volunteers and nonprofits and are the seniors who are residents of Reedley and do need help from the Council. Sierra View is asking the Council to consider at least one of three alternatives. The first is to waive the CFD taxes for the new 52 units at Sierra View. The second is for the Council to waive the taxes on some of the new 52 units. For example, if the Council were to waive the fees on 40 units of the 52 units, the fees charged would be similar to the non-residential rate charged for new construction on nearby churches. The third is for the Council to make a determination that the Sierra View homes new 52 units are non-residential construction. That

REEDLEY CITY COUNCIL MEETING – February 8, 2011

would cause the Sierra View taxes to be 20% of the CFD multi-family residential rate to be charged to the Sierra View residents.

Vito Genna, 1155 E. Springfield, Reedley, advised that Reedley needs development and to place a tax burden on Sierra View, or any other potential business, is shortsighted. Sierra View Homes was not aware of this tax at the time the project was approved and it is now a financial hardship. The senior apartments will not be affordable with this added tax burden.

Mayor Fast advised staff that when packets are prepared for future projects and developments, it needs to be brought to the attention of the developer what the dollar values are and what is involved in joining the Community Facilities District. Planning Consultant Mata advised this has been done.

City Manager Rogers advised that Council has already made some concessions such as the reduction of \$17,000 in development impact fees and deferred \$382,000 worth of fees over a three year period. These are funds normally considered by finance for operational costs. There are police and fire calls and maintenance that city staff does continue to perform. These numbers were assessed over five years ago based on a consultant's advise. While Sierra View Homes does provide a great service to the community, it is still a business and functions as a business. If Council continues to reduce fees and authorize waivers to businesses, Council will set a precedent and can expect others to ask for the same considerations. Staff is striving to stabilize the current budget which will take tough decisions. We will be losing more funding and the city depends upon sales tax, property tax and vehicle license fees, all of which are down. We also depend upon the community facilities district fees, along with the public safety sales tax and other small fees in order to make the city budget operate and function and to provide the level of current services. Staff cannot operate a budget on a fee that continually moves up and down.

Mr. Genna advised that Sierra View did receive a letter of deferral, however, they are still paying the full amount of \$500,000 in developmental fees and are paying the first quarter up front.

Chuck Rodriquez, 1518 N. Columbia, Reedley, advised that everyone that commented so far is correct in their comments. However, there is more to be considered. Maybe we should step back and look at this problem with a larger scope. We are talking about seniors that have been through the Depression and we can understand only part of what they went through. The seniors do a lot of volunteering and deserve some help. The city as a whole needs to find ways to bring more businesses into Reedley so taxes do not need to be raised.

The consensus of the Council is to direct staff to bring back a report showing the effects of charging \$20.00 per unit per month. This will give Council an opportunity to know what would be voted on in detail, along with a proposed resolution. This way it can all be tied together and Council will have more information to use in making a decision.

City Attorney Cross suggested that Council consider Mr. Wishon's suggestion of annexing only 12 units rather than the whole 52 units and then each May when Council sets the fee, it will only affect those 12 units. Council does not want to set a new rate or category without going to a vote, which is required by law. A report will be submitted to Council at their next meeting.

NEW BUSINESS**7. NEW COLOR SCHEME FOR DISPOSAL TRUCKS**

Public Works Manager Robertson submitted pictures of the proposed new color scheme for the new disposal trucks. Staff has received a grant to purchase two new CNG disposal trucks and feels this would be a good time for this new color scheme on the new trucks only. It was the consensus of Council to rely on staff's ability to choose the new color scheme.

8. COUNCIL REPORTS

Council Member Betancourt:

REEDLEY CITY COUNCIL MEETING – January 25, 2011

- Advised she is on be review board for SARB, along with Officer Cardinale. She appreciates having the office on the Board as he does a fine job. There is also an officer from Orange Cove on the Board.

