



**Brawley City Council &
Successor Agency to Brawley
Community Redevelopment Agency
Special Meeting Agenda
Tuesday, April 2, 2019 5:00 PM
City Council Chambers
383 Main Street
Brawley, California 92227**

Donald L. Wharton, Mayor
Norma Kastner-Jauregui, Mayor Pro-Tempore
Luke Hamby, Council Member
Sam Couchman, Council Member
George A. Nava, Council Member

Alma Benavides, City Clerk
William S. Smerdon, City
Attorney/City Treasurer
Rosanna Bayon Moore, City Manager/
Executive Director

CALL TO ORDER

ROLL CALL

INVOCATION Pastor Mark Sharpe, Valley Baptist

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. CLOSED SESSION

POTENTIAL LITIGATION (C.G.C. Section §54956.9)

- a. Conference with Legal Counsel – One (1) case

CONFERENCE WITH LABOR NEGOTIATOR

- a. Agency Designated Representative: Rosanna Bayon Moore, City Manager
Employee Organization: Brawley Police Sergeants' Association, Brawley Public Safety Employees Association and Brawley Firefighters Association

3. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes) this is the time for the public to address the Council **on any item not appearing on the agenda** that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments which are slanderous or which may invade an individual's personal privacy. **Please direct your questions and comments to the City Council.**

- a. Introduction of Police Officer Javier Martinez by Police Chief Robert Sawyer.
- b. Proclamation presented to Marjo Mello, Library Director declaring National Library Week, April 7-13, 2019. **Pg 4**

4. CONSENT AGENDA Items are approved by one motion. Council Members or members of the public may request consent items be considered separately at a time determined by the Mayor.

- a. Approve Accounts Payable: March 29, 2019 **Pgs 5-19**
- b. Approve City Council Minutes: March 19, 2019 **Pgs 20-23**
March 26, 2019 (Special) **Pgs 24-25**

5. CONTINUED PUBLIC HEARING (ANTICIPATED START TIME OF 6PM)

- a. Modification of the Conditions of Approval for the Latigo Ranch (TM05-01) Major Subdivision. **Pgs 26-119**
 - i. Staff Presentation

- ii. Public Hearing
- iii. Discussion & Potential Action

6. STRATEGIC PLANNING FOR FISCAL YEAR 2019/2020

7. DEPARTMENTAL REPORTS

- a. Monthly Staffing Report for April, 2019 - Shirley Bonillas, Personnel & Risk Management **Pgs 120**

8. CITY COUNCIL MEMBER REPORTS

9. CITY MANAGER REPORT

10. CITY ATTORNEY REPORT

11. CITY CLERK REPORT

ADJOURNMENT Regular Meeting, **Tuesday, April 19, 2019 @ 6:00 PM**, 383 Main Street, Brawley, California. Supporting Documents are available for public review in the Office of the City Clerk, 383 Main Street, Brawley, California 92227 - Monday through Friday during Regular Business Hours; Individuals who require special accommodations are requested to give 48 hours prior notice. Contact: Office of the City Clerk @ 760-351-3080.

Alma Benavides, City Clerk



Proclamation

***In Honor of National Library Week
April 7-13, 2019***

WHEREAS, libraries are not just about what we have for people, but what, we do for and with people;

WHEREAS, libraries have long served as trusted and treasured institutions, and library workers and librarians fuel efforts to better their communities, campuses and schools;

WHEREAS, librarians are evolving in order to serve their communities and to continue to fulfill their role in leveling the playing field for all who seek information and access to technologies;

WHEREAS, libraries and librarians open up a world of possibilities through innovative programming such as LAMBS vehicle, free one-on-one assistance for adults who would like to improve their English-Language Reading Skills, classes for basic computer skills, job-seeking resources and power of reading;

WHEREAS, libraries and librarians are looking beyond their traditional roles and providing more opportunities for community engagement and deliver new services that connect closely with patrons' needs;

WHEREAS, libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status;

WHEREAS, libraries, librarians, library workers and supporters across America are celebrating National Library Week.

NOW, THEREFORE, be it resolved that I, **Donald L. Wharton**, Mayor of the City of Brawley, California, proclaim National Library Week, April 7-13, 2019. I encourage all residents to visit the library this week and explore what's new at your library and engage with your librarian. Because of you, Libraries Transform.

