

TO: Mayor and City Council Members
FROM: Rob Hunt, Interim City Manager
SUBJECT: January 15, 2019, Agenda Items
DATE: January 11, 2019

7:00 p.m.

I. CALL TO ORDER REGULAR SESSION

II. PLEDGE OF ALLEGIANCE AND INVOCATION

III. CITIZEN COMMENTS

This is the time for citizens to comment on subject matters, not on the agenda within the jurisdiction of the Tulare City Council. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council cannot legally discuss or take official action on citizen request items that are introduced tonight.

This is also the time for citizens to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to general business/city manager items or public hearing items will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment.

*In fairness to all who wish to speak, each speaker will be allowed **three minutes**, with a maximum time of 15 minutes per item, unless otherwise extended by Council. Please begin your comments by stating and spelling your name and providing your city of residence.*

IV. COMMUNICATIONS

*Communications are to be submitted to the City Manager's Office 10 days prior to a Council Meeting to be considered for this section of the Agenda. No action will be taken on matters listed under communications; however, the Council may direct staff to schedule issues raised during communications for a future agenda. Citizen comments will be limited to **three minutes**, per topic, unless otherwise extended by Council.*

V. CONSENT CALENDAR

All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in

which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- (1) **Authorization to read ordinances by title only.**
- (2) **Approve minutes of December 18, 2018 and January 7, 2019 regular/special meeting(s). [Submitted by: R. Yoder]** The minutes of December 18, 2018 and January 7, 2019 regular/special meeting(s) are submitted for your approval. **Staff recommends Council approve, as presented.**
- (3) **Adopt Ordinance 18-13 approving Zone Amendment No. 732, changing the existing zoning on approximately 95.93 acres throughout the City from the existing zoning district on the affected parcels to R-M-4 (Multiple Family Residential, 1,500 sq. ft. minimum site area per dwelling unit). [Submitted by: M. Anaya]** The Council of the City of Tulare at a regular meeting on December 18, 2018, held a public hearing to consider, and after said public hearing approved, amending the Tulare City Code to re-zone approximately 95 acres throughout the City (Assessor's Parcel Numbers: 168-330-018, 171-250-017, 172-040-073, 177-300-026, 182-340-001, 182-340-002, 182-330-014, 184-100-010, 177-190-002, 168-180-012, 168-010-009, 168-010-010, 168-010-035, and 168-020-003) from the existing zone district on the affected parcels to the R-M-4 (Multiple Family Residential, 1,500 square feet minimum site area per dwelling unit) zone district. **Staff recommends Council adopt Ordinance 18-13 approving Zone Amendment No. 732, changing the existing zoning on approximately 95.93 acres throughout the City from the existing zoning district on the affected parcels to R-M-4 (Multiple Family Residential, 1,500 sq. ft. minimum site area per dwelling unit), as presented.**
- (4) **Adopt Resolution 19-73 approving the Sonora Avenue Improvements Project, and the associated California Environmental Quality Act (CEQA) Notice of Exemption. [Submitted by: M. Anaya]** The Sonora Avenue Improvements Project is being implemented to address needed improvements to the pavement and to install ADA-compliant infrastructure along Sonora Avenue between West and 'E' Streets. The Project would also involve the needed repairs and replacement of in-street sewer and surface water facilities. **Staff recommends Council adopt Resolution 19-73 approving the Sonora Avenue Improvements Project, and the associated California Environmental Quality Act (CEQA) Notice of Exemption, as presented.**
- (5) **Accept the following easements associated with the Mission Court Apartments project located on the east side of Morrison Street south of Bardsley Avenue, and authorize the City Manager or his designee to sign the Certificates of Acceptance for the same [Submitted by: M. Miller]:**

- **A Grant of Easement for water main purposes from Housing Authority of the County of Tulare on Assessor's Parcel Number 184-190-017, and**
- **A Grant of Easement for water main purposes from 99 Prosperity Development, LLC on Assessor's Parcel Number 184-190-016.**

Tulare Pacific Associates II, a California Limited Partnership, submitted Design Review Application No. 5218 for development of the 65-unit Mission Court Apartments project located on the east side of Morrison Street south of Bardsley Avenue. Construction of conditionally required improvements in accordance with Planning Commission Resolution No. 5218 necessitates the installation of a water main from Bardsley Avenue across adjacent property to serve as a secondary connection point to the project site. Tulare Pacific Associates II has worked with the adjacent property owner (99 Prosperity Development, LLC) to obtain a grant of easement for water main purposes in favor of the City. Additionally, Tulare Pacific Associates II is offering a grant of easement for water main purposes across their project site.

Copies of the Mission Court Apartment site plan, water line easements, and certificates of acceptance are included for review. **Staff recommends Council accept the following easements associated with the Mission Court Apartments project located on the east side of Morrison Street south of Bardsley Avenue, and authorize the City Manager or his designee to sign the Certificates of Acceptance for the same, as presented:**

- **A Grant of Easement for water main purposes from Housing Authority of the County of Tulare on Assessor's Parcel Number 184-190-017, and**
 - **A Grant of Easement for water main purposes from 99 Prosperity Development, LLC on Assessor's Parcel Number 184-190-016.**
- (6) **Authorize the City Manager to execute City of Tulare-State of California Cooperative Agreement No. 06-1695, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, for the EN0082 – Sacramento Street Improvements Project. [Submitted by: N. Bartsch]** This project is a street and utility improvement project on Sacramento Street between Bardsley Avenue and Pleasant Avenue; and Maple Avenue between Sacramento Street and H Street. The project will reconstruct the street section and will include ADA compliance improvements to intersection curb returns and alley/sidewalk intersections that fall within the project limits. Additionally, it will address necessary water, sewer and storm drain improvements within those limits. The need for the project was identified through the City's Pavement Management System and the review of the condition of the City's utility infrastructure. This project was included and approved as a part of the City's 2017-2022 transportation and utility CIP program budget.

As a part of the Sacramento Street Improvements, utility infrastructure improvements are being made through the State Route 137 (Inyo Avenue) / Sacramento Street intersection. The associated and required repairs to the pavement have triggered ADA upgrades to, and replacement of, the three (3) adjacent corner curb ramps. Because the majority of these ramps fall within Caltrans' right-of-way, Caltrans has agreed to pay the cost related to this work under the City project. The agreement states Caltrans will pay an amount not to exceed \$25,000 for these improvements. **Staff recommends Council authorize the City Manager to execute City of Tulare-State of California Cooperative Agreement No. 06-1695, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, for the EN0082 – Sacramento Street Improvements Project, as presented.**

- (7) **Receive, review, and file the Monthly Investment Report for November 2018. [Submitted by: D. Thompson]** The investment report for the period ending November 2018 is submitted for review and acceptance. **Staff recommends Council accept the November 2018 Investment Report as presented.**
- (8) **Authorize the donation of a surplus fire engine to Municipio de Loreto Baja California Sur H. Cuerpo de Bomberos, Baja California Sur, México. [Submitted by: L. Nevarez]** The City of Tulare Fire Department, through adopted fleet replacement procedures has replaced unit #0124, a 1999 Central States fire engine. The associated costs to maintain the unit in a serviceable, reserve capacity is not economically feasible; therefore, the vehicle has exceeded its useful service life for the City of Tulare.

Many Fire Departments throughout the nation commonly donate apparatus and equipment that no longer meet standards or serviceability benchmarks to cities in Mexico whose departments cannot otherwise afford to purchase the equipment due to limited funding. The Fire Department seeks to donate, to Municipio de Loreto Baja California Sur H. Cuerpo de Bomberos, Baja California Sur, México.

<i>Unit #</i>	<i>Year</i>	<i>Make</i>	<i>Model</i>
0124	1999	Central States	Triple Combination Pumper (Fire Engine)

Staff recommends Council Authorize the donation of a surplus fire engine to Municipio de Loreto Baja California Sur H. Cuerpo de Bomberos, Baja California Sur, México, as presented.

- (9) **Adopt Resolution 19-74 accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-672, on City properties APN # 170-232-010-000 and APN #170-232-011-000, 446-450 North N Street, Tulare, from Gerrid Climer in the amount of \$34,000; and direct City Manager to execute the**

necessary documents with any minor conforming changes. [Submitted by: S. Bonville] In accordance with Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code, The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised Long Range Property Management Plan (“LRPMP”), which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015 that requires the sale of certain real properties.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development.

RDA properties #7 and #8 are non-developed empty lots, located at 446-450 North N Street and was identified by the City for possible economic development. The City completed the purchase of the properties from the Successor or Agency and offered them for public bid and development.

RFP #19-672 was publicly offered to solicit bids for purchase and development for the property. Gerrid Climer offered the amount of \$34,000 with plans to develop the property as part of a future plan of expansion for his current business adjacent to the property. **Staff recommends Council adopt Resolution 19-74 accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-672, on City properties APN # 170-232-010-000 and APN #170-232-011-000, 446-450 North N Street, Tulare, from Gerrid Climer in the amount of \$34,000; and direct City Manager to execute the necessary documents with any minor conforming changes, as presented.**

- (10) **Adopt Resolution 19-75 accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-673, on City property APN # 170-263-002-000, 424 North K Street, Tulare, from Gussan Shedid for the amount of \$8,000; and direct City Manager to execute the necessary documents with any minor conforming changes. [Submitted by: S. Bonville]** In accordance with Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code, The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised Long Range Property Management Plan (“LRPMP”), which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015 that requires the sale of certain real properties.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered

for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development.

RDA property #19 is a non-developed empty lot, located at 424 North K Street and was identified by the City for possible economic development. The City completed the purchase of the properties from the Successor or Agency and offered them for public bid and development.

RFP #19-673 was publicly offered to solicit bids for purchase and development for the property. Gussan Shedid offered the amount of \$8,000 with plans to develop the property as part of a future plan of expansion for his current business adjacent to the property. **Staff recommends Council adopt Resolution 19-75 accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-673, on City property APN # 170-263-002-000, 424 North K Street, Tulare, from Gussan Shedid for the amount of \$8,000; and direct City Manager to execute the necessary documents with any minor conforming changes, as presented.**

- (11) **Approve and authorize the City Manager or his designee to sign Lease Agreement for the Use and Maintenance of Live Oak Park Varsity Baseball Field and Related Facilities with Tulare Joint Union High School District. [Submitted by: R. Hunt]** Proposed is an agreement with Tulare Joint Union High School District for the use and maintenance of Live Oak Varsity Baseball Field and related facilities within the park.

The City of Tulare and Tulare Joint Union High School have had an agreement in place for a number of years that covered the School District’s use of Live Oak baseball fields for their after-school baseball program. Historically, the term of the agreement was 1 year, subject to 4 additional 1-year terms.

The attached agreement continues this long-standing agreement with minor changes to better reflect current operating conditions and program schedules. In short, TJUHSD pays for the use of the facility, including lighting charges and any and all maintenance of the ball fields and irrigation system, while the City is responsible for the irrigation controller programming and maintenance.

The lease agreement provides for no rent payments in consideration of the District’s improvements and maintenance of the premises. **Staff recommends Council approve and authorize the City Manager or his designee to sign Lease Agreement for the Use and Maintenance of Live Oak Park Varsity Baseball Field and Related Facilities with Tulare Joint Union High School District, as presented.**

VI. SCHEDULED CITIZEN OR GROUP PRESENTATIONS

There are no items for this section of the agenda.

VII. MAYOR'S REPORT

There are no items for this section of the agenda.

VIII. GENERAL BUSINESS

Comments related to General Business Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.

(1) Finance/City Attorney:

- a. **Continued discussion regarding a request from the Tulare Local Healthcare District Board for funding assistance and provide direction to staff. [Submitted by: D. Thompson; M. Zamora]** At the December 11, 2018 council meeting, Mayor Jose Sigala requested staff to bring before the council at the December 18, 2018 meeting a discussion of the possibility of creating a line of credit for the Tulare Local Healthcare District (District) Board.

December 18, 2018 council meeting, Interim City Attorney Mario Zamora provided clarification as to changes to the options presented for consideration in the staff report. Hospital Board Chair Kevin Northcraft addressed the Council in support of their request. Following discussion, it was moved by Council Member Sayre, seconded by Mayor Sigala and carried 3 to 0 (Council Member Nunley and Vice Mayor Mederos recused) to continue this item for further discussion and action to the January 15, 2018 meeting.

The District will be receiving \$2,335,000 in annual lease payments from Adventist Health, once Adventist Health takes over the operation from the District. This is anticipated to happen on February 1, 2019. According to their lease agreement with Adventist Health, the first six months of the lease payment will be used to repay Adventist Health on a loan given to the District to get the hospital building to meet state requirements to open. The next 12 months of lease payments, the District will only receive half of the lease payments with the other half going toward to the loan repayment. It will take 18 months into the lease agreement before the District will get the full lease payment. The District will also be selling equipment to Adventist Health for around \$6,000,000 that will also be applied to the loan from Adventist Health. In addition to the lease payment from Adventist Health, the District receives around \$600,000 in rent from other buildings they lease out and around

\$1,800,000 in property taxes annually after bond payments. The line of credit is needed to cover operational, insurance, bankruptcy and planning costs.

Staff request Council continue discussion regarding the consideration of the City opening a line of credit with the District directly using funds from its portfolio.

Attached for Council's information is the City's Statement of Investment Policy, which includes specific language regarding Medium Term Notes/Corporate Bonds (page 3, No.8). **Staff recommends Council, following discussion, provide direction to staff regarding the request.**

(2) City Manager:

- a. City Council upon review and/or interviews, appoint a new member to the following: Library Board (1) and Aviation Committee (1). [Submitted by: R. Yoder]** The City of Tulare has 11 boards and commissions in addition to the City Council. From time to time, appointments and reappointments are needed due to vacancies and expiring terms.

On December 18, 2018, the City Council declared a seat on the Library Board vacant following a resignation of one of its members whose term ended December 31, 2018. Staff posted the Vacancy Notice on December 19, 2018.

Library Board

A five-member advisory board, the Tulare Library Board meets on the third Wednesday of each month, at 4:00 p.m., in the Public Library. Board members are appointed by the City Council for four-year terms to advise the staff and Council on all matters relating to library service.

Staff has received two applications for consideration to fill this vacancy as follows:

Jill Worley (However, Ms. Worley withdrew her application on January 9, 2019, in support of Ms. DeMuth.)

Margaret (Peggy) DeMuth

Aviation Committee

The Tulare Aviation Committee, a five-member advisory board appointed by the City Council, is charged with the responsibility of making recommendations to the Council and staff in all areas related to city airport use, improvements and development of Mefford Field. Quarterly meetings of the Committee are held on the fourth Monday of the month at 6:00 p.m. at

City Hall. Members serve a four-year term.

The Aviation Committee also has one vacancy, a seat that has been vacant since March of 2017, and is a new four-year term ending December 31, 2023 as a result. Staff has received one application for consideration to fill this vacancy as follows:

John Arriola

Staff recommends Council upon review and/or interviews, appoint a new member to the following: Library Board (1) and Aviation Committee (1), as presented.

**IX. COUNCIL/STAFF UPDATES, REPORTS OR ITEMS OF INTEREST – GC
54954.2(a)(2)**

**X. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE
SECTION(S):**

- (a) 54957.6b Conference with Labor Negotiators [Submitted by: J. Avila]
Represented/Unrepresented Employee(s): CLOCEA, TPOU, Police
Management, Misc. Mid-Managers
Negotiators: Rob Hunt, Darlene Thompson, Janice Avila, Mario Zamora
[Submitted by: J. Avila; M. Zamora]

- (b) 54956.8b Conference with Real Property Negotiators
Property: located along Cartmill Avenue between State Route 99 and De La
Vina Street. (APN#149-060-016), (APN#149-240-024), (APN#149-060-005),
(APN#149-190-061), (APN#149-240-024), (APN#149-230-018),
(APN#149-230-005), (APN#149-220-008), and (APN#149-230-014)
Under Negotiation: Discuss the acquisition status and terms and conditions of
the purchase
Negotiating parties: Rob Hunt, Josh McDonnell, Steve Bonville, Michael Miller,
Nick Bartsch, Will Washburn, and Mario Zamora. [Submitted by: N. Bartsch]

XI. RECONVENE CLOSED SESSION

XII. CLOSED SESSION REPORT (if any)

XIII. ADJOURN REGULAR MEETING

**ACTION MINUTES OF TULARE
CITY COUNCIL, CITY OF TULARE**

December 18, 2018

A regular session meeting of the City Council, City of Tulare was held on Tuesday, December 18, 2018, at 7:00 p.m., in the Tulare Public Library & Council Chambers, 491 North “M” Street.