Council Member Rapada:

- Attended the funeral for General Pao where he also spoke in behalf of the Reedley Area Veterans. He also presented a proclamation from Reedley for General Pao.
- Attended the Upper Kings River Water Authority meeting. There is still a lot of Prop 84 money available for any storm water projects or bonding basin projects.

Mayor Fast:

- Along with Chief Wright, attended a program for Catholic School's week at St. LaSalle School.
- Attended the Hot Stove Dinner for their 50th anniversary.
- Attended the Blossom Trails Kickoff at the Airport. Rep. Judy Case was also in attendance. Rep. Case is looking for a building to house the original paintings for the Blossom Trail posters. Valerie Pieroni advised the Chamber is in the process of trying to obtain these original paintings to put on display.

9. STAFF REPORTS**City Manager Rogers:**

- Reminded Council of previous information sent to them on the enterprise zones. There are two new proposed bills; AB 231 and AB 232, both bills dramatically change how the enterprise zones are defined. Most cities are planning to oppose these bills unless they are modified. These bills are part of Governor Brown's budget plans.
- Request of Councils and companies to sign a letter to the Governor letting him know that California cities do not like his redevelopment proposal.
- Mayor Fast and Council Member Rapada are members of the newly formed Finance Committee along with Juan Garza, Pam Melville and Ryan Wood from Immanuel School. Staff will also be a part of this committee. City Manager Rogers would like to have a meeting of the committee on Wednesday, February 23 at 4:00 p.m.

Mayor Fast adjourned the regular meeting at 8:43 p.m. and after a short break, went into CLOSED SESSION at 9:03 p.m.

10. CLOSED SESSION**A. CONFERENCE WITH LABOR NEGOTIATOR**

Agency Negotiator: City Manager Rogers
Employee Organizations: Local 39 and RPOA

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Opera House – APN 368-162-25T
Agency Negotiator: City Manager Rogers
Negotiating Party: Mark Norwood
Under Negotiation: Price and Terms

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Wahtoke Spur – APN 363-141-26U; 363-062-4U
Agency Negotiator: City Manager Rogers
Negotiating Parties: BNSF RR & City of Reedley
Under Negotiation: Price and Terms

D. PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT

Title: City Manager

REEDLEY CITY COUNCIL MEETING – February 8, 2011

City Manager Rogers announced that on Item 10A, Council directed staff to move forward with negotiations and no other action was taken. On Item 10B, Council directed staff to move forward with negotiations and no other action was taken. On Item 10C, Council directed staff to move forward with negotiations and no other action was taken. On Item 10D, Council accepted the City Manager's resignation to leave no later than May 25, 2011 with a vote of 5-0 and no other action was taken in CLOSED SESSION which was required to be announced.

ADJOURNMENT

Mayor Fast adjourned the Regular Council Meeting at 9:18 p.m.

Mary L. Fast, Mayor

ATTEST:

Kay L. Pierce, City Clerk



REPORT TO CITY COUNCIL

MEMORANDUM

AGENDA ITEM NO: 5

COUNCIL MEETING DATE: 02/22/2010

SUBJECT: Claim – Jennifer Sehmsdorf

RECOMMENDATION:

Denial of claim received from The Law Offices of Nuttall Coleman & Wilson on behalf of Jennifer Sehmsdorf.

BACKGROUND:

Claimant alleges wrongful arrest and incarceration. Per the investigative report by our Risk Management Insurance Company, the Officer had probable cause to arrest the claimant. Therefore, denial of the claim is recommended.

Prepared by

MG Human Resources Manager

Approved by

[Signature] City Manager

Motion: _____

Second: _____



REPORT TO CITY COUNCIL

MEMORANDUM

AGENDA ITEM NO.: 6

COUNCIL MEETING DATE: February 22, 2011

SUBJECT: A request by Sierra View Homes, Inc. for a waiver of Community Facilities District taxes on the future 52 unit apartment building.