***In Witness Whereof I have hereunto set my
Hand and caused the Seal of the City of Brawley
to be affixed on this 2nd day of April, 2019.***

Donald L. Wharton, Mayor

Alma Benavides, City Clerk

Check Register Report

Date: 03/29/2019

Time: 8:39 AM

City of Brawley

Check Number	Check Date	Status	Vendor Number	Vendor Name	Check Description	Amount
54185	03/29/2019	Printed	B364	360 BUSINESS PRODUCTS	Pens, Coin Envelopes	362.92
54186	03/29/2019	Printed	A343	ACME SAFETY & SUPPLY CORP.	Glass Beads, Traffic Paint/Sts	444.91
54187	03/29/2019	Printed	A260	AJRA CONSTRUCTION	Refund Deposit/Demo Permit	500.00
54188	03/29/2019	Printed	A230	ALARM COMMUNICATION EXPERT	Troubleshoot Alarm	70.04
54189	03/29/2019	Printed	A554	ALLIED WASTE SERVICES #467	Solid Waste Services/Mar. 2019	99,067.15
54190	03/29/2019	Void	03/29/2019		Void Check	0.00
54191	03/29/2019	Printed	A126	ALSCO AMERICAN LINEN DIV.	Cleaning Services	503.74
54192	03/29/2019	Printed	A137	AMERICA'S FINEST FIRE PROTECT	Service Fire Extinguishers	1,255.14
54193	03/29/2019	Printed	A785	AT&T	U-Verse Internet 3/17-4/16	75.00
54194	03/29/2019	Printed	A901	AT&T-CALNET 3	Telephone Services 2/20-3/19	3,333.18
54195	03/29/2019	Printed	A0104	ATS ENVIRONMENTAL INC	Pretreatment Testing	2,742.00
54196	03/29/2019	Printed	B013	OMAR BALDERAS	Travel Adv./Permit Writers	51.00
54197	03/29/2019	Printed	B279	SYLVIA G BARRAZA	Refund Ovrpmt Bus Lic #5313	24.00
54198	03/29/2019	Printed	B207	BAVCO BACKFLOW & VALVE CO	Backflow Repair Kit	321.37
54199	03/29/2019	Printed	B0204	PAMELA BEAL	Rfnd Deposit, Ovrpmt 333 WAST	284.90
54200	03/29/2019	Printed	B390	BRAWLEY AUTO BODY	Paint Fenders #99 Parks	466.56
54201	03/29/2019	Printed	B269	BRAWLEY TRACTOR PARTS	O-Rings, Capscrews	3.38
54202	03/29/2019	Printed	C1142	CAHAY	Refund Basketball Registration	300.00
54203	03/29/2019	Printed	C930	CALIFORNIA RURAL WATER	CRWA 2019-20 Membership	1,302.00
54204	03/29/2019	Printed	C544	CANON FINANCIAL SERVICES, INC	P.W. Plotter Rental - Mar 2019	640.98
54205	03/29/2019	Printed	C545	CANON SOLUTIONS AMERICA	P.W. Scanner, Printer Maint.	79.88
54206	03/29/2019	Printed	C549	CANON SOLUTIONS AMERICA, INC	Copier Maint. 2/1-2/28 Bldg	20.38
54207	03/29/2019	Printed	C6521	CAPITAL MEETING PLANNING, INC	Nationwide Domestic Highway	350.00