COUNCIL PRESENT: Jose Sigala, Dennis A. Mederos, Carlton Jones, Greg Nunley, Terry A. Sayre

STAFF PRESENT: Rob Hunt, Mario Zamora, Janice Avila, Matt Machado, Luis Nevarez, Steve Bonville, Josh McDonnell, Michael Miller, Darlene Thompson, Trisha Whitfield, Traci Myers, Nick Bartsch, Roxanne Yoder

I. CALL TO ORDER REGULAR SESSION

Mayor Sigala called the regular meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE AND INVOCATION

General Services Director Steve Bonville led the Pledge of Allegiance and an invocation was given by Interim City Manager Rob Hunt.

III. CITIZEN COMMENTS

Mayor Sigala requested those who wish to speak on matters not on the agenda within the jurisdiction of the Council, or to address or request a matter be pulled from the consent calendar to do so at this time. He further stated comments related to general business matters would be heard at the time that matter is addressed on the agenda.

Jerry Sinift addressed the Council on behalf of the International Agri-Center Board and their donation of \$10,000 in memory of K9 Officer Bane.

Dennis McAnarney addressed the Council regarding the hospital.

Donnette Silva-Carter addressed the Council regarding Leadership Tulare and introduced participant Richard Payne.

IV. COMMUNICATIONS

- (1) Letter of Concern from Jesse Q. Martinez, on behalf of Vejars Restaurant.** Jesse Martinez addressed the Council regarding concerns surrounding their business. Staff will investigate.

V. CONSENT CALENDAR:

It was moved by Council Member Nunley, seconded by Council Member Sayre and unanimously carried that the items on the Consent Calendar be approved as presented with the exception of item(s) 11 and 13.

- (1) Authorization to read ordinances by title only.
- (2) Approve minutes of December 4 and December 11, 2018 regular/special meeting(s). [Submitted by: R. Yoder]
- (3) Declare Terry Sayre's seat on the Library Board vacant and direct staff to post the vacancy and solicit applications. [Submitted by: R. Yoder]
- (4) Adopt Resolution 18-65, approving the Sacramento Street – Maple Avenue Improvements Project, and the associated California Environmental Quality Act (CEQA) Notice of Exemption. [Submitted by: M. Anaya]
- (5) Adopt Resolution 18-66, an erratum correcting the text in Mitigation Measure 4.0-1 approved by the Council of the City of Tulare as part of Resolution 18-62 on November 20, 2018. [Submitted by: M. Anaya]
- (6) Award and authorize the City Manager to sign a contract with A-C Electric Company of Visalia, CA in the amount not to exceed \$75,830.00 for Project EN0072 to construct traffic signal modifications at Prosperity Avenue and 'M' Street, and authorize the City Manager or designee to approve contract change orders in an amount not to exceed 10% (\$7,583.00) of the contract award amount. [Submitted by: J. Funk]
- (7) Receive, review, and file the Monthly Investment Report for October 2018. [Submitted by: D. Thompson]
- (8) Approve the purchase amount of \$33,356.12 for the purchase of one (1) 2019 Ford F-150 Super Crew Planning Truck from National Auto Fleet Group using State of California and Sourcewell Co-Operative Purchase Program. [Submitted by: S. Bonville]
- (9) Award Nixon-Egli Equipment Co. a Bid for a replacement LeeBoy paver for Streets Department thru Sourcewell (formally NJPA) pricing in the amount of \$225,966.18. [Submitted by: S. Bonville]
- (10) Authorize the Mayor, on behalf of the City Council, to execute an Interim City Manager Assignment Agreement made and entered into by and between the City of Tulare and Rob A. Hunt. [Submitted by: J. Avila]

- (11) **Approve proposals and authorize City Manager or his designee to enter into Professional Landscape Maintenance Consultant Services Agreements for various Landscape & Lighting Districts, City Facilities and Streetscapes as follows: Route A – Quinn Landscape Services (Tulare) \$144,792.36; Route B – Perfect Care Landscape (Tulare) \$180,850.68; Route C – Perfect Care Landscape (Tulare) \$146,411.64; Route D - Perfect Care Landscape (Tulare) \$146,721.96; Route E – Perfect Care Landscape (Tulare) \$38,820.36; Route F – Quinn Landscape Services (Tulare) \$30,755.40; subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager. [Submitted by: R. Hunt]** Council Member Nunley recused himself from discussion due to a business relationship and left the room. With no discussion, it was moved by Council Member Jones, seconded by Vice Mayor Mederos and carried 4 to 0 (Council Member Nunley recused) to approve the item as presented.
- (12) **Surplus Police K-9 “Blaze” and authorize the sale of same to his former handler, Police Officer Jeremy Tanck, for the purchase price of \$1.00. [Submitted by: M. Machado]**
- (13) **Receive the Fuel Cell Performance Update. [Submitted by: T. Whitfield]** Council Member Jones pulled the item to request continuance to a date that would allow adequate time for questions, that request was seconded by Council Member Sayre and unanimously carried to continue the item to a date that would allow for further discussion [approximately February 5, 2019.]
- (14) **Approve and authorize the City Manager to execute an amendment to the Power Purchase Agreement (PPA) between the City and 1875 West St Solar, LLC, referred to as Borrego Solar Systems, execute revisions to the Lease and Easement Agreement, and execute the PPA Consent and Assignment, Lease Consent and Assignment, PPA Estoppel, and Lease Estoppel subject to minor conforming changes by the City Attorney’s Office. [Submitted by: T. Whitfield]**

VI. SCHEDULED CITIZEN OR GROUP PRESENTATIONS

- (1) **Staff presentation regarding a request from the Tulare Local Healthcare District Board for funding assistance. [Requested by: Council 12/11/18]** Council Member Nunley and Vice Mayor Mederos recused themselves from discussion and left the room due to property/business relationships. Interim City Manager Rob Hunt provided a report for the Council’s review and consideration. Interim City Attorney Mario Zamora provided clarification as to changes to the options presented for consideration in the staff report. Hospital Board Chair Kevin Northcraft addressed the Council in support of their request. Council Member Jones expressed concerns with the request. Council Member Sayre expressed concerns with a public entity loaning money in this manner. Mayor Sigala asked staff to clarify loan or line of credit and funding sources.

Finance Director Darlene Thompson responded thereto. Following discussion, it was moved by Council Member Sayre, seconded by Mayor Sigala and carried 3 to 0 (Council Member Nunley and Vice Mayor Mederos recused) to continue this item for further discussion and action to the January 15, 2018 meeting.

VII. MAYOR'S REPORT

There were no items for this section of the agenda.

VIII. CONVENE JOINTLY AS TULARE CITY COUNCIL AND TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE TULARE REDEVELOPMENT AGENCY –

Mayor Sigala convened jointly at 8:03 p.m.

(1) Successor Agency:

- a. **Adopt Successor Agency Resolution 2018-04 approving the Recognized Obligation Payment Schedule for the July 1, 2019 through June 30, 2020 time period (ROPS 19-20) and the Fiscal Year 2019-20 Administrative Budget. [Submitted by: D. Thompson]** Finance Director Darlene Thompson provided a report for the Council's review and consideration. With no discussion, it was moved by Council Member Nunley, seconded by Council Member Jones and unanimously carried to adopt Resolution 2018-04 as presented.

IX. ADJOURN AS TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND REMAIN SEATED AS THE TULARE CITY COUNCIL –

Mayor Sigala adjourned the joint session, but remained seated as the Tulare City Council at 8:05 p.m.

X. GENERAL BUSINESS

Comments related to General Business Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.

(1) Public Hearing:

- a. **Public Hearing to receive and accept the City's annual Development Impact Fee Fund Report for the fiscal year ended June 30, 2018. [Submitted by: D. Thompson]** Council Member Nunley recused himself from discussion and left the room due to property ownership. Finance Director Darlene Thompson provided a report for the Council's review and consideration. Mayor Sigala opened the public hearing at 8:08 p.m. Receiving no public comments, Mayor Sigala closed the public hearing at

8:08 p.m. Staff addressed questions and comments posed by Council. Following discussion, it was moved by Council Member Jones, seconded by Vice Mayor Mederos and carried 4 to 0 (Council Member Nunley recused) to approve the item as presented.

- b. Public Hearing to consider the adoption of four Resolutions of Necessity to acquire property by eminent domain for portions of certain properties located in the area of the Cartmill Avenue and Hillman Street Intersection Project; Resolution of Necessity 18-67 for a portion of APN 166-220-008, Resolution of Necessity 18-68 for a portion of APN 149-230-005, Resolution of Necessity 18-69 for a portion of APN 149-230-014, and Resolution of Necessity 18-70 for a portion of APN 149-230-018; authorizing the City Attorney to take the steps necessary to finalize the acquisition of the public right of way for the Project through eminent domain. [Submitted by: M. Zamora]** Council Member Nunley recused himself from discussion and left the room due to property ownership. Interim City Attorney Mario Zamora provided a report for the Council's review and consideration and explained the Eminent Domain process. Mayor Sigala opened the public hearing with regard to Resolution 18-67 at 8:12 p.m. Daniel Evans addressed the Council on behalf of Jon Bassett obo Mary Ann Anderson Trust objecting to the Resolution of Necessity. With no further public comment, Mayor Sigala closed the public hearing at 8:15 p.m. Following discussion, it was moved by Council Member Jones, seconded by Council Member Sayre and carried 4 to 0 (Council Member Nunley recused) to adopt Resolution of Necessity 18-67 as presented.

Mayor Sigala opened the public hearing with regard to Resolution 18-68 at 8:18 p.m. Daniel Evans addressed the Council on behalf of Jon Bassett obo the Mary Ann Anderson Trust objecting to the Resolution of Necessity. With no further public comment, Mayor Sigala closed the public hearing at 8:20 p.m. With no further discussion, it was moved by Council Member Jones, seconded by Council Member Sayre and carried 4 to 0 (Council Member Nunley recused) to adopt Resolution of Necessity 18-68 as presented.

Mayor Sigala opened the public hearing with regard to Resolution 18-69 at 8:21 p.m. Receiving no public comment, Mayor Sigala closed the public hearing at 8:22 p.m. With no further discussion, it was moved by Vice Mayor Mederos, seconded by Council Member Jones and carried 4 to 0 (Council Member Nunley recused) to adopt Resolution of Necessity 18-69 as presented.

Mayor Sigala opened the public hearing with regard to Resolution 18-70 at 8:24 p.m. Attorney Nicholas Buss addressed the Council obo Moranbah Farms, Inc. objecting to the Resolution of Necessity. With no further discussion, it was moved by Council Member Jones, seconded by Council

Member Sayre and carried 4 to 0 (Council Member Nunley recused) to adopt Resolution of Necessity 18-70 as presented.

- c. **Public Hearing to adopt Resolution 18-71 adopting a Negative Declaration Addendum prepared for changes to the list of properties included as part of Implementation Program A-3 of the City's 2015-2023 Housing Element, General Plan Amendment No. 2018-02, Zone Amendment No 732; and adopt Resolution 18-72 to approve General Plan Amendment No. 2018-02 providing for a change in land use designation on approximately 123.08 acres throughout the City from their current land use designation to High Density Residential, and pass-to-print Ordinance 18-13 approving Zone Amendment No. 732, changing the existing zoning on approximately 123.08 acres throughout the City from the existing zoning district on the affected parcels to R-M-4 (Multiple Family Residential, 1,500 sq. ft. minimum site area per dwelling unit). This re-zoning would apply to the following parcel numbers: 166-230-007, 168-330-018, 171-250-017, 172-040-073, 177-060-002, 177-060-009, 177-060-010, 177-060-011, 177-060-012, 177-060-013, 177-300-026, 182-340-001, 182-340-002, 182-330-014, 184-100-010, 149-070-008[partial], 177-190-002, 168-180-012, 168-010-009, 168-010-010, 168-010-035, and 168-020-003. [Submitted by: M. Anaya]** Council Member Nunley recused himself from discussions and left the room due to property ownership. Principal Planner Mario Anaya provided a PowerPoint slide presentation for the Council's review and consideration.

Mayor Sigala opened the public hearing at 8:39 p.m. Bob Clark, Richard Walker, Sr. Planner of 4Creeks obo Alex & Josh Mendrin, Allen Williams obo Blackstone Ranch, LLC., Don Dolin, Mike Torrez, Robert Modill, Cassidy Dolin, Adrianna Hooker-(unintelligible), Kevin (unintelligible), Debbie Rodriguez, Mike Silicato, Coach Baker, Sylvia Torrez, and (unintelligible) Modill addressed the Council objecting to the rezoning. Receiving no further public comment, Mayor Sigala closed the public hearing at 9:01 p.m.

Following discussion, it was moved by Vice Mayor Mederos to exclude properties 2, 3, 11, 12, 13, 14, 15, and 21 as identified on the map, seconded by Council Member Sayre and carried 4 to 0 to **adopt Resolution 18-71, as amended**; it was further moved by Vice Mayor Mederos to exclude properties 2, 3, 11, 12, 13, 14, 15, and 21 as identified on the map, seconded by Council Member Sayre and carried 4 to 0 to **adopt Resolution 18-72, as amended**; lastly, it was moved by Vice Mayor Mederos to exclude properties 2, 3, 11, 12, 13, 14, 15, and 21 as identified on the map, seconded by Council Member Sayre and carried 4 to 0 to **pass-to-print Ordinance 18-13, as amended**.

(2) Engineering:

- a. **Consider a request by Brian and Sara Martinho to release a long-term deferred improvement agreement deferring the construction of curb, gutter, sidewalk, pave-out, drive approach, streetlights, and drainage facilities per City standards along the frontage of 1210 W. Prosperity Avenue. [Submitted by: M. Miller]** The item was pulled, no further action.

(3) City Manager:

- a. **City Council upon review of materials and interviews, reappoint existing members or appoint new members to the following: Aviation Committee (3); Board of Public Utilities (1); Housing & Building Appeals Board (1); Library Board (1); Police Review Board (7) [Submitted by: R. Yoder]** Chief Deputy City Clerk Roxanne Yoder introduced the item. Mayor Sigala nominated Chris Harrell to the vacancy on the Board of Public Utilities, seconded by Vice Mayor Mederos and unanimously carried to appoint Chris Harrell to the Board.

It was moved by Council Member Nunley, seconded by Council Member Jones and unanimously carried to reappointment Michael Groah and Casey Jenkins to the Aviation Committee. Mr. Schoenau was disqualified due to his business relationship with the airport. There still exists one vacancy that will be re-posted to further solicit applications.

It was moved by Vice Mayor Mederos, seconded by Council Member Nunley and unanimously carried to reappoint Peggy Wright to the Housing & Building Appeals Board.

It was moved by Vice Mayor Mederos, seconded by Council Member Nunley and unanimously carried to reappoint Donna Schauland to the Library Board. There still exist one vacancy that will be posted to solicit applications.

Lastly, Vice Mayor Mederos recommended Karen Presant to fill the vacancy for his District seat on the Police Review Board. Although not required it was seconded by Council Member Nunley and unanimously carried to appoint Ms. Presant. It was further moved by Council Member Jones, seconded by Council Member Nunley and unanimously carried to reappoint John Avila and Duane Goree, Jr. to the at-large positions. All remaining District seats were reappointed as presented.