RECOMMENDATION

Staff recommends that the City Council approve Resolution No. 2011-015, a waiver of the Community Facilities District taxes on the Sierra View Homes 52 unit apartment building consisting of one of the following options:

1. Waiver of 44% (22 units). \$13,244.00 reduction* (1.97 avg. household size)
2. Waiver of 28% (14 units). \$8,428.00 reduction* (2.51 avg. family household size)
3. Waiver of 77% (40 units). \$24,080.00 reduction* (Proposed by Sierra View)

*Reduction figure is based on current taxes, which will be reviewed in May and may be modified in future years.

STAFF REPORT

At the February 8th City Council meeting, the Council directed staff to bring back a resolution allowing for a waiver of a portion of the CFD taxes on the Sierra View Homes 52-unit apartment building. The direction was to bring back a resolution considering the requested item #2 for a waiver of the tax on 40 units of the apartment building.

A waiver of the tax on 40 units would decrease the CFD tax obligation from \$31,304 to \$7,224 a 77% decrease.

There was significant discussion about the cost to service the new households in the CFD. Both the Police and Fire Departments were asked to give a figure without the ability to consult records. The cost to provide service to the areas in the CFD for the 2010/2011 FY are approximately \$253,512 for Police, \$86,366 for Fire, and \$40,472 for Parks. The Police Department further broke the cost down to an average of \$211.26 per call, more than double the cost figure given to the Council at the last meeting. However, the costs to provide service within the CFD are not based only on police or fire calls, but is the cost to service the CFD areas 24/7 by police and fire and the maintenance of parks. The costs were allocated to units based on an average of 3.5 persons per household.

Households with a resident over the age of 55 are much smaller than the general population according to the US Census Bureau data. The most recent data is based on 2009 data projections released January, 2010. For 2009, the data for households with at least one resident at least 55 years old was as follows: the average family household size was 2.51, and the average household size was 1.97. The difference is that one is a family of related persons, the other is unrelated persons living together, see the definitions below. Both the household sizes are much lower than the 3.5 persons per household used to calculate future costs in the CFD.

- **Average Household** – includes all the people who occupy a housing unit as their usual place of residence.
- **Average Family Household**– A group of two or more people who reside together and who are related by birth, marriage or adoption.

Rather than pick an arbitrary number for a waiver, staff recommends that the waiver be based on factual or supportable calculations that can then be the basis for findings in a resolution approving a waiver. For example, the City could determine that the average household size is 44% lower in senior housing than the average household size used to demine the CFD taxes (1.97 versus 3.5), and reduce the CFD tax accordingly. According to Sierra View, no children will be allowed to live in the units, making 1.97 the appropriate household size. The 44% could be used as a reasonable basis for a partial waiver based on 'impact on services' data rather than choosing an arbitrary figure. In this instance, the verifiable household data supports a partial waiver. The table below summarizes the potential waivers based on the two household sizes and the option proposed by Sierra View.

Summary Table

	CFD Average Household Size	Over 55 Average Household Size*	Reduced Average Household Size	Reduction in Units	Reduced CFD Taxes (SAVINGS)
Senior Household	3.5	1.97	44%	22	\$13,244.00
Senior Family Household	3.5	2.51	28%	14	\$ 8,428.00
Sierra View Proposal				40	\$24,080.00

* Census Table AVG2. Average Number of People per Family Household and Table AVG1 Average Number of People per Household.

SUMMARY

Senior, age restricted housing such as Sierra View Homes will have lower "household" sizes than the average household, and generally less need for/impact on the services funded by the CFD taxes. The Council could determine that a partial waiver may be justified in such circumstances. If the facility does not allow families or children to live in the units, the most appropriate reduction is 44% or 22 units (based on the 44% less average household size), for a savings to Sierra View Homes of

\$13,244.00 annually. The calculated savings are based on the current CFD taxes for FY 2010/2011 and are subject to change each year by the City Council.