54208	03/29/2019	Printed	C8406	CLEAN CUT LANDSCAPE, INC	Refund Ovrpmt Bus Lic #1121	24.00
54209	03/29/2019	Printed	C430	CLINICA DE SALUD DEL PUEBLO,	DMV Physical/Juan Antunez	65.00
54210	03/29/2019	Printed	C2833	CORE & MAIN LP	Manhole Cover	339.05
54211	03/29/2019	Printed	C005	COSTCO WHOLESALE #121	Easter Baskets	238.03
54212	03/29/2019	Printed	C2325	CRS GENERAL CONTRACTORS	Refund Ovrpmt 955 S 2nd Street	102.55
54213	03/29/2019	Printed	C994	CWEA	CWEA Association Membership/	275.00
54214	03/29/2019	Printed	D576	D & H WATER SYSTEMS, INC	Roller Assembly	205.71
54215	03/29/2019	Printed	D291	DDP ELECTRIC, INC	Service Mixing Pump/WTP	550.00
54216	03/29/2019	Printed	D103	DELTA DENTAL	Dental Insurance - April 2019	8,905.89
54217	03/29/2019	Printed	D137	DESERT REVIEW	Ad/Finance Director	240.00
54218	03/29/2019	Printed	D178	DIRECTV, LLC	Acct# 007659085 2/15-3/14	181.53
54219	03/29/2019	Printed	E216	EL CENTRO MOTORS	Brake Pads #3901 FD	121.98
54220	03/29/2019	Printed	E398	EMPIRE SOUTHWEST LLC	Replace Switch #20 Sts	338.32
54221	03/29/2019	Printed	E449	ESTATE OF MARY KINDER	Refund Deposit 1058 Ridge Park	65.37
54222	03/29/2019	Printed	F231	FARMERS LAND LEVELING, INC.	Sand	906.66
54223	03/29/2019	Printed	F105	FEDERAL EXPRESS CORP.	Mailing - Building Dept.	49.96
54224	03/29/2019	Printed	F930	FIRST INVESTORS CORP	Refund Ovrpmt Bus Lic #1943	8.00
54225	03/29/2019	Printed	G1008	ART GARCIA	Refund Ovrpmt Bus Lic #2072	24.00
54226	03/29/2019	Printed	G267	CHRISTY GARCIA	Refund Softball Registration	30.00
54227	03/29/2019	Printed	G750	GOVCONNECTION, INC	Backup Battery	5,512.06
54228	03/29/2019	Printed	G363	GOVINVEST	GASB 75 Reports	6,500.00
54229	03/29/2019	Printed	I145	IMPACT POWER TECHNOLOGIES LLC	Radio Microphones	350.90
54230	03/29/2019	Printed	I419	IMPERIAL COUNTY TREASURER	Bond Assessment Collection	12,476.50
54231	03/29/2019	Void	03/29/2019		Void Check	0.00
54232	03/29/2019	Void	03/29/2019		Void Check	0.00
54233	03/29/2019	Void	03/29/2019		Void Check	0.00
54234	03/29/2019	Void	03/29/2019		Void Check	0.00
54235	03/29/2019	Printed	I301	IMPERIAL HARDWARE CO., INC.	Clamps/Shop	2,498.77
54236	03/29/2019	Printed	I176	IWORQ SYSTEMS	Internet Prev. Maint/WWTP	799.98
54237	03/29/2019	Printed	J268	JULIAN A JIMENEZ	Reimb. DMV Physical	70.00
54238	03/29/2019	Printed	J371	JOHNSON CONTROLS SECURITY	Alarm Monitoring 4/1-4/30/19	218.91