- b. **Review, discussion, selection and update of City Council Representation on outside agency Boards and Committees List, specific to Tulare County Association of Governments, Tulare Irrigation District Joint Committee, South San Joaquin Valley Air Board City Selection**

Committee and Tulare County Homeless Taskforce. [Submitted by: R. Yoder] Mayor Sigala reviewed the item with Council for clarification of the respective appointments and/or nominations. Following discussion, it was moved by Council Member Nunley, seconded by Council Member Jones to appoint Mr. Jones as the TCAG representative and Council Member Sayre as the alternate; that motion failed 2 to 3 (Council Member Sayre, Vice Mayor Mederos and Mayor Sigala voting no). It was further moved by Vice Mayor Mederos, seconded by Council Member Nunley and unanimously carried to appoint Ms. Sayre as the TCAG representative and Council Member Jones as the alternate.

It was further clarified and the consensus of the Council that Vice Mayor Mederos and Mayor Sigala will serve on the Tulare Irrigation District Joint Committee. Additionally, it was also clarified and the consensus of the Council that Mayor Sigala will serve as the representative and Council Member Jones as the alternate on the Air Board's City Selection Committee. Lastly, with regard to the Tulare County Homeless Taskforce, Ms. Sayre will withdraw her request for consideration to serve allowing Mr. Jones to continue with his pursuit of appointment through the County process. *Note: Mr. Jones must file an application with the County for consideration.*

Council Member Jones left the meeting at 10:00 p.m.

- c. Provide direction to staff regarding scheduling a goal setting session for the City Council and allocate up to \$15,000. [Submitted by: R. Hunt]** Interim City Manager Rob Hunt introduced the item for the Council's review and consideration. Following discussion, it was moved by Council Member Nunley, seconded by Council Member Sayre and carried 4 to 0 (Council Member Jones absent) to approve the allocation as presented.

XI. COUNCIL/STAFF UPDATES, REPORTS OR ITEMS OF INTEREST – GC 54954.2(3)

XII. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S):

Mayor Sigala adjourned to closed session at 10:10 p.m. for matters as stated by Interim City Attorney Mario Zamora.

- (a) 54956.8b Conference with Real Property Negotiators
 Property: City property located at Paige and Highway 99 APN # 191-070-015
 Under Negotiation: Direction as to future use or licensing of the property
 Negotiating parties: Steve Bonville, Josh McDonnell, Mario Zamora [Submitted by: S. Bonville]

XIII. RECONVENE CLOSED SESSION

Mayor Sigala reconvened from closed meeting at 10:20 p.m.

XIV. CLOSED SESSION REPORT (if any)

Mayor Sigala advised there were no reportable actions.

XV. ADJOURN REGULAR MEETING

Mayor Sigala adjourned the regular meeting at 10:20 p.m.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

Chief Deputy City Clerk and Clerk of the
Council of the City of Tulare

**ACTION MINUTES OF TULARE
CITY COUNCIL, CITY OF TULARE**

January 7, 2019

A special closed session meeting of the City Council, City of Tulare was held on Monday, January 7, 2019 at 6:00 p.m. at Tulare City Hall, 2nd floor, Training Room/Library Conference at 411 East Kern Avenue, Tulare, California.

COUNCIL PRESENT: Jose Sigala, Dennis A. Mederos, Carlton Jones, Greg Nunley, Terry A. Sayre

STAFF PRESENT: Rob Hunt, Mario Zamora, Janice Avila, Matt Machado, Roxanne Yoder

I. CALL TO ORDER SPECIAL CLOSED SESSION

Mayor Sigala called the closed session to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS - Comments from the public are limited to items listed on the agenda (GC 54954.3a). Speakers will be allowed three minutes. Please begin your comments by stating and spelling your name and providing your city of residence.

No public comment.

IV. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S):

Mayor Sigala adjourned to closed session at 6:02 p.m., for items as noted on the agenda.

- (a) 54956.9(d)(1) Conference with Legal Counsel – Existing Litigation (1)
Name of Case: Hensley v. City of Tulare, TCSC Case No. 273730

V. RECONVENE CLOSED SESSION

Mayor Sigala reconvened from closed session at 7:16 p.m.

VI. CLOSED SESSION REPORT (if any)

Interim City Attorney advised that the Council selected Mayor Jose Sigala and Vice Mayor Dennis A. Mederos to represent the City at the mediation scheduled for Thursday, January 10, 2019 in the matter of Hensley v. City of Tulare.

VII. ADJOURN SPECIAL CLOSED SESSION

Mayor Sigala adjourned closed session at 7:17 p.m.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

Chief Deputy City Clerk and Clerk of the
Council of the City of Tulare

ORDINANCE NO. 18-13

AN ORDINANCE OF THE CITY OF TULARE AMENDING THE ZONING MAP OF THE CITY BEING A PART OF THE SECTION 10.04.04 OF SAID CODE ZONE AMENDMENT NO. 732

WHEREAS, the Council of the City of Tulare finds that this application is necessary to achieve the objectives of the Zoning Title prescribed in Section 10.04.02 of the Tulare City Code; and,

WHEREAS, the Council of the City of Tulare finds that this zone change is in conformance with the adopted General Plan for the City of Tulare; and,

WHEREAS, the Council of the City of Tulare finds that the request will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and,

WHEREAS, the Council of the City of Tulare finds that a Negative Declaration Addendum has been prepared in accordance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TULARE AS FOLLOWS, to wit:

SECTION 1: The Zoning Map of the City of Tulare as referred to in Section 10.24.05 of the City Code of the City of Tulare, and as enacted, being made a part of the Zoning title of said Code in Section 10.04.04; thereof, a property portion of said map, being attached hereto, is hereby amended as follows:

REZONING approximately 95.93 acres of property throughout the City (Assessor's Parcel Numbers: 168-330-018, 171-250-017, 172-040-073, 177-300-026, 182-340-001, 182-340-002, 182-330-014, 184-100-010, 177-190-002, 168-180-012, 168-010-009, 168-010-010, 168-010-035, and 168-020-003) from the existing zone district on the affected parcels to the R-M-4 (Multiple Family Residential, 1,500 square feet minimum site area per dwelling unit) zone district, as set forth more specifically on said map.

SECTION 2: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This Ordinance shall be in full force and effect thirty (30) days from and after its passage, adoption, and approval.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2019.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

Chief Deputy City Clerk and Clerk of the
Council of the City of Tulare

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET – CONSENT CALENDAR**

Submitting Department: Community and Economic Development

For Council Meeting of: January 15, 2019

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 19-___ approving the Sonora Avenue Improvements Project, and the associated California Environmental Quality Act (CEQA) Notice of Exemption.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

The Sonora Avenue Improvements Project is being implemented to address needed improvements to the pavement and to install ADA-compliant infrastructure along Sonora Avenue between West and 'E' Streets. The Project would also involve the needed repairs and replacement of in-street sewer and surface water facilities.

ENVIRONMENTAL:

The proposed Sonora Avenue Improvements Project is exempt from Environmental Review under the California Environmental Quality Act (CEQA), pursuant to Sections 15301(b)(c) and 15302(c).

STAFF RECOMMENDATION:

Adopt Resolution 19-___ approving the Sonora Avenue Improvements Project, and the associated California Environmental Quality Act (CEQA) Notice of Exemption.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Submitted by: Josh McDonnell

Title: Community and Economic Development Director

Date: January 7, 2019

City Manager Approval: _____

RESOLUTION 19-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TULARE
APPROVING THE SONORA AVENUE IMPROVEMENTS PROJECT AND
CEQA NOTICE OF EXEMPTION**

WHEREAS, the California Environmental Quality Act (“CEQA”) requires a public agency to approve or determine to carry out a project subject to CEQA before filing a Notice of Exemption; and,

WHEREAS, the Sonora Avenue Improvements Project is required in order to make needed improvements to pavement, installation of ADA-compliant facilities, necessary repairs & replacement of in-street sewer and surface water facilities; and,

WHEREAS, the Sonora Avenue Improvements Project is exempt from environmental review under the California Environmental Quality Act, pursuant to Sections 15301(b)(c) and 15302(c).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Tulare that by this Resolution, the Sonora Avenue Improvements Project is approved, as is the Notice of Exemption for the Project under CEQA.

PASSED, APPROVED, AND ADOPTED this 15th day of January, 2019.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF TULARE)

I, Rob Hunt, Interim City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 19-____ passed and adopted by the Council of the City of Tulare at a regular meeting held on January 15, 2019, by the following vote:

Aye(s)_____

Noe(s) _____Absent/Abstention(s)_____.

Dated:

ROB HUNT, INTERIM CITY CLERK

By Roxanne Yoder, Chief Deputy City Clerk

Sonora Avenue Improvements

Supplemental Information

Categorical Exemption – Section 15301 and 15302

Introduction and Background

The proposed project will include the following improvements on Sonora Avenue between West and 'E' Streets:

- Pavement repair
- Install ADA improvements where necessary – includes replacement of all ramps that do not meet current ADA standards, replacement of non-ADA compliant driveway and alley approaches.
- Within the roadway, replace various components of water, sewer, and surface water facilities.

Categorical Exemption, Section 15301 Existing Facilities

The project meets the conditions for the Existing Facilities Exemption described in Section 15301 of the State CEQA Guidelines as explained below.

Section 15301 consists of repair, maintenance or minor alterations to existing public facilities. This includes: (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails and similar facilities. The proposed project will make improvements to existing streets, sidewalks and gutters by repairing deficient pavement, modifying sidewalks to comply with ADA requirements and by making improvements to existing in-street infrastructure. The project does not involve an expansion of an existing use.

Categorical Exemption, Section 15302 Replacement or Reconstruction

The project meets the conditions for the Replacement/Reconstruction Exemption described in Section 15302 of the State CEQA Guidelines as explained below.

Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This includes: (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The proposed project will make improvements to the existing sewer and water facilities within the street. The project does not involve a significant expansion of services.

Environmental Impacts

Pursuant to Section 15300.2 of the CEQA Guidelines, the City has determined there are no exceptions that preclude the use of the CEQA Exemptions:

1. Cumulative Impacts – the project involves replacement and minor improvements to the existing streets, sidewalks and infrastructure described herein. No new or expanded facilities are proposed and there are no other associated or nearby projects that, when combined with the proposed project, would result in a significant cumulative impact.
2. Significant Effect – the project will result in minimal impacts, as the site is heavily disturbed and will be returned to pre-construction conditions once the project is complete. No significant effects will result from the project.
3. Scenic highways – there are no scenic highways on or near the project sites.
4. Hazardous Waste Sites – there are no hazardous waste sites associated with the project.
5. Historical Resources – the project involves improvements to streets, sidewalks and infrastructure. There are no components of the project that would impact a historical resource.

Other information

Standard best management practices related to water quality (SWPPP), construction noise, traffic control and other regulations will be implemented as required.

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Engineering

For Council Meeting of: January 15, 2019

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Accept the following easements associated with the Mission Court Apartments project located on the east side of Morrison Street south of Bardsley Avenue, and authorize the City Manager or his designee to sign the Certificates of Acceptance for the same:

- A Grant of Easement for water main purposes from Housing Authority of the County of Tulare on Assessor’s Parcel Number 184-190-017, and
- A Grant of Easement for water main purposes from 99 Prosperity Development, LLC on Assessor’s Parcel Number 184-190-016.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

Tulare Pacific Associates II, a California Limited Partnership, submitted Design Review Application No. 5218 for development of the 65-unit Mission Court Apartments project located on the east side of Morrison Street south of Bardsley Avenue. Construction of conditionally required improvements in accordance with Planning Commission Resolution No. 5218 necessitates the installation of a water main from Bardsley Avenue across adjacent property to serve as a secondary connection point to the project site. Tulare Pacific Associates II has worked with the adjacent property owner (99 Prosperity Development, LLC) to obtain a grant of easement for water main purposes in favor of the City. Additionally, Tulare Pacific Associates II is offering a grant of easement for water main purposes across their project site.

Copies of the Mission Court Apartment site plan, water line easements, and certificates of acceptance are attached.

STAFF RECOMMENDATION:

Accept the following easements associated with the Mission Court Apartments project located on the east side of Morrison Street south of Bardsley Avenue, and authorize the City Manager or his designee to sign the Certificates of Acceptance for the same:

- A Grant of Easement for water main purposes from Housing Authority of the County of Tulare on Assessor’s Parcel Number 184-190-017, and
- A Grant of Easement for water main purposes from 99 Prosperity Development, LLC on Assessor’s Parcel Number 184-190-016.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Submitted by: Michael Miller

Title: City Engineer

Date: January 7, 2018

City Manager Approval: _____

RECORDING REQUESTED BY:

CITY OF TULARE
AND WHEN RECORDED MAIL TO:

City Clerk
City of Tulare
411 East Kern Avenue
Tulare, CA 93274-4257

PURSUANT TO GOVERNMENT CODE SECTION 6103,
NO RECORDING FEE REQUIRED.

SPACE ABOVE FOR RECORDER'S USE

Grant of Easement

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ NONE

_____ unincorporated area City of Tulare

Parcel No.: 184-190-16 (Portion)

computed on full value of interest or property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERTION, receipt of which is hereby acknowledged, represents that, as the owner(s) of herein described real property,

99 PROSPERITY DEVELOPMENT, LLC, a California limited liability company,

Hereby GRANTS to the CITY OF TULARE, A MUNICIPAL CORPORATION, an easement for water main purposes over the real property in the City of Tulare, County of Tulare, State of California, described as follows:

LEGAL DESCRIPTION AND PLAT MARKED EXHIBIT "A" AND EXHIBIT "B" ATTACHED AND MADE PART HEREOF BY REFERENCE.

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Dated: 12/13/18

Grantor: **99 PROSPERITY DEVELOPMENT, LLC**

By: Donna Le / Kim Kobara
(Signature)

Name: Donna Le / Kim Kobara

Title: managing partners

State of California) (HXN)
County of Tulare) S.S. Santa Clara

On 12/13/2018
before me, Ham Xuan Nguyen
Notary Public, personally appeared Donna Le and Kim Kobara

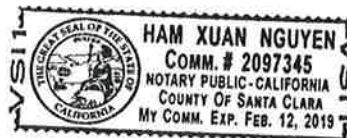
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]

Signature of Notary Public



(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

The West 20 feet of the East 166.00 feet of Parcel 1 of Parcel Map No. 5036, in the City of Tulare, County of Tulare, State of California, according to the map thereof, recorded in Book 51 of Parcel Maps at Page 42, Tulare County Records.