Prepared by:

Darlene Mata, Planning Consultant

Reviewed by:

 City Planner

Approved by:

_____ City Manager

RESOLUTION NO. 2011-015

A RESOLUTION OF THE CITY OF REEDLEY CITY COUNCIL APPROVING A WAIVER OF COMMUNITY FACILITY DISTRICT TAXES FOR 44% (22 UNITS) FOR THE SIERRA VIEW HOMES INC. 52 UNIT SENIOR APARTMENTS LOCATED AT 1079 AND 1155 E. SPRINGFIELD AVE.

WHEREAS, the City Council approved Major Revision to Conditional Use Permit No. 110 ("project") on August 24, 2010, for the expansion of Sierra View Home's existing senior housing development by adding two new buildings, a 52-unit apartment building, and a 21 bed memory care facility, and a condition of approval was the annexation of the project into the City's Community Facilities District ("CFD"); and

WHEREAS, Sierra Views Homes has submitted a request for a waiver or reduction of Community Facility District taxes on the 52 unit senior apartments; and,

WHEREAS, the City of Reedley City Council, during its regular meetings on February 8, 2011 and February 22, 2011, reviewed and considered Sierra View Homes' request, and reviewed and considered the staff reports and staff recommendation, and considered such other information as presented during the discussion and consideration of this item during the meetings; and,

NOW, THEREFORE, the City Council of the City of Reedley finds as follows:

1. Sierra View Homes provides an important service in the community and provides unique employment opportunities,
2. A waiver for 44% of the units is based on the lower occupancy of age restricted senior housing, which is an average of 1.97 persons per household, or 44% lower than the 3.5 persons per household used for determining the Community Facility District taxes.
3. A waiver will also assist Sierra View Homes in providing senior housing to the community at an affordable cost, and help promote a diverse and well-rounded community where seniors are valued members of the community.

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

1. The project shall be required to annex into Community Facilities District 2005-01 in accordance with the conditions of approval for the project.
2. The Community Facilities District tax for the 52 unit senior apartment building shall be reported on all tax rolls, beginning with the fiscal year 2012-2013 tax roll, for only 30 units as long as the CFD exists, unless otherwise exempted or required by law.

This foregoing resolution is hereby approved this 22th day of February, 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor Mary L. Fast

ATTEST:

Kay L. Pierce, City Clerk

REPORT TO CITY COUNCIL



— MEMORANDUM —

AGENDA ITEM NO.: 7

COUNCIL MEETING DATE: February 22, 2011

SUBJECT: CITY MANAGER RECRUITMENT

RECOMMENDATION:

1. Authorize staff to conduct recruitment for City Manager.
2. Give direction regarding contracting with an outside executive recruitment firm.

BACKGROUND:

The City of Reedley is preparing to embark on the recruitment process for City Manager. Staff has prepared a draft recruitment brochure and timeline for review and consideration. Staff is prepared to conduct a statewide or larger search for City Manager that will include the following elements:

- Finalize the job announcement for use in the recruitment process, including marketing and advertisements.
- Disseminate recruitment materials through print advertising, internet listings, and City Management association-based websites, and the City of Reedley website.
- Assist in structuring the interview process and coordinate the interview schedule. Provide applicants with any assistance with his/her travel arrangements.
- Coordinate the background check process of the top candidate(s) as directed.
- Assist with any and all employment arrangements as directed.


Staff seeks direction from Council as to whether services are to remain in house or if the assistance from an external executive recruitment search firm will be needed. For the previous City Manager recruitment, Staff was given direction to utilize an outside recruitment firm. This cost the City over \$30,000. In an effort to keep costs at a minimum, it is recommended that our qualified staff conduct the recruitment.

Should there be a gap of less than 30 business days from when the current City Manager departs and the new City Manager begins employment, it is recommended that a department head serve in the interim. Otherwise staff, at Council's direction, will seek the interim services of a consulting person or firm.

FISCAL IMPACT:

Budgeted item: No
Expenditure: TBD
Fund Acct(s): Split amongst various accounts

Prepared by: MG Human Resources Manager

Approved by:  City Manager

Attachments: Draft recruitment announcement for City Manager

Motion: _____
Second: _____