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Check Number	Check Date	Status	Vendor Number	Vendor Name	Check Description	Amount
54239	03/29/2019	Printed	K154	K-C WELDING RENTALS, INC.	Oil	1,012.75
54240	03/29/2019	Printed	K596	KAZ-BROS DESIGN SHOP	Banner Signs	538.75
54241	03/29/2019	Printed	K731	KEARNY PEARSON FORD, LLC.	Buckle #P155 PD	110.86
54242	03/29/2019	Printed	M2515	MAGNUM ENTERPRISES, INC	Refund Ovrpmt Bus Lic #3572	24.00
54243	03/29/2019	Printed	M997	MAIN STREET SIGNS	Street Name Signs	996.17
54244	03/29/2019	Printed	M730	MALLORY SAFETY & SUPPLY LLC	Goggles, Hard Hat Respirators	121.51
54245	03/29/2019	Printed	M0272	JAZMIN MATA	Refund Deposit/Senior Center	100.00
54246	03/29/2019	Printed	M004	MCNEECE BROS OIL COMPANY	Fuel/Public Works	1,539.32
54247	03/29/2019	Printed	M681	ROBIN LEE MICKLE	Refund Deposit 1047 CalleLuna	185.01
54248	03/29/2019	Printed	M017	STEVEN MIRELES	Travel Adv./Permit Writers	51.00
54249	03/29/2019	Printed	M275	MSC INDUSTRIAL SUPPLY CO. INC.	Surge Tool	126.94
54250	03/29/2019	Printed	M804	MYLO JANITORIAL	Cleaning Services -Feb 2019	8,154.40
54251	03/29/2019	Printed	N702	W.E. NECESSARY	Refund Ovrpmt 144C Street	122.63
54252	03/29/2019	Printed	N045	NORTHEND AUTOPARTS, INC.	Software Update/Shop Scanner	495.38
54253	03/29/2019	Printed	O378	JIM O'MALLEY PLUMBING	Pump	509.83
54254	03/29/2019	Printed	O225	LEA ANNE O'MALLEY	Refund Ovrpmt 225 W K Street	130.00
54255	03/29/2019	Printed	O233	O'REILLY AUTO PARTS	Oil Filter/Shop	59.69
54256	03/29/2019	Printed	P110	PESTMASTER SERVICES	Pest Control/Lions Center	45.00
54257	03/29/2019	Printed	P371	PIONEERS MEMORIAL HEALTHCARE	Evidence Gathering	26.25
54258	03/29/2019	Printed	P321	FANNY POSADA	Travel Adv./Aquatic Facility	440.98
54259	03/29/2019	Printed	P340	PROTECTION ONE ALARM	Alarm Monitoring 2/1-2/28/19	94.90
54260	03/29/2019	Printed	R0183	CARLOS RAMOS	Refund Dep, Ovrpmt 183 G Street	198.18
54261	03/29/2019	Printed	R163	RDO EQUIPMENT CO.	Handle, Plug	11.07
54262	03/29/2019	Printed	R730	RS INSTRUMENTS & SERVICES	Calibrate Flow Meters	459.00
54263	03/29/2019	Printed	R1925	NANCY RUIZ	Refund Ovrpmt 472 K Street	549.61
54264	03/29/2019	Printed	S155	SAN DIEGO COUNTY	P.W. Radio System Fees/Feb	199.50
54265	03/29/2019	Printed	S2308	CANDY SANCHEZ	Refund Deposit 958 K Street	5.53
54266	03/29/2019	Printed	S557	SCHOLASTIC INC.	Books	1,616.38
54267	03/29/2019	Printed	T901	SHELL	Fuel - Fire Dept.	27.74
54268	03/29/2019	Printed	S662	JESENIA SILVA	Refund Deposit 706 Sequoia Ct	179.85
54269	03/29/2019	Printed	S495	SOUTHERN CALIFORNIA GAS CO.	172 969 1728 3 2/8-3/12/19	5,887.78
54270	03/29/2019	Printed	S694	STAPLES BUSINESS CREDIT	Paper Clips	23.68
54271	03/29/2019	Printed	T552	TRANSACT TECHNOLOGIES INC.	Cash Receipts Rolls	127.04
54272	03/29/2019	Printed	U550	UNION PACIFIC RAILROAD COMPANY	Railroad Property Lease F.D.	2,059.11
54273	03/29/2019	Printed	U630	UNITED PARCEL SERVICE, INC	Mailings - Engineering	128.66
54274	03/29/2019	Printed	U602	USA BLUEBOOK, INC	Tracing Dye	738.89
54275	03/29/2019	Printed	V079	VERIZON WIRELESS SERVICES L	Mobile Broadband/Public Works	730.73
54276	03/29/2019	Printed	V004	DAVID VILLALOBOS	Travel Adv./Aquatic Facility	415.98
54277	03/29/2019	Printed	W233	WAGEWORKS INC	FSA Service Fee - Feb 2019	100.00
54278	03/29/2019	Printed	W221	WAL-MART STORES, INC. #01-1555	Spray Paint	427.22
54279	03/29/2019	Printed	W135	WAXIE SANITARY SUPPLY	Return Janitorial Supplies	755.06
54280	03/29/2019	Printed	W250	WESTAIR GASES & EQUIPMENT INC	Oxygen Tanks/F.D. 2	296.64
54281	03/29/2019	Printed	W551	WESTERN GROWERS INSURANCE SVCS	Safety Training	257.56