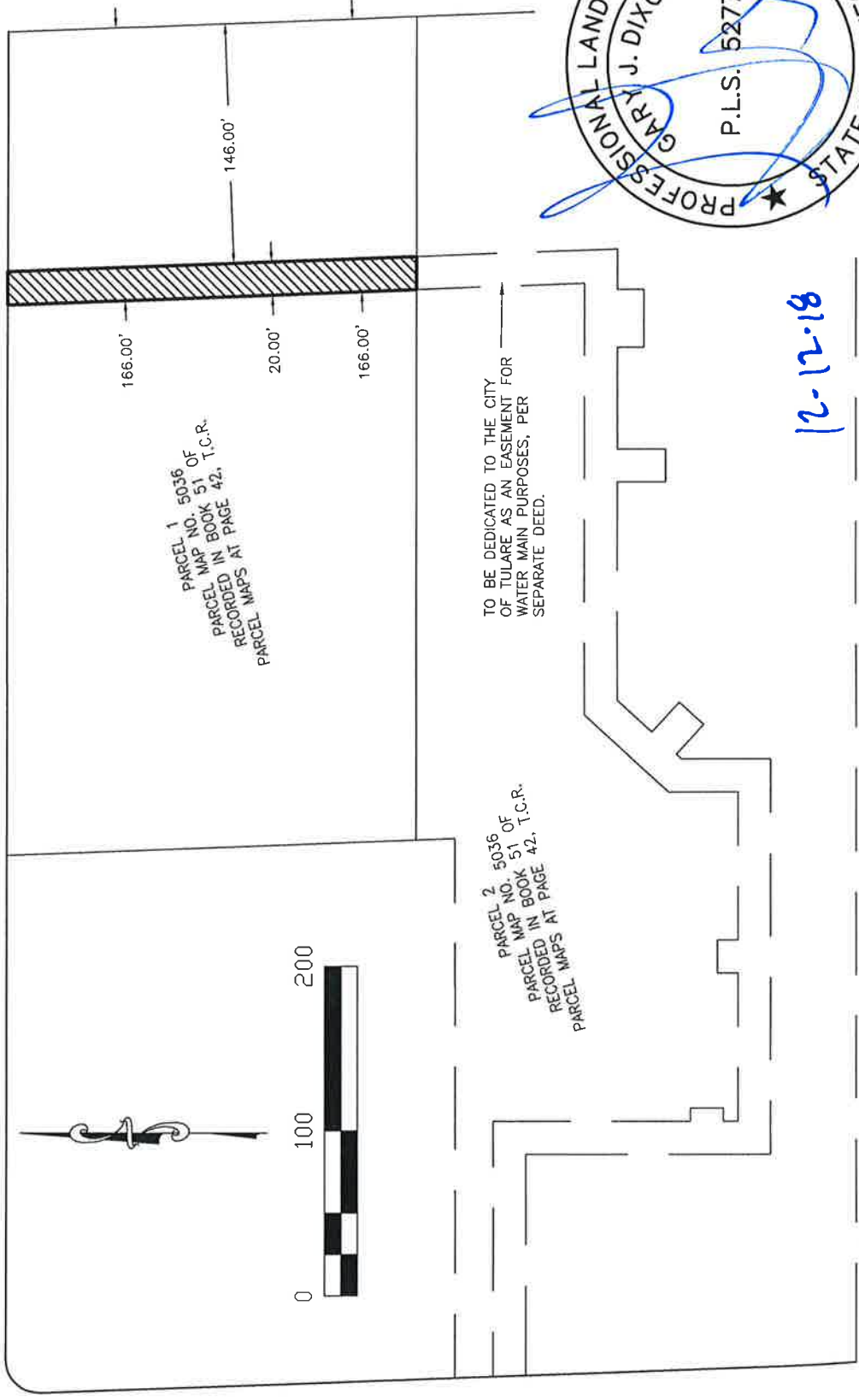
Containing 4,986 square feet, more or less.

12-12-18



EXHIBIT "B"

BARDSLEY AVENUE



LEGEND



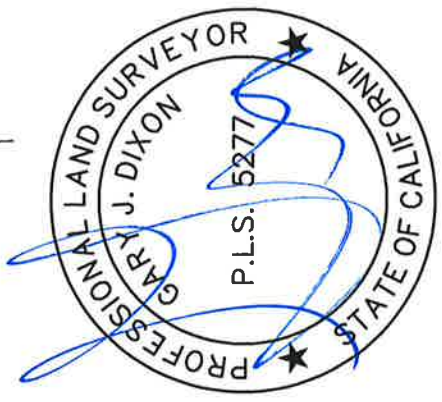
INDICATES AREA TO BE DEDICATED TO THE CITY OF TULARE AS AN EASEMENT FOR WATER MAIN PURPOSES.

OWNER: 99 PROSPERITY DEVELOPMENT LLC.

APN: 184-190-016

AREA: 4,986 SQUARE FEET, +/-

T.C.R. TULARE COUNTY RECORDS.



12-12-18

PREPARED BY:
DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

DATE: SEP. 6, 2018
SCALE: 1" = 100'
DWN BY: JADS
PLOT: 18-029

REVISIONS:
Oct. 11, 2018
=

DRAWING NO. **1**
OF 1 SHEETS



Office of the City Clerk

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY, that the interest in real property conveyed by the **Grant of Easement** dated _____, 2018, to the City of Tulare, a Municipal Corporation of the State of California, from Tulare Pacific Associates, II, a California Limited Partnership, as property owner, was duly accepted by the City Council of the City of Tulare on _____, 2018, and by the same order of the City Council of the City of Tulare, the City Manager was authorized to execute this Certificate of Acceptance to be recorded with the **Grant of Easement**.

CITY OF TULARE

By: _____
Interim City Manager

ATTEST:

By: _____
Chief Deputy City Clerk

RECORDING REQUESTED BY:

CITY OF TULARE

AND WHEN RECORDED MAIL TO:

City Clerk
City of Tulare
411 East Kern Avenue
Tulare, CA 93274-4257

PURSUANT TO GOVERNMENT CODE SECTION 6103,
NO RECORDING FEE REQUIRED.

SPACE ABOVE FOR RECORDER'S USE

Grant of Easement

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ NONE

_____ unincorporated area City of Tulare

Parcel No.: 184-190-17 (Portion)

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERTION, receipt of which is hereby acknowledged, represents that, as the owner(s) of herein described real property,

TULARE PACIFIC ASSOCIATES II, A CALIFORNIA LIMITED PARTNERSHIP,

Hereby GRANTS to the CITY OF TULARE, A MUNICIPAL CORPORATION, an easement for water main purposes over the real property in the City of Tulare, County of Tulare, State of California, described as follows:

LEGAL DESCRIPTION AND PLAT MARKED EXHIBIT "A" AND EXHIBIT "B" ATTACHED AND MADE PART HEREOF BY REFERENCE.

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Dated: 12/14/18

Grantor: **TULARE PACIFIC ASSOCIATES II, A CALIFORNIA LIMITED PARTNERSHIP,**

By: [Signature]
(Signature)

Name: CALEB ROOPE

Title: MGR, TPC HOLDINGS V, LLC, G.P.

State of Idaho
~~California~~
County of Tulare) S.S.
Ada

On December 14th, 2018
before me, Katie Callen
Notary Public, personally appeared Caleb Roope

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Idaho that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

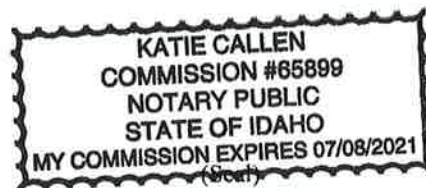


EXHIBIT "A" LEGAL DESCRIPTION

That portion of Parcel 2 of Parcel Map No. 5036, in the City of Tulare, County of Tulare, State of California, according to the map thereof, recorded in Book 51 of Parcel Maps at Page 42, Tulare County Records, described as follows:

COMMENCING at the Northwest corner of said Parcel 2; thence South $02^{\circ}03'45''$ East, along the West line of said Parcel 2, a distance of 23.35 feet to a point being 220.70 feet North of the South line of said Parcel 2, said point being the **TRUE POINT OF BEGINNING**;

Thence North $89^{\circ}59'28''$ East, parallel with and 220.70 feet North of the South line of said Parcel 2, a distance of 154.83 feet; thence South $00^{\circ}00'32''$ East, a distance of 119.87 feet; thence North $89^{\circ}59'28''$ East, a distance of 8.00 feet; thence South $00^{\circ}00'32''$ East, a distance of 20.00 feet; thence South $89^{\circ}59'28''$ West, a distance of 8.00; thence South $00^{\circ}00'32''$ East, a distance of 8.88 feet to a point being 71.95 feet North of the South line of said Parcel 2; thence North $89^{\circ}59'28''$ East, parallel with and 71.95 feet North of the South line of said Parcel 2, a distance of 90.25 feet; thence North $00^{\circ}00'32''$ West, a distance of 12.47 feet; thence North $89^{\circ}59'28''$ East, a distance of 20.00 feet; thence South $00^{\circ}00'32''$ East, a distance of 12.47 feet to a point being 71.95 feet North of the South line of said Parcel 2; thence North $89^{\circ}59'28''$ East, parallel with and 71.95 feet North of the South line of said Parcel 2, a distance of 89.60; thence North $00^{\circ}00'32''$ West, a distance of 42.11 feet; thence North $42^{\circ}30'31''$ East, a distance of 69.18 feet to a point being 165.05 feet North of the South line of said Parcel 2; thence North $89^{\circ}59'28''$ East, parallel with and 165.05 feet North of the South line of said Parcel 2, a distance of 262.19 feet to a point being 166.00 feet West of the East line of said Parcel 2; thence North $02^{\circ}06'11''$ West, parallel with and 166.00 feet West of the East line of said Parcel 2, a distance of 102.89 feet to a point on the North line of said Parcel 2; thence North $89^{\circ}59'28''$ East, along the North line of said Parcel 2, a distance of 20.01 feet to a point being 146.00 feet West of the East line of said Parcel 2; thence South $02^{\circ}06'11''$ East, parallel with and 146.00 feet West of the East line of said Parcel 2, a distance of 122.91 feet to a point being 145.05 feet North of the South line of said Parcel 2; thence South $89^{\circ}59'28''$ West, parallel with and 145.05 feet North of the South line of said Parcel 2, a distance of 24.63 feet; thence South $00^{\circ}00'32''$ East, a distance of 16.15 feet; thence South $89^{\circ}59'28''$ West, a distance of 35.00 feet; thence North $00^{\circ}00'32''$ West, a distance of 16.15 feet; to a point being 145.05 feet North of the South line of said Parcel 2; thence South $89^{\circ}59'28''$ West, parallel with and 145.05 feet North of the South line of said Parcel 2, a distance of 61.70 feet; thence South $00^{\circ}00'32''$ East, a distance of 29.21 feet; thence South $89^{\circ}59'28''$ West, a distance of 20.00 feet; thence North $00^{\circ}00'32''$ West, a distance of 29.21 feet to a point being 145.05 feet North of the South line of said Parcel 2; thence South $89^{\circ}59'28''$ West, parallel with and 145.05 feet North of the South line of said Parcel 2, a distance of 132.81 feet; thence South $42^{\circ}30'31''$ West, a distance of 28.41 feet; thence South $47^{\circ}29'29''$ East, a distance of 24.50 feet; thence South $42^{\circ}30'31''$ West, a distance of 20.00 feet; thence North $47^{\circ}29'29''$ West, a distance of 24.50 feet; thence South $42^{\circ}30'31''$ West, a distance of 4.19 feet; thence South $00^{\circ}00'32''$ East, a distance of 54.33 feet to a point being 51.95 feet North of the South line of said Parcel 2; thence South $89^{\circ}59'28''$ West, parallel with and 51.95 feet North of the South line of said Parcel 2, a distance of 239.85 feet; thence North $00^{\circ}00'32''$ West, a distance of 148.75 feet to a point being 200.70 feet North of the South line of said Parcel 2; thence South $89^{\circ}59'28''$ West, parallel with and 200.70 feet North of the South line of said Parcel 2, a distance of 134.11 feet to a point on the West line of said Parcel 2; thence North $02^{\circ}03'45''$ West, along the West line of said Parcel 2, a distance of 20.01 feet, to the **TRUE POINT OF BEGINNING**.

Containing 22,114 square feet, more or less.

12.17.18



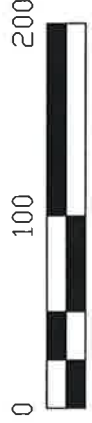
EXHIBIT "B"

BARDSLEY AVENUE

N 89°59'28" E

N 89°59'28" E

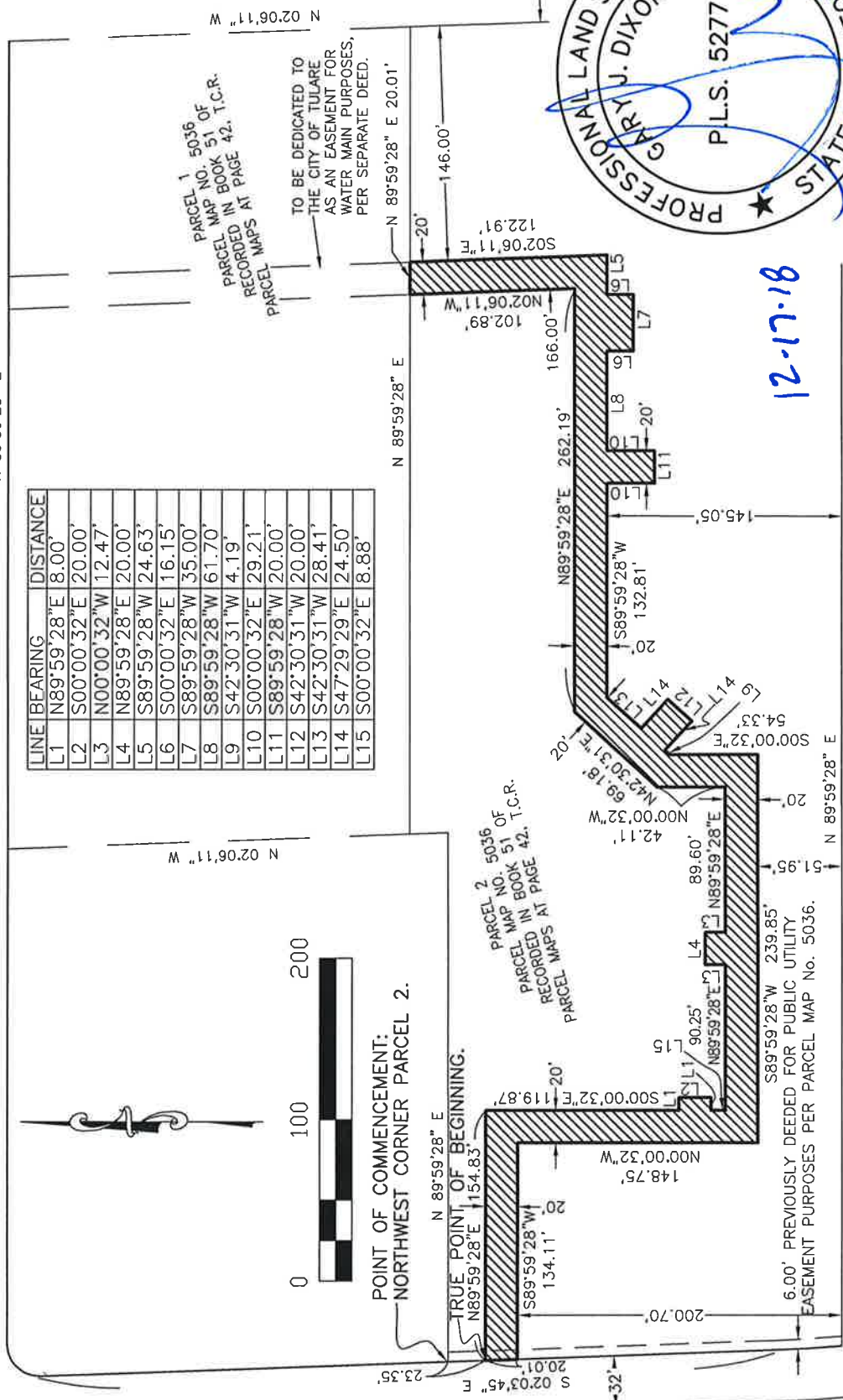
LINE	BEARING	DISTANCE
L1	N89°59'28"E	8.00'
L2	S00°00'32"E	20.00'
L3	N00°00'32"W	12.47'
L4	N89°59'28"E	20.00'
L5	S89°59'28"W	24.63'
L6	S00°00'32"E	16.15'
L7	S89°59'28"W	35.00'
L8	S89°59'28"W	61.70'
L9	S42°30'31"W	4.19'
L10	S00°00'32"E	29.21'
L11	S89°59'28"W	20.00'
L12	S42°30'31"W	20.00'
L13	S42°30'31"W	28.41'
L14	S47°29'29"E	24.50'
L15	S00°00'32"E	8.88'



POINT OF COMMENCEMENT:
NORTHWEST CORNER PARCEL 2.

STREET

MORRISON



PARCEL 1, 5036
PARCEL MAP NO. 51 OF
RECORDED IN BOOK 42, T.C.R.
PARCEL MAPS AT PAGE 42, T.C.R.