Total Checks: 97

Checks Total (excluding void checks):

183,377.28

INVOICE APPROVAL LIST BY FUND REPORT

Date: 03/29/2019
 Time: 8:43 am
 Page: 1

City of Brawley

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
Fund: 101 General Fund							
Dept: 000.000							
101-000.000-205.260	C & D recycle AJRA CONSTRUCTION///		Refund Deposit/Demo Permit	54187	03/19/2019	03/29/2019	500.00
							<u>500.00</u>
						Total Dept. 000000:	500.00
Dept: 110.000 General Revenues							
101-110.000-410.800	Business						
	BARRAZA/SYLVA G//		Refund Ovrpmt Bus Lic #5313	54197	03/19/2019	03/29/2019	24.00
	CLEAN CUT LANDSCAPE,		Refund Ovrpmt Bus Lic #1121	54208	03/22/2019	03/29/2019	24.00
	FIRST INVESTORS CORP///		Refund Ovrpmt Bus Lic #1943	54224	03/19/2019	03/29/2019	8.00
	GARCIA/ART//		Refund Ovrpmt Bus Lic #2072	54225	03/22/2019	03/29/2019	24.00
	MAGNUM ENTERPRISES,		Refund Ovrpmt Bus Lic #3572	54242	03/22/2019	03/29/2019	24.00
							<u>104.00</u>
101-110.000-410.910	Utility users						
	BEAL/PAMELA//		Rfnd Deposit, Ovrpmt 333 WAST	54199	03/20/2019	03/29/2019	1.52
	RAMOS/CARLOS//		Rfnd Dep, Ovrpmt 183 G Street	54260	03/21/2019	03/29/2019	3.05
	RUIZ/NANCY//		Refund Ovrpmt 674 SIMP (676)	54263	03/18/2019	03/29/2019	-0.04
	RUIZ/NANCY//		Refund Ovrpmt 472 K Street	54263	03/18/2019	03/29/2019	-0.04
							<u>4.49</u>
						Total Dept. General Revenues:	108.49
Dept: 111.000 City Council							
101-111.000-750.200	VERIZON WIRELESS		Cell Phone Charges/Various	54275	03/10/2019	03/29/2019	264.85
							<u>264.85</u>
						Total Dept. City Council:	264.85
Dept: 151.000 Finance							
101-151.000-720.100	Office						
	360 BUSINESS PRODUCTS///		Pens, Coin Envelopes	54185	03/18/2019	03/29/2019	12.20
							<u>12.20</u>
101-151.000-721.900	Small tools & GOVCONNECTION, INC///	56592171	Backup Battery	54227	03/04/2019	03/29/2019	46.29
							<u>46.29</u>
101-151.000-740.400	Rent						
	CANON FINANCIAL	19864946	Copier Lease/Finance	54204	03/13/2019	03/29/2019	113.40
							<u>113.40</u>
101-151.000-750.200	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	38.19
							<u>38.19</u>
						Total Dept. Finance:	210.08
Dept: 152.000 Utility Billing							
101-152.000-720.100	Office						
	360 BUSINESS PRODUCTS///		Pens, Coin Envelopes	54185	03/18/2019	03/29/2019	27.53
	TRANSACT TECHNOLOGIES	1330115	Cash Receipts Rolls	54271	03/12/2019	03/29/2019	127.04
							<u>154.57</u>
101-152.000-740.400	Rent						
	CANON FINANCIAL	19864946	Copier Lease/Finance	54204	03/13/2019	03/29/2019	113.40
							<u>113.40</u>
						Total Dept. Utility Billing:	267.97