TO BE DEDICATED TO
THE CITY OF TULARE
AS AN EASEMENT FOR
WATER MAIN PURPOSES,
PER SEPARATE DEED.

PARCEL 2, 5036
PARCEL MAP NO. 51 OF
RECORDED IN BOOK 42, T.C.R.
PARCEL MAPS AT PAGE 42, T.C.R.

12-17-18



DATE: SEP 6, 2018
SCALE: 1" = 100'
DRAWN BY: ADS
W.C. 18-09

REVISIONS:
--
--

PREPARED BY:
DIXON & ASSOCIATES, INC.
LAND SURVEYING
620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559)297-4200 FAX: (559)297-4272

DRAWING NO.
1
OF 1 SHEETS

LEGEND
INDICATES AREA TO BE DEEDED TO THE CITY OF TULARE AS AN
EASEMENT FOR WATER MAIN PURPOSES.

OWNER: TULARE PACIFIC ASSOCIATES II, A CALIFORNIA LIMITED PARTNERSHIP.

APN: 184-190-017

AREA: 22,114 SQUARE FEET, +/-

T.C.R. TULARE COUNTY RECORDS.



Office of the City Clerk

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY, that the interest in real property conveyed by the **Grant of Easement** dated _____, 2018, to the City of Tulare, a Municipal Corporation of the State of California, from Tulare Pacific Associates, II, a California Limited Partnership, as property owner, was duly accepted by the City Council of the City of Tulare on _____, 2018, and by the same order of the City Council of the City of Tulare, the City Manager was authorized to execute this Certificate of Acceptance to be recorded with the **Grant of Easement**.

CITY OF TULARE

By: _____
Interim City Manager

ATTEST:

By: _____
Chief Deputy City Clerk

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Engineering / Project Management

For Council Meeting of: January 15, 2019

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Authorize the City Manager to execute City of Tulare-State of California Cooperative Agreement No. 06-1695, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, for the EN0082 – Sacramento Street Improvements Project.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

This project is a street and utility improvement project on Sacramento Street between Bardsley Avenue and Pleasant Avenue; and Maple Avenue between Sacramento Street and H Street. The project will reconstruct the street section and will include ADA compliance improvements to intersection curb returns and alley/sidewalk intersections that fall within the project limits. Additionally, it will address necessary water, sewer and storm drain improvements within those limits. The need for the project was identified through the City’s Pavement Management System and the review of the condition of the City’s utility infrastructure. This project was included and approved as a part of the City’s 2017-2022 transportation and utility CIP program budget.

As a part of the Sacramento Street Improvements, utility infrastructure improvements are being made through the State Route 137 (Inyo Avenue) / Sacramento Street intersection. The associated and required repairs to the pavement have triggered ADA upgrades to, and replacement of, the three (3) adjacent corner curb ramps. Because the majority of these ramps fall within Caltrans’ right-of-way, Caltrans has agreed to pay the cost related to this work under the City project. The agreement states Caltrans will pay an amount not to exceed \$25,000 for these improvements.

STAFF RECOMMENDATION:

Authorize the City Manager to execute City of Tulare-State of California Cooperative Agreement No. 06-1695, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, for the EN0082 – Sacramento Street Improvements Project.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER:

N/A

Submitted by: Nick Bartsch

Title: Senior Project Manager

Date: December 26, 2018

City Manager Approval: _____

COOPERATIVE AGREEMENT
State SHOPP Minor Funds Contribution

This Agreement, effective on _____, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Tulare, a body politic and municipal corporation or chartered city of the State of California, referred to hereinafter as CITY. CALTRANS and CITY are referred to individually as “PARTY” and collectively as “PARTIES.”

RECITALS

1. PARTIES are authorized to enter into a cooperative agreement for improvements to the State Highway System per the California Streets and Highways Code sections 114 and 130.
2. The term AGREEMENT, as used herein, includes any attachments, exhibits, and amendments.
3. AGREEMENT shall have no force or effect until CITY has obtained an encroachment permit from CALTRANS.
4. CITY intends to construct ADA Curb ramps at State Route 137 (Inyo Avenue) and Sacramento Street within the State Highway System and is referred to herein as PROJECT.
5. CITY will follow the CALTRANS encroachment permit process in order to complete the PROJECT.
6. CALTRANS will pay CITY in the amount of \$25,000 from SHOPP Minor funds required for PROJECT.
7. PARTIES hereby set forth the terms, covenants, and conditions for CALTRANS’ contribution toward PROJECT.

SCOPE

8. CITY is responsible for completing all work for PROJECT.

9. At no cost to CITY, CALTRANS will perform Quality Management to assure City's work is performed in accordance with CALTRANS' current policies, procedures, standards, and practices.

INVOICE & PAYMENT

10. CITY will submit to CALTRANS monthly invoices for the prior month's actual expenditures.
11. CALTRANS will pay CITY within 45 (forty-five) calendar days of receipt of invoices.
12. PARTIES agree that the total amount of SHOPP Minor funds paid out to CITY will not exceed \$25,000.
13. After PARTIES agree that all work for PROJECT is complete, CITY will submit a final accounting for all costs. Based on the final accounting, CITY will refund or invoice as necessary in order to satisfy the financial commitment of AGREEMENT.

GENERAL CONDITIONS

14. All obligations of CALTRANS under the terms of AGREEMENT are subject to the appropriation of resources by the Legislature, the State Budget Act authority, and the allocation of funds by the California Transportation Commission.
15. If CITY fails to complete the PROJECT for any reason, CITY shall, at CITY's expense, return the State Highway System right-of-way to its original condition or to a safe and operable condition acceptable to CALTRANS. If CITY fails to do so, CALTRANS reserves the right to finish the work or place the PROJECT in a safe and operable condition. CALTRANS will bill CITY for all expenses incurred and CITY agrees to pay said bill within forty-five (45) days of receipt.
16. If CITY fails to complete the PROJECT for any reason, CITY will refund the full amount of CALTRANS' contribution.
17. CITY will retain all PROJECT related records for four (4) years after the final voucher.

18. HM-1 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law, whether it is disturbed by the PROJECT or not.

HM-2 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law only if disturbed by the PROJECT.

The management activities related to HM-1 and HM-2, including and without limitation, any necessary manifest requirements and disposal facility designations are referred to herein as HM-1 MANAGEMENT and HM-2 MANAGEMENT respectively.

19. If HM-1 or HM-2 is found during construction, CITY will immediately notify CALTRANS.
20. CALTRANS, independent of PROJECT, is responsible for any HM-1 found within the existing State Highway System right-of-way. CALTRANS will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to PROJECT schedule.

CALTRANS, independent of PROJECT will pay, or cause to be paid, the cost of HM-1 MANAGEMENT related to HM-1 found within the existing State Highway System right-of-way.

21. CITY, independent of PROJECT, is responsible for any HM-1 found within PROJECT limits and outside the existing State Highway System right-of-way. CITY will undertake or cause to be undertaken HM-1 MANAGEMENT with minimum impact to PROJECT schedule.

CITY, independent of the PROJECT, will pay, or cause to be paid, the cost for HM-1 MANAGEMENT for HM-1 found within PROJECT limits and outside of the existing State Highway System right-of-way.

22. CITY is responsible for HM-2 MANAGEMENT within the PROJECT limits.
23. HM-2 MANAGEMENT costs are PROJECT costs.

24. Neither CITY nor any officer or employee thereof is responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CALTRANS under AGREEMENT. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of its officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under AGREEMENT.
25. Neither CALTRANS nor any officer or employee thereof is responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CITY under AGREEMENT. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify, and save harmless CALTRANS and all of its officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under AGREEMENT.
26. If the work performed on PROJECT is done under contract and falls within the Labor Code section 1720(a)(1) definition of "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code section 1771 CITY must conform to the provisions of Labor Code sections 1720 through 1815, and all applicable provisions of California Code of Regulations found in Title 8, Chapter 8, Subchapter 3, Articles 1-7. CITY agrees to include prevailing wage requirements in its contracts for public work. Work performed by City's own forces is exempt from the Labor Code's Prevailing Wage requirements.
- CITY shall require its contractors to include prevailing wage requirements in all subcontracts funded by AGREEMENT when the work to be performed by the subcontractor is "public works" as defined in Labor Code Section 1720(a)(1) and Labor Code Section 1771. Subcontracts shall include all prevailing wage requirements set forth in CITY contracts.
27. AGREEMENT is intended to be PARTIES final expression and supersedes all prior oral understandings pertaining to PROJECT.

28. Unless otherwise documented in a maintenance agreement, CITY will maintain all PROJECT improvements.
29. AGREEMENT will terminate upon CALTRANS' acceptance of PROJECT. However, all indemnification and maintenance articles of AGREEMENT will remain in effect until terminated or modified in writing by mutual agreement.

CONTACT INFORMATION

The information provided below indicates the primary contact information for each PARTY to AGREEMENT. PARTIES will notify each other in writing of any personnel or location changes. Contact information changes do not require an amendment to AGREEMENT.

The primary Agreement contact person for CALTRANS is:

Curt Hatton, Project Manager

2015 East Shields, Suite 100

Fresno, CA 93726

Office Phone: (559) 243-3445

Email: curt.hatton@dot.ca.gov

The primary Agreement contact person for CITY is:

Nick Bartsch, Project Manager

411 E Kern Ave

Tulare, CA 93274

Office Phone: (559) 684-4209

Email: nbartsch@tulare.ca.gov

SIGNATURES

PARTIES declare that:

1. Each PARTY is an authorized legal entity under California state law.
2. Each PARTY has the authority to enter into AGREEMENT.
3. The people signing AGREEMENT have the authority to do so on behalf of their public agencies.

**STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION**

CITY OF TULARE

By: _____
Sharri Bender Ehlert
District Director

By: _____
Rob Hunt
Interim City Manager

**VERIFICATION OF FUNDS AND
AUTHORITY:**

ATTEST:

By: _____
William Etherton
Budget Manager

By: _____
Roxanne Yoder
Chief Deputy City Clerk

By: _____
Darwin Salmos
HQ Accounting

**APPROVED AS TO FORM AND
PROCEDURE:**

By: _____
Mario U. Zamora
City Attorney

CITY OF TULARE
SUMMARY TREASURER'S REPORT
SUMMARY OF ALL INVESTMENTS
NOVEMBER 30, 2018

AGENDA ITEM

TYPE OF INVESTMENT	BOOK VALUE	MARKET VALUE	CURRENT YIELD	BOOK VALUE % OF TOTAL
UNRESTRICTED INVESTMENTS - SEE PAGE 2	112,793,424	110,195,034	2.137%	56.57%
RESTRICTED INVESTMENTS - SEE PAGE 4	86,593,318	85,691,222	N/A	43.43%
TOTAL INVESTMENTS	199,386,742	195,886,256	N/A	100.00%

Note: The City's financial statements will report market values, not book values, at June 30 each year.

I certify that this report reflects all City investments and complies with the investment policy of the City of Tulare as approved by City Council. Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditures for the next six months.

Presented to the City Council on December 17, 2018. Presented to the Board of Public Utility Commissioners on December 17, 2018.

Respectfully submitted, Darlene J. Thompson, CPA, Finance Director/Treasurer *Darlene J. Thompson*
12-17-18
Date

CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
SUMMARY OF UNRESTRICTED INVESTMENTS
NOVEMBER 30, 2018

TYPE OF INVESTMENT	ISSUER OF INVESTMENT	DATES:		INTEREST RATES:		PAR VALUE	BOOK VALUE		UNREALIZED GAIN/(LOSS):		ESTIMATED EARNINGS:		BOOK VALUE % OF U/I~
		ACQUISITION	MATURITY	STATED	CURRENT		MARKET VALUE	LAST MONTH	THIS MONTH	ANNUAL	THIS MONTH		
Petty Cash	N/A	N/A	N/A	N/A	None	N/A	6,825	6,825	N/A	N/A	N/A	N/A	0.01%
Checking Account - City	Wells Fargo Bank	N/A	N/A	N/A	None	N/A	1,493,918	1,493,918	N/A	N/A	N/A	N/A	1.32%
		On Demand					Balance per bank is \$4,389,506						
Local Agency Investment Fund (LAIF)	State of California	Various	On Demand	N/A	2.208%	N/A	16,500,000	16,464,235	(35,765)	(52,424)	364,320	30,360	14.63%
Sub-Total				N/A	2.028%	N/A	18,000,743	17,964,978	(35,765)	(52,424)	364,320	30,360	15.96%
							Per BNY WTC						
Fixed Income Investments	Various (See page 6-9)			N/A		N/A	94,792,681		(2,562,625)		1,990,922		84.04%
Investments in Safekeeping With BNY Western Trust Company				2.160%			92,230,056		(2,973,681)		165,910		
TOTAL UNRESTRICTED INVESTMENTS				N/A	2.137%	N/A	112,793,424	110,195,034	(2,598,390)	(3,026,105)	2,355,242	196,270	100.00%

* LAIF market values are based on the most currently available amortized cost information - September, 2018. ~ U/I = Unrestricted Investments

0.997832404

CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
SUMMARY OF RESTRICTED INVESTMENTS
NOVEMBER 30, 2018

TYPE OF INVESTMENT	ISSUER OF INVESTMENT	ACQUISITION DATE	MATURITY DATE	STATED INTEREST RATE	PAR VALUE	BOOK VALUE	MARKET VALUE	BALANCES AS-OF DATE	
								VALUE	DATE
Bond Funds (All are Managed by U.S. Bank Trust Except LAIF):									
2018 Lease Revenue and Refunding Bonds (Account No. 244938000)									
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	4,022,025	4,022,025		11-30-18
First American Govt Fund	U.S. Bank Trust	Various	On Demand	Various Reserve Fund	N/A	2,222	2,222		11-30-18
						<u>4,024,247</u>	<u>4,024,247</u>		
2009 Sewer Revenue Bonds (Account No. 133007000)									
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	0	0		11-30-18
Ge Funding Cap Mkt Svcs GIC	Ge Funding	08-06-09	08-06-19	3.812% Reserve Fund	N/A	6,038,709	6,038,709		11-30-18
						<u>6,038,709</u>	<u>6,038,709</u>		
2012 Sewer Revenue Refunding Bonds (Account No. 162033000)									
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	2,196	2,196		11-30-18
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various Reserve Fund	N/A	924,863	924,863		11-30-18
						<u>927,059</u>	<u>927,059</u>		
2013 Sewer Revenue Refunding Bonds (Account No. 203701000)									
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	93	93		11-30-18
Guarantee Invest. Cont.	Bayerische Landesbank	08-01-13	11-15-22	2.310%	N/A	2,745,127	2,745,127		11-30-18
						<u>2,745,220</u>	<u>2,745,220</u>		
2015 Sewer Revenue Refunding Bonds (Account No. 2615940000)									
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	200,427	200,427		11-30-18
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various Reserve Fund	N/A	97,054	97,054		11-30-18
Investment Repurchase GIC	Bayerische Landesbank	11-15-15	11-15-25	1.960% Reserve Fund	N/A	6,668,131	6,668,131		11-30-18
						<u>6,965,612</u>	<u>6,965,612</u>		
2016 Sewer Revenue Refunding Bonds (Account No. 260)									
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	2,188,771	2,188,771		11-30-18
Cash				Reserve Fund - 2009 Sewer Bonds		11,563	11,563		11-30-18
U S Treasuries	U S Treasuries	Various	11-15-16 to 11-15-19	1.125% - 3.75% Reserve Fund - 2009 Sewer Bonds	N/A	50,812,718	49,910,622		11-30-18
						<u>53,013,052</u>	<u>52,110,956</u>		
2017 Water Revenue Bonds (Account No. 219189000)									
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	12,840,884	12,840,884		11-30-18
						<u>12,840,884</u>	<u>12,840,884</u>		