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
Dept: 153.000 Personnel							
101-153.000-720.100	Office 360 BUSINESS PRODUCTS///		Pens, Certificate\$	54185	03/15/2019	03/29/2019	36.61
							<u>36.61</u>
101-153.000-730.200	Technical CLINICA DE SALUD DEL JIMENEZ/JULIAN A// WAGeworks INC///	0000562 552178	DMV Physical/Juan Antunez Reimb. DMV Physical FSA Service Fee - Feb 2019	54209 54237 54277	03/05/2019 03/22/2019 03/15/2019	03/29/2019 03/29/2019 03/29/2019	65.00 70.00 100.00
							<u>235.00</u>
101-153.000-750.300	Advertising & DESERT REVIEW///	67	Ad/Finance Director	54217	03/11/2019	03/29/2019	240.00
							<u>240.00</u>
101-153.000-750.310	Employee 360 BUSINESS PRODUCTS///		Pens, Certificates	54185	03/15/2019	03/29/2019	75.48
							<u>75.48</u>
							Total Dept. Personnel: 587.09
Dept: 171.000 Planning							
101-171.000-720.100	Office 360 BUSINESS PRODUCTS///		Pens, Copy Paper	54185	03/13/2019	03/29/2019	47.02
							<u>47.02</u>
101-171.000-740.100	Repair & CANON SOLUTIONS		Copier Maint. 2/1-2/28 Bldg	54206	03/01/2019	03/29/2019	6.79
							<u>6.79</u>
101-171.000-750.200	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	0.47
							<u>0.47</u>
							Total Dept. Planning: 54.28
Dept: 181.000 Information							
101-181.000-730.200	Technical GOVCONNECTION, INC/// GOVCONNECTION, INC///	56525485 56580486	Support Edge Premium Lansweeper Standard License	54227 54227	02/07/2019 02/27/2019	03/29/2019 03/29/2019	4,669.55 523.81
							<u>5,193.36</u>
							Total Dept. Information technology: 5,193.36
Dept: 191.000 Non-departmental							
101-191.000-720.100	Office 360 BUSINESS PRODUCTS/// 360 BUSINESS PRODUCTS/// 360 BUSINESS PRODUCTS///		Copy Paper Return Copy Paper Copy Paper	54185 54185 54185	03/15/2019 03/18/2019 03/15/2019	03/29/2019 03/29/2019 03/29/2019	144.17 -144.17 70.04
							<u>70.04</u>
101-191.000-730.200	Technical GOVINVEST/// JOHNSON CONTROLS PROTECTION ONE ALARM///	2535 32136537	GASB 75 Reports Alarm Monitoring 4/1-4/30/19 Alarm Monitoring 2/1-2/28/19	54228 54238 54259	02/05/2019 03/09/2019 02/06/2019	03/29/2019 03/29/2019 03/29/2019	6,500.00 218.91 48.74
							<u>6,767.65</u>
101-191.000-740.200	Cleaning ALSCO AMERICAN LINEN ALSCO AMERICAN LINEN MYLO JANITORIAL///		Cleaning Services Cleaning Services Cleaning Services - Feb 2019	54191 54191 5071355	03/13/2019 03/13/2019 02/28/2019	03/29/2019 03/29/2019 03/29/2019	25.30 33.14 996.54
							<u>1,054.98</u>
101-191.000-750.200							

INVOICE APPROVAL LIST BY FUND REPORT

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City of Brawley

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	361.97
							<u>361.97</u>
101-191.000-750.650	Taxes, Fees, IMPERIAL COUNTY		Bond Assessment Collection	54230	02/19/2019	03/29/2019	12,261.20
							<u>12,261.20</u>
Total Dept. Non-departmental:							20,515.84
Dept: 211.000 Police Protection							
101-211.000-720.500	Electrical IMPERIAL HARDWARE CO.,	546286/2	Bulbs	54235	03/20/2019	03/29/2019	14.54
							<u>14.54</u>
101-211.000-721.900	Small tools & IMPACT POWER	11160	Radio Microphones	54229	03/13/2019	03/29/2019	350.90
							<u>350.90</u>
101-211.000-725.300	Natural gas SOUTHERN CALIFORNIA GAS		187 525 6200 1 2/8-3/12/19	54269	03/14/2019	03/29/2019	43.12
							<u>43.12</u>
101-211.000-725.400	Fuel MCNEECE BROS OIL	244435	Fuel/Police Dept.	54246	03/20/2019	03/29/2019	55.28
							<u>55.28</u>
101-211.000-730.200	Technical PIONEERS MEMORIAL		Evidence Gathering	54257	03/06/2019	03/29/2019	26.25
							<u>26.25</u>
101-211.000-740.200	Cleaning MYLO JANITORIAL///	5071355	Cleaning Services - Feb 2019	54250	02/28/2019	03/29/2019	3,150.00
							<u>3,150.00</u>
101-211.000-750.200	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	669.53
							<u>669.53</u>
101-211.000-750.510	CAPITAL MEETING		Nationwide Domestic Highway	54207	03/19/2019	03/29/2019	350.00
							<u>350.00</u>
Total Dept. Police Protection:							4,659.62
Dept: 211.300 Graffiti Abatement							
101-211.300-721.200	Other WAL-MART STORES, INC.	08407	Spray Paint	54278	03/14/2019	03/29/2019	91.05
							<u>91.05</u>
Total Dept. Graffiti Abatement:							91.05
Dept: 221.000 Fire Department							
101-221.000-720.100	Office WAL-MART STORES, INC.	08599	Vacuum	54278	02/12/2019	03/29/2019	53.81
							<u>53.81</u>
101-221.000-720.800	Janitorial WAXIE SANITARY SUPPLY///	77365368	Return Janitorial Supplies	54279	03/08/2019	03/29/2019	-32.39
							<u>-32.39</u>
101-221.000-721.200	Other BRAWLEY TRACTOR IMPERIAL HARDWARE CO.,	0030705 538659/2	O-Rings, Capscrews Propane	54201 54235	02/04/2019 12/23/2018	03/29/2019 03/29/2019	3.38 12.56
							<u>15.94</u>