- CONTINUED ON PAGE 4 -

CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
SUMMARY OF RESTRICTED INVESTMENTS
NOVEMBER 30, 2018

TYPE OF INVESTMENT	ISSUER OF INVESTMENT	ACQUISITION DATE	MATURITY DATE	STATED INTEREST RATE	PAR VALUE	BOOK VALUE	MARKET VALUE	BALANCES
								AS-OF DATE
Bond Funds (All are Managed by U.S. Bank Trust Except LAIF):								
2017 Successor Agency Tax Allocation Bonds - Series A & B (Account No. 24534600)	U.S. Bank Trust	Various	On Demand	Various	N/A	10,950	10,950	11-30-18
U S Bk Mimkt						10,950	10,950	
TOTAL BOND FUNDS						86,565,733	85,663,637	
Restricted Insurance Deposits Managed by Fiscal Agents:								
Employee Welfare Fund (60)	Various	N/A	N/A	Various	N/A	27,585	27,585	11-30-18
Workers' Comp. Fund (61)	Various	N/A	N/A	Various	N/A	0	0	06-30-18 *
General Insurance Fund (62)	Various	N/A	N/A	Various	N/A	0	0	06-30-18 *
				* Adjusted annually.		27,585	27,585	
TOTAL RESTRICTED INVESTMENTS				43.43%		86,593,318	85,691,222	

Book Value % of Total Investments =

CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
FIXED INCOME INVESTMENTS
NOVEMBER 30, 2018

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		PAR VALUE	BOOK VALUE MARKET VALUE	UNREALIZED GAIN/(LOSS): THIS MONTH LAST MONTH	ESTIMATED EARNINGS: ANNUAL THIS MONTH
		ACQUISITION MATURITY	STATED CURRENT YIELD						
**									
Federal Home Ln Bks	3130A8MP5	07-13-16 10-13-20	C	1.375% 1.410%	1,500,000	1,500,000 1,459,605	(40,395) (44,355)	20,625 1,719	
Federal Home Ln Bks	3130A6MH7	10-28-15 10-28-20	C	1.720% 1.760%	2,000,000	2,000,000 1,957,500	(42,500) (47,120)	34,400 2,867	
Federal Nat'l Mortgage Assoc	3136G4AB9	09-30-16 12-30-20	C	1.500% 1.540%	1,500,000	1,500,000 1,459,470	(40,530) (43,650)	22,500 1,875	
Federal Farm Credit Banks	3133EGMP7	07-19-16 01-19-21	C	1.440% 1.480%	1,000,000	999,250 970,810	(28,440) (31,920)	14,400 1,200	
Federal Farm Credit Banks	3133EJAW9	01-29-18 01-29-21	C	2.250% 2.280%	1,500,000	1,497,825 1,480,710	(17,115) (21,270)	33,750 2,813	
Federal Home Ln Bks	3130AF3A3	10-30-18 04-30-21	C	3.000% 3.000%	1,000,000	1,000,000 1,000,220	220 (1,300)	30,000 2,500	
Federal Farm Credit Banks	3133EGKA2	07-06-16 07-06-21	C	1.500% 1.560%	2,500,000	2,500,000 2,411,225	(88,775) (102,750)	37,500 3,125	
Federal Nat'l Mortgage Assoc	3136G3A70	07-27-16 07-27-21	C	1.500% 1.560%	1,000,000	998,750 961,950	(36,800) (40,500)	15,000 1,250	
Federal Nat'l Mortgage Assoc	3136G3G90	07-27-16 07-27-21	C	1.550% 1.610%	1,000,000	999,500 961,130	(38,370) (42,090)	15,500 1,292	
Federal Nat'l Mortgage Assoc	3136G3C78	07-28-16 07-28-21	C	1.550% 1.610%	1,000,000	999,250 963,940	(35,310) (38,970)	15,500 1,292	
Federal Nat'l Mortgage Assoc	3136G3J30	07-28-16 07-28-21	C	1.600% 1.660%	2,000,000	2,000,000 1,932,040	(67,960) (75,100)	32,000 2,667	
Federal Nat'l Mortgage Assoc	3136G3R72	07-28-16 07-28-21	C	1.650% 1.710%	2,000,000	2,000,000 1,924,220	(75,780) (83,160)	33,000 2,750	
Federal Nat'l Mortgage Assoc	3136G4EF6	10-28-16 07-28-21	C	1.500% 1.560%	1,500,000	1,500,000 1,439,985	(60,015) (65,655)	22,500 1,875	

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CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
FIXED INCOME INVESTMENTS, CONTINUED
NOVEMBER 30, 2018

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		BOOK VALUE MARKET VALUE	UNREALIZED	ESTIMATED
		ACQUISITION	MATURITY	STATED	CURRENT YIELD		GAIN/(LOSS): THIS MONTH LAST MONTH	EARNINGS: ANNUAL THIS MONTH
<u>U.S. GOVERNMENT AGENCY OBLIGATIONS, CONTINUED</u>								
			**			Per BNY WTC		
Federal Home Loan Mtg Corp		08-24-16		1.550%	2,000,000	2,000,000	(70,240)	31,000
	3134G94T1	08-24-21	C	1.610%		1,929,760	(76,180)	2,583
Federal Nat'l Mortgage Assoc		08-24-16		1.500%	1,500,000	1,500,000	(61,905)	22,500
	3136G3X26	08-24-21	C	1.560%		1,438,095	(67,905)	1,875
Federal Home Loan Mtg Corp		08-25-16		1.625%	3,000,000	3,000,000	(99,660)	48,750
	3134G9X44	08-25-21	C	1.680%		2,900,340	(108,240)	4,063
Federal Nat'l Mortgage Assoc		08-25-16		1.500%	1,500,000	1,500,000	(60,135)	22,500
	3136G3Y25	08-25-21	C	1.560%		1,439,865	(66,090)	1,875
Federal Home Loan Mtg Corp		09-29-16		1.650%	2,000,000	2,000,000	(67,440)	33,000
	3134GAEF7	09-29-21	C	1.710%		1,932,560	(81,440)	2,750
Federal Home Ln Bks		09-30-16		1.625%	2,000,000	1,999,200	(67,100)	32,500
	3130A9F89	09-30-21	C	1.680%		1,932,100	(73,260)	2,708
Federal Nat'l Mortgage Assoc		09-30-16		1.625%	2,000,000	2,000,000	(90,920)	32,500
	3136G4AH6	09-30-21	C	1.700%		1,909,080	(99,680)	2,708
Federal Nat'l Mortgage Assoc		09-30-16		1.500%	1,500,000	1,499,775	(61,425)	22,500
	3136G4CY7	09-30-21	C	1.560%		1,438,350	(67,845)	1,875
Federal Home Ln Banks		10-12-16		1.700%	1,500,000	1,500,000	(48,525)	25,500
	3130A9GS4	10-12-21	C	1.760%		1,451,475	(53,085)	2,125
Federal Home Ln Banks		10-12-16		1.580%	1,500,000	1,500,000	(53,400)	23,700
	3130A9KH3	10-12-21	C	1.640%		1,446,600	(58,110)	1,975
Federal Nat'l Mortgage Assoc		10-13-16		1.650%	2,255,000	2,255,000	(102,805)	37,208
	3136G4AS2	10-13-21	C	1.730%		2,152,195	(112,908)	3,101
Federal Nat'l Mortgage Assoc		10-25-16		1.550%	1,500,000	1,500,000	(67,920)	23,250
	3136G4ED1	10-25-21	C	1.620%		1,432,080	(74,790)	1,938
Federal Home Ln Banks		10-29-18		3.125%	1,000,000	1,000,000	(110)	31,250
	3130AF2Y2	10-29-21	C	3.130%		999,890	(1,950)	2,604

- CONTINUED ON PAGE 7 -

CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
FIXED INCOME INVESTMENTS, CONTINUED
NOVEMBER 30, 2018

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		PAR VALUE	BOOK VALUE	UNREALIZED GAIN/(LOSS):		ESTIMATED EARNINGS: ANNUAL
		ACQUISITION	MATURITY	STATED	CURRENT YIELD			THIS MONTH	LAST MONTH	
U.S. GOVERNMENT AGENCY OBLIGATIONS, CONTINUED										
							Per BNY WTC			
Federal Home Ln Mtg Corp	3131GATC8	11-10-16		1.700%		2,500,000	2,500,000	(84,325)		42,500
		11-10-21	C	1.760%			2,415,675	(92,575)		3,542
Federal Farm Credit Bks	3133EJDR7	02-22-18		2.740%		1,500,000	1,499,475	(14,205)		41,100
		11-22-21	C	2.770%			1,485,270	(19,635)		3,425
Federal Home Ln Mtg Corp	3134GAUB8	11-22-16		1.650%		2,000,000	2,000,000	(70,940)		33,000
		11-22-21	C	1.710%			1,929,060	(77,960)		2,750
Federal Nat'l Mtg Corp	3136G4GM9	11-23-16		1.600%		2,000,000	2,000,000	(88,140)		32,000
		11-23-21	C	1.670%			1,911,860	(97,480)		2,667
Federal Home Ln Mtg Corp	3134GBK68	10-02-17		2.000%		2,000,000	1,998,500	(51,620)		40,000
		12-29-21	C	2.050%			1,946,880	(63,180)		3,333
Federal Home Ln Mtg Corp	3134GAYV0	12-30-16		2.000%		2,000,000	2,000,000	(53,160)		40,000
		12-30-21	C	2.050%			1,946,840	(68,280)		3,333
Federal Farm Credit Bks	3133EHYQ0	09-14-17		1.950%		1,500,000	1,500,000	(45,945)		29,250
		03-14-22	C	2.010%			1,454,055	(51,045)		2,438
Federal Farm Credit Bks	3133EJJA8	03-29-18		3.000%		1,500,000	1,500,000	(3,960)		45,000
		06-29-22	C	3.010%			1,496,040	(10,185)		3,750
Federal Home Ln Mtg Corp	3134GBXU1	07-27-17		2.250%		1,500,000	1,500,000	(45,615)		33,750
		07-27-22	C	2.320%			1,454,385	(53,505)		2,813
Federal Nat'l Mtg Assoc	3136G4NQ2	08-23-17		2.000%		1,500,000	1,498,500	(54,705)		30,000
		08-23-22	C	2.080%			1,443,795	(61,440)		2,500
Federal Home Ln Mtg Corp	3130AC2L7	08-24-17		2.150%		1,500,000	1,500,000	(54,390)		32,250
		08-24-22	C	2.230%			1,445,610	(62,715)		2,688
Federal Farm Credit Bks	3133EHXZ1	09-12-17		2.000%		1,500,000	1,500,000	(49,155)		30,000
		09-12-22	C	2.070%			1,450,845	(57,135)		2,500
Federal Home Ln Mtg Corp	3134GBM74	09-29-17		2.150%		1,500,000	1,499,250	(46,305)		32,250
		09-29-22	C	2.220%			1,452,945	(54,570)		2,688

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**CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
FIXED INCOME INVESTMENTS, CONTINUED
NOVEMBER 30, 2018**

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		PAR VALUE	BOOK VALUE		UNREALIZED GAIN/(LOSS):	ESTIMATED EARNINGS:		
		ACQUISITION	MATURITY	STATED	CURRENT YIELD		THIS MONTH	LAST MONTH			ANNUAL	THIS MONTH
U.S. GOVERNMENT AGENCY OBLIGATIONS, CONTINUED												
Federal Farm Credit Bks	3133EHF73	10-17-17	10-17-22	C	2.280%	1,500,000	1,500,000	1,500,000	(40,050)	34,200		
Federal Home Ln Banks	3130ACIU9	10-26-17	10-26-22	C	2.250%	2,000,000	2,000,000	2,000,000	(61,940)	45,000		
Federal Nat'l Mtg Corp	3136G4PV9	10-27-17	10-27-22	C	2.250%	1,500,000	1,500,000	1,500,000	(40,665)	33,750		
Federal Home Loan Mtg Corp	3134GBW73	11-22-17	11-22-22	C	2.350%	2,000,000	2,000,000	2,000,000	(57,520)	47,000		
Federal Farm Credit Bks	3133EHKT9	05-31-17	11-25-22	C	2.220%	2,000,000	1,999,700	1,999,700	(71,100)	44,400		
Federal Home Loan Mtg Corp	3134GBY63	11-28-17	11-28-22	C	2.300%	2,000,000	1,928,600	1,928,600	(68,900)	3,700		
Federal Home Loan Mtg Corp	3134GB4U3	12-29-17	12-29-22	C	2.400%	2,000,000	2,000,000	2,000,000	(59,800)	48,000		
Federal Home Loan Mtg Corp	3134GSCQ6	02-23-18	02-23-23	C	2.470%	2,000,000	1,941,500	1,941,500	(69,940)	4,000		
Federal Home Loan Mtg Corp	3134GSDH5	02-23-18	02-23-23	C	2.750%	2,000,000	2,000,000	2,000,000	(24,740)	55,000		
Federal Home Loan Mtg Corp	3134GSEQ4	02-23-18	02-23-23	C	2.780%	2,000,000	1,975,260	1,975,260	(36,040)	4,583		
Federal Home Loan Mtg Corp	3134GSKY0	05-15-18	05-15-23	C	2.850%	2,000,000	2,000,000	2,000,000	(17,100)	57,000		
Federal Farm Credit Bks	3133EJVf3	07-25-18	07-25-23	C	2.870%	2,000,000	1,982,900	1,982,900	(28,200)	4,750		
Federal Home Ln Banks	3130AESZ4	08-22-18	08-22-23	C	3.000%	2,000,000	2,000,000	2,000,000	(17,760)	60,000		
					3.030%	2,000,000	1,982,240	1,982,240	(28,820)	5,000		
					3.200%	2,000,000	2,000,000	2,000,000	80	64,000		
					3.200%	2,000,000	2,000,080	2,000,080	(9,100)	5,333		
					3.280%	2,000,000	1,999,000	1,999,000	(13,100)	65,600		
					3.300%	2,000,000	1,985,900	1,985,900	(24,920)	5,467		
					3.200%	2,000,000	2,000,000	2,000,000	(14,320)	64,000		
					3.220%	2,000,000	1,985,680	1,985,680	(26,480)	5,333		

Per-BNY WTC

- CONTINUED ON PAGE 9 -

CITY OF TULARE
SUMMARY TREASURER'S REPORT, CONTINUED
FIXED INCOME INVESTMENTS, CONTINUED
NOVEMBER 30, 2018

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		PAR VALUE	BOOK VALUE	UNREALIZED		ESTIMATED
		ACQUISITION	MATURITY	STATED	CURRENT YIELD			GAIN/(LOSS):	LAST MONTH	
U.S. GOVERNMENT AGENCY OBLIGATIONS, CONTINUED										
Federal Home Mlg Corp	3134GSXW0	09-27-18	09-27-23	3.250%	3.250%	1,500,000	1,500,000	(225)	48,750	Per BNY WTC
							1,499,775	(9,375)	4,063	
Federal Nat'l Mlg Corp	3136G4TP8	10-04-18	09-27-23	3.300%	3.300%	1,050,000	1,049,213	1,606	34,650	
							1,050,819	(883)	2,888	
Federal Home Loan Bks	3130AEYH7	10-04-18	09-28-23	3.420%	3.420%	1,000,000	1,000,000	(110)	34,200	
							999,890	(5,310)	2,850	
Federal Farm Credit Bks	3133EJE39	10-04-18	10-04-23	3.340%	3.350%	1,000,000	1,000,000	(1,550)	33,400	
							998,450	(6,140)	2,783	
Government National Mortgage Association II Pool	36202AHH3	01-24-94	09-20-22	8.500%	8.140%	N/A	493	(11)	39	
							482	(10)	3	
TOTAL FIXED INCOME INVESTMENTS				N/A	2.160%	N/A	94,792,681	(2,562,625)	1,990,922	
All are in safekeeping with BNY Western Trust Company							92,230,056	(2,973,681)	165,910	

~ U/I = Unrestricted Investments

**CITY OF TULARE
TREASURER'S EXECUTIVE SUMMARY
OCTOBER 31, 2018**

CHANGES IN BALANCES AND YIELDS:

CATEGORY	BOOK VALUE MARKET VALUE DIFFERENCE		CHANGE	AVERAGE STATED YIELD	
	NOVEMBER	OCTOBER		NOVEMBER	OCTOBER
Total Investments	199,386,742	205,315,480	(5,928,738)	N/A	N/A
	<u>195,886,256</u>	<u>201,320,005</u>	<u>(5,433,749)</u>		
	(3,500,486)	(3,995,475)	494,989		
Unrestricted Investments	112,793,424	119,285,429	(6,492,005)	2.159%	-0.022%
	<u>110,195,034</u>	<u>116,259,324</u>	<u>(6,064,290)</u>		
	(2,598,390)	(3,026,105)	427,715	2.137%	
Restricted Investments	86,593,318	86,030,051	563,267	N/A	N/A
	<u>85,691,222</u>	<u>85,060,681</u>	<u>630,541</u>		
	(902,096)	(969,370)	67,274		
Local Agency Investment Fund (LAIF)	16,500,000	24,185,520	(7,685,520)	2.208%	0.064%
	<u>16,464,235</u>	<u>24,133,096</u>	<u>(7,668,861)</u>		
	(35,765)	(52,424)	16,659		
Fixed Income Investments (Total)	94,792,681	94,792,692	(11)	2.160%	-0.010%
	<u>92,230,056</u>	<u>91,819,011</u>	<u>411,045</u>		
	(2,562,625)	(2,973,681)	411,056		

TRANSACTIONS (BOOK VALUE): *

CATEGORY	PURCHASES	SALES / CALLS
	Certificates of Deposit	
	0	0
Fixed Income Investments		Fixed Income Investments
		Government National Mortgage Assn. Pool
		11
	0	11

Net LAIF transactions are represented by the change in book value balance shown above. Changes in Restricted Investments are not shown.

**CITY OF TULARE
INVESTMENTS BALANCE AND YIELD HISTORY FOR EIGHT MONTHS
OCTOBER 31, 2018**

BALANCES: CATEGORY	BOOK VALUE MARKET VALUE DIFFERENCE							
	OCTOBER 2018	SEPTEMBER 2018	AUGUST 2018	JULY 2018	JUNE 2018	MAY 2018	APRIL 2018	MARCH 2018
Total Investments	205,315,480	207,528,308	204,965,957	209,340,510	212,735,233	214,807,457	216,598,146	212,192,382
	201,320,005	203,581,639	201,492,890	205,409,930	207,711,718	209,917,607	210,521,533	207,395,528
	(3,995,475)	(3,946,669)	(3,473,067)	(3,930,580)	(5,023,515)	(4,889,850)	(6,076,613)	(4,796,854)
Unrestricted Investments	119,285,429	120,993,021	119,123,629	122,231,408	127,231,101	121,119,444	122,362,040	112,458,214
	116,259,324	118,048,049	116,600,286	119,379,926	124,575,816	118,596,063	119,408,632	110,077,270
	(3,026,105)	(2,944,972)	(2,523,343)	(2,851,482)	(2,655,285)	(2,523,381)	(2,953,408)	(2,380,944)
Restricted Investments	86,030,051	86,535,287	85,842,328	87,109,102	85,504,132	93,688,013	94,236,106	99,734,168
	85,060,681	85,533,590	84,892,604	86,030,004	83,135,902	91,321,544	91,112,902	97,318,258
	(969,370)	(1,001,697)	(949,724)	(1,079,098)	(2,368,230)	(2,366,469)	(3,123,204)	(2,415,910)
Local Agency Investment Fund (LAIF)	24,185,520	29,000,000	30,500,000	35,000,000	42,000,000	34,500,000	36,621,257	28,000,000
	24,133,096	28,945,679	30,442,870	34,934,440	41,921,328	34,415,061	36,531,096	27,946,619
	(52,424)	(54,321)	(57,130)	(65,560)	(78,672)	(84,939)	(90,161)	(53,381)
Fixed Income Investments (Total)	94,792,692	89,743,491	88,243,502	86,243,513	84,244,524	84,244,535	84,244,546	84,244,644
	91,819,011	86,852,840	85,777,289	83,457,591	81,667,911	81,806,093	81,381,299	81,917,081
	(2,973,681)	(2,890,651)	(2,466,213)	(2,785,922)	(2,576,613)	(2,438,442)	(2,863,247)	(2,327,563)

AVERAGE STATED YIELDS:

Unrestricted Investments	2.159%	2.055%	2.048%	2.006%	1.940%	1.901%	1.853%	1.845%
Restricted Investments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Local Agency Investment Fund (LAIF)	2.144%	2.063%	1.998%	1.944%	1.854%	1.755%	1.661%	1.524%
Fixed Income Investments (Total)	2.170%	2.100%	2.070%	2.050%	2.020%	2.020%	1.970%	1.960%

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Fire Department

For Board Meeting of: December 28, 2018

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Authorize the donation of a surplus fire engine to Municipio de Loreto Baja California Sur H. Cuerpo de Bomberos, Baja California Sur, México.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

The City of Tulare Fire Department, through adopted fleet replacement procedures has replaced unit #0124, a 1999 Central States fire engine. The associated costs to maintain the unit in a serviceable, reserve capacity is not economically feasible; therefore, the vehicle has exceeded its useful service life for the City of Tulare.

Many Fire Departments throughout the nation commonly donate apparatus and equipment that no longer meet standards or serviceability benchmarks to cities in Mexico whose departments cannot otherwise afford to purchase the equipment due to limited funding. The Fire Department seeks to donate, to Municipio de Loreto Baja California Sur H. Cuerpo de Bomberos, Baja California Sur, México.

<i>Unit #</i>	<i>Year</i>	<i>Make</i>	<i>Model</i>
0124	1999	Central States	Triple Combination Pumper (Fire Engine)

STAFF RECOMMENDATION:

Authorize the donation of a surplus fire engine to Municipio de Loreto Baja California Sur H. Cuerpo de Bomberos, Baja California Sur, México.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Luis Nevarez

Title: Fire Chief

Date: December 28, 2018

City Manager Approval: _____

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: General Services

For Council meeting of: January 15, 2019

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 19-___ accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-672, on City properties APN # 170-232-010-000 and APN #170-232-011-000, 446-450 North N Street, Tulare, from Gerrid Climer in the amount of \$34,000; and direct City Manager to execute the necessary documents with any minor conforming changes.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

In accordance with Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code, The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised Long Range Property Management Plan (“LRPMP”), which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015 that requires the sale of certain real properties.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development.

RDA properties #7 and #8 are non-developed empty lots, located at 446-450 North N Street and was identified by the City for possible economic development. The City completed the purchase of the properties from the Successor or Agency and offered them for pubic bid and development.

RFP #19-672 was publicly offered to solicit bids for purchase and development for the property. Gerrid Climer offered the amount of \$34,000 with plans to develop the property as part of a future plan of expansion for his current business adjacent to the property.

STAFF RECOMMENDATION:

Adopt Resolution 19-___ accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-672, on City properties APN # 170-232-010-000 and APN #170-232-011-000, 446-450 North N Street, Tulare, from Gerrid Climer in the amount of \$34,000; and direct City Manager to execute the necessary documents with any minor conforming changes.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Submitted by: Steve Bonville

Title: General Services Director

Date: December 13, 2018

City Manager Approval: _____

RESOLUTION 19-_____

A RESOLUTION OF THE CITY OF TULARE FOR SALE OF RDA PROPERTIES #07 AND #08 APN #170-232-010-000, AND APN# 170-232-011-000, 446-450 North N STREET TO GERRID CLIMER

WHEREAS, the City of Tulare ("City") purchased properties APN# 170-232-010-000 and APN# 170-232-011-000, 446-450 North N Street, from The Successor Agency of the Tulare Redevelopment Agency of Tulare ("Successor Agency"),

WHEREAS, the City publicly offered the property for sale and development under RFP# 19-672,

WHEREAS, the City received an offer of \$34,000 from Gerrid Climer with plans for development,

NOW, THEREFORE, BE IT RESOLVED by The City of Tulare as follows, to wit:

1. The City of Tulare authorizes sale with development agreement of properties #APN 170-232-010-000 and APN# 170-232-011-000 to Gerrid Climer.

BE IT FURTHER RESOLVED the City of Tulare appoints City Manager as agent of to execute and submit all documents, which may be necessary for the completion of the aforementioned item.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2019.

President of the Council and Ex-Officio Mayor
of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF TULARE)

I, Roxanne Yoder, Chief City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 19-___ passed and adopted by the Council of the City of Tulare at a regular meeting held on January 15, 2019, by the following vote:

Aye(s)_____

Noe(s) _____ Absent/Abstention(s)_____.

Dated: TULARE CITY CLERK

By Roxanne Yoder, Chief Deputy City Clerk

AGENDA ITEM:

**CITY OF TULARE
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: General Services

For Council meeting of: January 19, 2019

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Adopt Resolution 19-___ accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-673, on City property APN # 170-263-002-000, 424 North K Street, Tulare, from Gussan Shedid for the amount of \$8,000; and direct City Manager to execute the necessary documents with any minor conforming changes.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

In accordance with Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code, The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised Long Range Property Management Plan (“LRPMP”), which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015 that requires the sale of certain real properties.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development.

RDA property #19 is a non-developed empty lot, located at 424 North K Street and was identified by the City for possible economic development. The City completed the purchase of the properties from the Successor or Agency and offered them for public bid and development.

RFP #19-673 was publicly offered to solicit bids for purchase and development for the property. Gussan Shedid offered the amount of \$8,000 with plans to develop the property as part of a future plan of expansion for his current business adjacent to the property.

STAFF RECOMMENDATION:

Adopt Resolution 19-___ accepting Purchase Proposal and Development Agreement” (“RFP”) RFP #19-673, on City property APN # 170-263-002-000, 424 North K Street, Tulare, from Gussan Shedid for the amount of \$8,000; and direct City Manager to execute the necessary documents with any minor conforming changes.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Submitted by: Steve Bonville

Title: General Services Director

Date: December 13, 2018

City Manager Approval: _____

RESOLUTION 19-___

**A RESOLUTION OF THE CITY OF TULARE FOR SALE OF RDA PROPERTY #19
APN #170-263-002-000, 424 NORTH K STREET TO GUSSAN SHEDID**

WHEREAS, the City of Tulare ("City") purchased property APN# 170-263-002-000, 424 North K Street, from The Successor Agency of the Tulare Redevelopment Agency of Tulare ("Successor Agency"),

WHEREAS, the City publicly offered the property for sale and development under RFP# 19-673,

WHEREAS, the City received an offer of \$8,000 from Gussan Shedid with plans for development,

NOW, THEREFORE, BE IT RESOLVED by The City of Tulare as follows, to wit:

1. The City of Tulare authorizes sale with development agreement of property #APN 170-263-002-000 to Gussan Shedid.

BE IT FURTHER RESOLVED the City of Tulare appoints City Manager as agent of to execute and submit all documents, which may be necessary for the completion of the aforementioned item.

PASSED, ADOPTED AND APPROVED this ___ day of _____, 2019.

President of the Council and Ex-Officio Mayor
of the City of Tulare

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF TULARE)

I, Roxanne Yoder, Chief City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 19-___ passed and adopted by the Council of the City of Tulare at a regular meeting held on January 15, 2019, by the following vote:

Aye(s) _____

Noe(s) _____ Absent/Abstention(s) _____.

Dated: TULARE CITY CLERK

By Roxanne Yoder, Chief Deputy City Clerk

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Community Services – Parks Division

For Council Meeting of: January 15, 2019

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Approve and authorize the City Manager or his designee to sign Lease Agreement for the Use and Maintenance of Live Oak Park Varsity Baseball Field and Related Facilities with Tulare Joint Union High School District.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

Attached is an agreement with Tulare Joint Union High School District for the use and maintenance of Live Oak Varsity Baseball Field and related facilities within the park.

The City of Tulare and Tulare Joint Union High School have had an agreement in place for a number of years that covered the School District’s use of Live Oak baseball fields for their after school baseball program. Historically, the term of the agreement was 1 year, subject to 4 additional 1-year terms.

The attached agreement continues this long-standing agreement with minor changes to better reflect current operating conditions and program schedules. In short, TJUHSD pays for the use of the facility, including lighting charges and any and all maintenance of the ball fields and irrigation system, while the City is responsible for the irrigation controller programming and maintenance.

The lease agreement provides for no rent payments in consideration of the District’s improvements and maintenance of the premises.

STAFF RECOMMENDATION:

Approve and authorize the City Manager or his designee to sign Lease Agreement for the Use and Maintenance of Live Oak Park Varsity Baseball Field and Related Facilities with Tulare Joint Union High School District.

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

FUNDING SOURCE/ACCOUNT NUMBER: N/A

Submitted by: Rob Hunt

Title: Director of Community Development

Date: January 7, 2019

City Manager Approval: _____

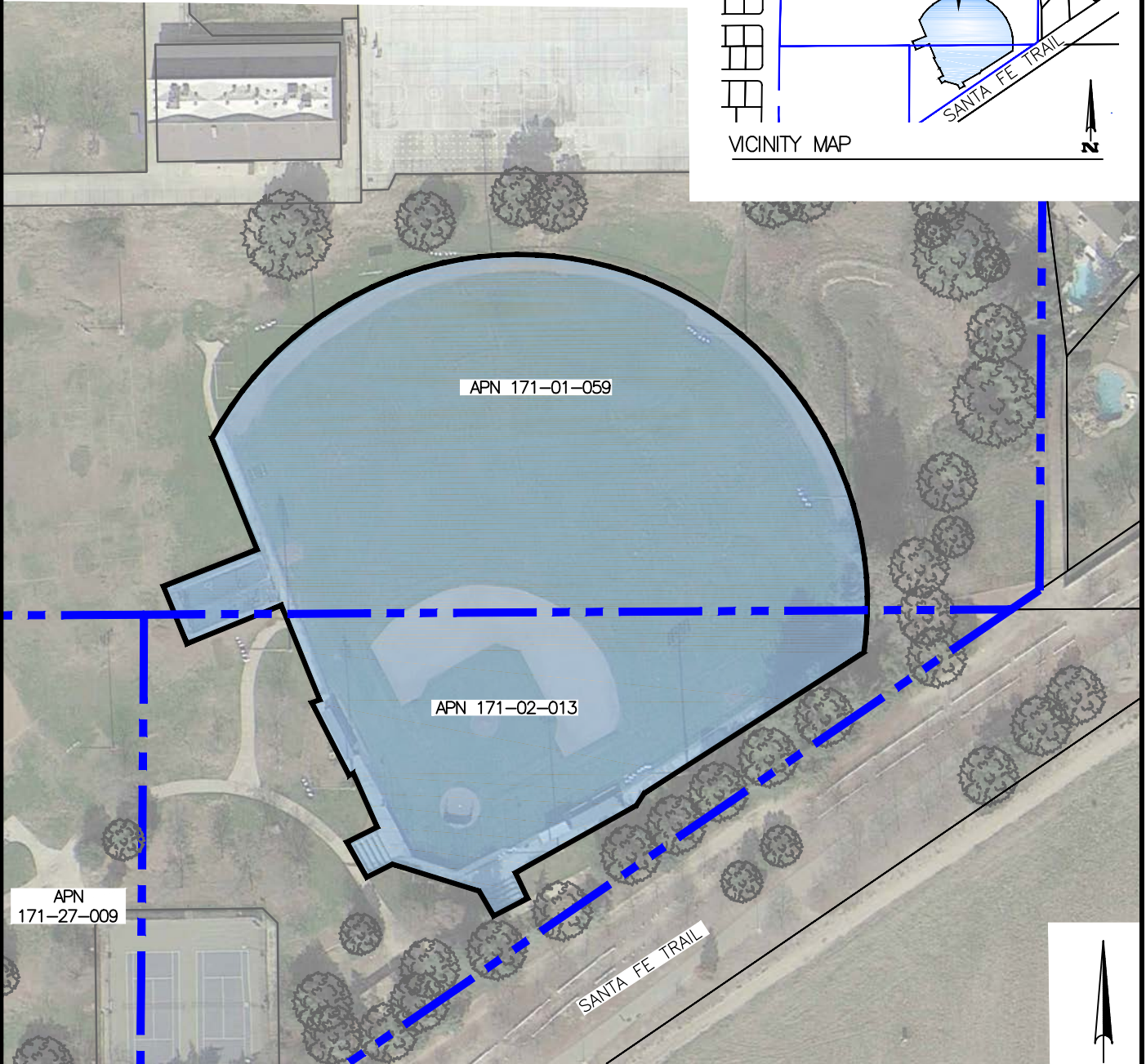
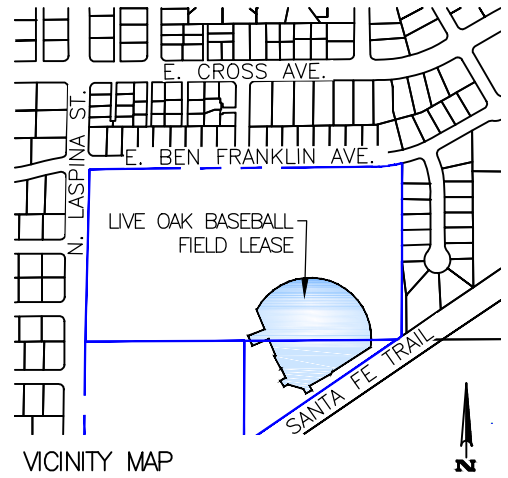
EXHIBIT A

LEGEND

LEASE AREA (±3.1 ACRES)



PARCEL LINES



LIVE OAK BASEBALL FIELD – LEASE AGREEMENT MAP

OWNERSHIP OF DOCUMENTS
 This document, the ideas and designs incorporated herein, as an Instrument of Professional Service is the Property of
CITY OF TULARE
 and is not to be used, in whole or in part for any other project without written authorization.

DRAWN BY:
 DESIGNED BY:
 CHECKED BY:

DRAWING TITLE:

LIVE OAK BASEBALL FIELD
 LEASE AGREEMENT MAP
 CITY OF TULARE

DATE:

9-21-18

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: Finance/City Attorney

For Council Meeting of: January 15, 2019

Documents Attached: Ordinance Resolution Staff Report Other None

AGENDA ITEM:

Continued discussion regarding a request from the Tulare Local Healthcare District Board for funding assistance and provide direction to staff.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND/EXPLANATION:

At the December 11, 2018 council meeting, Mayor Jose Sigala requested staff to bring before the council at the December 18, 2018 meeting a discussion of the possibility of creating a line of credit for the Tulare Local Healthcare District (District) Board.

December 18, 2018 council meeting, Interim City Attorney Mario Zamora provided clarification as to changes to the options presented for consideration in the staff report. Hospital Board Chair Kevin Northcraft addressed the Council in support of their request. Following discussion, it was moved by Council Member Sayre, seconded by Mayor Sigala and carried 3 to 0 (Council Member Nunley and Vice Mayor Mederos recused) to continue this item for further discussion and action to the January 15, 2018 meeting.

The District will be receiving \$2,335,000 in annual lease payments from Adventist Health, once Adventist Health takes over the operation from the District. This is anticipated to happen on February 1, 2019. According to their lease agreement with Adventist Health, the first six months of the lease payment will be used to repay Adventist Health on a loan given to the District to get the hospital building to meet state requirements to open. The next 12 months of lease payments, the District will only receive half of the lease payments with the other half going toward to the loan repayment. It will take 18 months into the lease agreement before the District will get the full lease payment. The District will also be selling equipment to Adventist Health for around \$6,000,000 that will also be applied to the loan from Adventist Health. In addition to the lease payment from Adventist Health, the District receives around \$600,000 in rent from other buildings they lease out and around \$1,800,000 in property taxes annually after bond payments. The line of credit is needed to cover operational, insurance, bankruptcy and planning costs.

Staff request Council continue discussion regarding the consideration of the City opening a line of credit with the District directly using funds from its portfolio.

Attached for Council's information is the City's Statement of Investment Policy, which includes specific language regarding Medium Term Notes/Corporate Bonds (page 3, No.8).

STAFF RECOMMENDATION:

Following discussion provide direction to staff regarding the request.

CITY ATTORNEY REVIEW/COMMENTS: Yes N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No N/A

Submitted by: Darlene Thompson **Title:** Finance Director
Mario Zamora **City Attorney**

Date: January 9, 2019

Interim City Manager Approval: _____

CITY OF TULARE
STATEMENT OF INVESTMENT POLICY
Calendar Year 2016

PURPOSE

This statement is intended to provide guidelines for the prudent investment of the City's temporary idle cash and to outline the policies for maximizing the efficiency of the City's cash management system. The ultimate goal is to provide additional interest income revenues to City funds while protecting its pooled cash.

OBJECTIVE

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The City attempts to obtain the highest yield obtainable as long as investments meet the criteria established for safety and liquidity. Investments shall be made which insure the following management objectives:

1. The safeguarding of assets.
2. The prevention or detection of errors and fraud.
3. The accuracy and completeness of the investment accounting records.
4. The timely preparation of reliable financial reports of the investment portfolio.

POLICY

The City of Tulare operates its temporary pooled idle cash investments under the prudent man rule (Civil Code Section 2261, et. seq.). This affords the City a broad spectrum of opportunities as long as the investment is deemed prudent and allowable under current legislation of the State of California (Government Code Section 53600 et. seq.).

INVESTMENT GUIDELINES

Criteria for selecting investments and the order of priority established shall be as follows:

1. Safety. Safety is the primary element in an investment strategy. The safety and risk associated with an investment refers to the preservation and protection of capital. The City only utilizes those investments that are considered safe.
2. Liquidity. This refers to the ability to convert an investment to cash with a minimal chance of losing some portion of principal. Liquidity is an important investment feature, especially when meeting the expenditure needs of the annual budget in a timely manner.

Investment Policy, Page 2 of 5

3. Yield. Yield is the annual rate of return on an investment, expressed as a percentage of the investment. Attempts should be made to obtain the highest yield possible, provided the criteria for safety and liquidity are met.

INVESTMENT INSTRUMENTS

The following are allowable instruments of investment for the City of Tulare with their corresponding definitions:

1. Time Certificates of Deposit (TCD). TCDs shall be made only with banks and savings and loan institutions which are insured by the FDIC. A standard form Contract for deposit is required for each TCD. The Treasurer may waive security for amounts insured by FDIC to a maximum of \$100,000.00. Purchase of negotiable certificates of deposit shall not exceed 30% of the City's investment funds.
2. Local Agency Investment Funds (LAIF). LAIF is managed by the State of California Treasurer's office with total investments from any one individual agency not to exceed \$50 million or the maximum as amended from time to time. No more than fifteen (15) transactions per month per account are allowed by LAIF. A minimum transaction is \$5,000.00, thereafter in increments of \$1,000.00.
3. Bankers Acceptances (BA). BAs are bills of exchange or time drafts which are drawn on and accepted by a commercial bank and are eligible for purchase by the federal reserve system. By its acceptance, the bank becomes primarily liable for the payment of the draft at its maturity. This bank liability makes the bankers acceptance a readily marketable instrument. The restrictions on the use of bankers acceptance areas follows:
 - a. Purchase of BAs may not exceed 180 (180) days maturity or 40% of the agency's surplus funds.
 - b. No more than 30% of the City's total investment in BAs may be invested in BAs of any one commercial bank.
4. Treasury Bonds and Notes. Treasury bonds and notes are obligations of the U.S. Government which bear interest. Notes have maturities of two to ten years while bonds have longer maturities.
5. Treasury Bills (T-Bills). T-Bills are obligations of the U.S. Government with a maturity of one year or less. T-Bills bear no interest, but are sold at discount.

Investment Policy, Page 3 of 5

6. Federally Sponsored Agency Securities. The City may invest funds in debt securities of the following United States Government sponsored agencies:
 - a. Government National Mortgage Association
 - b. Federal National Mortgage Association
 - c. Federal Home Loan Mortgage Corporation
 - d. Federal Home Loan Bank
 - e. Other similar agencies
7. Repurchase Agreements (Repos). Repurchase agreements represent agreements to purchase securities that will be repurchased at a future date for a specific price. Investments in repos shall not exceed ninety (90) days. Physical delivery of the securities backing the repo or safekeeping documentation to a qualified safekeeping institution is required.
8. Medium Term Notes/Corporate Bonds. These notes have a maximum of five years maturity and are issued by corporations organized and operating within the United States. To be eligible for investment by the City, notes must be rated A or better by a nationally recognized rating service. Purchases of medium term notes may not exceed 30 per cent of the City's surplus funds.
9. Mutual Funds. Mutual Funds are described in Section 53635 (k) of the Government Code as "Shares of Beneficial Interest issued by diversified management companies"...investing in securities and obligations as authorized by 53600 et. Seq. In addition to specific restrictions in the Government Code, purchases of this investment type shall not exceed 15 per cent of the City's surplus funds.
10. Passbook Savings Account Demand Deposits. Savings accounts shall be maintained only with banks and savings and loan institutions which are insured by FDIC.
11. Commercial Paper. Commercial Paper refers to prime quality, highest rated short term, unsecured, negotiable promissory notes issued by corporations, subject to the current provisions contained in Section 53635 (g) of the Government Code. Purchases of this investment type may not exceed 25 per cent of the City's surplus funds.
12. Zero Coupon Bonds. Zero Coupon Bonds may be purchased only for purposes of bond defeasance or future capital improvement projects.
13. Central San Joaquin Valley Risk Management Authority (CSJVRMA) Investment Pool. As member city of the CSJVRMA, the City would like the opportunity to participate in its sponsored investment pool. The pool is managed by Chandler Asset Management and invests in agency instruments such as Federal Home Loan Bank, treasuries and high-grade corporate stock. Funds are available on demand, with interest paid quarterly.

Investment Policy, Page 4 of 5

14. CalTrust Investment Pool. As a member city of League of Cities, the City would like the opportunity to participate in its sponsored investment pool. The pool is managed and invests in agency instruments such as Federal Home Loan Bank, treasuries and high-grade corporate stock. Funds are available on demand, with interest paid quarterly.

It is the policy of the City of Tulare that no City funds shall be invested, committed or otherwise obligated from and after the revised effective date of this policy, in the following types of securities:

1. Margin Account Purchases
2. Zero Coupon Bonds, if for trading purposes only

The following general criteria shall be used when investing City funds:

1. All investments of the City shall have the City of Tulare as the registered owner and shall be kept in the custody of the City or the trust department of its designated third party, safekeeping institution.
2. If securities are kept by a safekeeping institution, the City shall have access to buy and sell such securities independently of any broker. While in safekeeping, the City shall have on file from its designated bank a written statement that the City has a "perfected interest" in all securities held in the trust department. The trust department may be required to send the City a periodic statement of what is being held in safekeeping.
3. Investments shall be diversified among institutions, types of securities and maturity dates to maximum safety and yield with market conditions and to satisfy liquidity needs.
4. Investment shall not knowingly be made in any financial institution that practices or supports, directly or indirectly through its actions, discrimination on the basis of race, religion, color, creed, nationality or ethnic origin, age, sex or physical disability.
5. The Finance Director/Treasurer shall report monthly to the City Manager, the City Council, the Board of Public Utilities Commissioners, and the Tulare Redevelopment Agency the type of investments, financial institutions (issuers), rate of interest or yield, date of maturity, par value, cost of investment, and current market value (and source of market value) of all securities in the portfolio. In addition, the report shall also include those funds under management of contracted parties (fiscal agents, trustees, deferred compensation administrators, etc.). The report shall also state that the portfolio is in compliance with this statement of investment policy and shall include a statement that the city is able to meet its expenditure requirements for the next six months or explain why not.
6. Competitive bids/quotes are to be obtained and documented on all investments when practical.

Investment Policy, Page 5 of 5

7. Investments in and divestitures of securities other than TCD's, LAIF, Bankers Acceptances, Treasury Notes and Bills, Repos, Medium Term Notes Mutual Funds, Passbook Savings Accounts, and Commercial Paper shall be approved by the Investment Review Committee prior to making the transaction.

8. Section 53601 of the Government Code allows the investment of surplus funds in the City's treasury in specified types of securities provided that, at the time of investment, the securities have a maturity of five years or less, unless the legislative body has granted express authority to make that investment either specifically or as a part of the Investment Policy approved by the legislative body no less than three months prior to the investment. It is a herein authorized as a part of the current investment policy to invest in securities with an estimated average life of five years or less, except for Commercial Paper which may not have a maturity of greater than 180 days. It is also authorized to invest in securities with a maturity greater than five years, but only when authorized by the City Council no less than three months prior to the investment.

9. The Statement of Investment Review Policy shall be presented to the City Council annually for review and adoption.

INVESTMENT REVIEW COMMITTEE

There is hereby established an Investment Review Committee. The membership of this committee shall consist of the Finance Director/Treasurer, the City Manager or his/her designee, the Mayor or his/her designee and the President of the Board of Public Utilities Commissioners or his/her designee. The purpose of this committee shall be to review investments, formulate investment strategy and insure adherence to this policy. This committee shall meet at least quarterly or more frequently when deemed necessary.

PHILOSOPHY OF INVESTMENT

The City strives to maintain the level of investment of all funds as near 100% as possible, utilizing the prioritized guidelines of safety, liquidity and yield. Cash management and investment transactions are the responsibility of the Finance Director/Treasurer.

Darlene J. Thompson, CPA
Finance Director/Treasurer

February 02, 2016
Council review date
(effective date)

AGENDA ITEM:

**CITY OF TULARE, CA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: City Manager’s Office

For Council Meeting of: January 15, 2019

Documents Attached: Ordinance Resolution Staff Report Other* None

AGENDA ITEM:

City Council upon review and/or interviews, appoint a new member to the following: Library Board (1) and Aviation Committee (1).

IS PUBLIC HEARING REQUIRED: *Yes* *No*

BACKGROUND/EXPLANATION:

The City of Tulare has 11 boards and commissions in addition to the City Council. From time to time, appointments and reappointments are needed due to vacancies and expiring terms.

On December 18, 2018, the City Council declared a seat on the Library Board vacant following a resignation of one of its members whose term ended December 31, 2018. Staff posted the Vacancy Notice on December 19, 2018.

Library Board

A five-member advisory board, the Tulare Library Board meets on the third Wednesday of each month, at 4:00 p.m., in the Public Library. Board members are appointed by the City Council for four-year terms to advise the staff and Council on all matters relating to library service.

Staff has received two applications for consideration to fill this vacancy as follows:

Jill Worley (However, Ms. Worley withdrew her application on January 9, 2019, in support of Ms. DeMuth.)

Margaret (Peggy) DeMuth

Aviation Committee

The Tulare Aviation Committee, a five-member advisory board appointed by the City Council, is charged with the responsibility of making recommendations to the Council and staff in all areas related to city airport use, improvements and development of Mefford Field. Quarterly meetings of the Committee are held on the fourth Monday of the month at 6:00 p.m. at City Hall. Members serve a four-year term.

The Aviation Committee also has one vacancy, a seat that has been vacant since March of 2017, and is a new four-year term ending December 31, 2023 as a result. Staff has received one application for consideration to fill this vacancy as follows:

John Arriola

STAFF RECOMMENDATION:

City Council upon review and/or interviews, appoint a new member to the following: Library Board (1) and Aviation Committee (1).

CITY ATTORNEY REVIEW/COMMENTS: " Yes T N/A

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: " Yes £ No Q N/A

Submitted by: Roxanne Yoder

Title: Chief Deputy City Clerk

Date: January 7, 2019

City Manager Approval: _____