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101-221.000-725.300	Natural gas SOUTHERN CALIFORNIA GAS		015 325 6300 2 2/8-3/12/19	54269	03/14/2019	03/29/2019	26.87
							<u>26.87</u>
101-221.000-725.400	Fuel SHELL///		Fuel - Fire Dept.	54267	03/06/2019	03/29/2019	27.74
							<u>27.74</u>
101-221.000-740.400	Rent UNION PACIFIC RAILROAD WESTAIR GASES &		Railroad Property Lease F.D.	54272	02/14/2019	03/29/2019	2,059.11
		80238840	Acetylene, Oxygen Tanks/F.D.1	54280	02/28/2019	03/29/2019	169.04
							<u>2,228.15</u>
101-221.000-750.200	AT&T-CALNET 3/// DIRECTV, LLC///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	157.58
			Acct# 007659085 2/15-3/14	54218	02/16/2019	03/29/2019	181.53
							<u>339.11</u>
							Total Dept. Fire Department: 2,659.23
Dept: 221.100 Fire Station #2							
101-221.100-720.100	Office WAL-MART STORES, INC.	09904	Copy Paper, Calendar, Soap	54278	01/15/2019	03/29/2019	50.81
							<u>50.81</u>
101-221.100-721.200	Other IMPERIAL HARDWARE CO., IMPERIAL HARDWARE CO., WAL-MART STORES, INC. WAL-MART STORES, INC.	541241/2 541235/2 541573/2 540862/2 541218/2 541234/2 541616/2 545725/2 545869/2 09904 00948	Return Cord Connector Cord Connector, Trimmer Line Tarp Straps, Bolts Cord Connector Trimmer Line, Weed Killer Return Trimmer Line Return Tarp Straps, Bolts Bulbs Return Bulb Copy Paper, Calendar, Soap USB	54235 54235 54235 54235 54235 54235 54235 54235 54235 54278 54278	01/24/2019 01/24/2019 01/28/2019 01/20/2019 01/24/2019 01/24/2019 01/28/2019 03/14/2019 03/15/2019 01/15/2019 01/22/2019	03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019	-7.75 16.46 14.00 8.23 33.92 -6.78 -9.08 48.47 -24.23 2.62 26.91
							<u>102.77</u>
101-221.100-740.100	Repair & CANON FINANCIAL	19864942	Copier Lease, Usage/FD #2	54204	03/13/2019	03/29/2019	31.44
							<u>31.44</u>
101-221.100-740.400	Rent CANON FINANCIAL WESTAIR GASES &	19864942 80238839	Copier Lease, Usage/FD #2 Oxygen Tanks/F.D. 2	54204 54280	03/13/2019 02/28/2019	03/29/2019 03/29/2019	72.64 127.60
							<u>200.24</u>
							Total Dept. Fire Station #2: 385.26
Dept: 231.000 Building Inspection							
101-231.000-720.100	Office 360 BUSINESS PRODUCTS///		Pens, Copy Paper	54185	03/13/2019	03/29/2019	47.02
							<u>47.02</u>
101-231.000-740.100	Repair & CANON SOLUTIONS SAN DIEGO COUNTY///		Copier Maint. 2/1-2/28 Bldg P.W. Radio System Fees/Feb.	54206 54264	03/01/2019 03/01/2019	03/29/2019 03/29/2019	6.80 57.00
							<u>63.80</u>
101-231.000-750.200	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	139.34
							<u>139.34</u>

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101-231.000-750.210	Postage FEDERAL EXPRESS CORP.///	6-490-70413	Mailing - Building Dept.	54223	03/15/2019	03/29/2019	49.96
							<u>49.96</u>
						Total Dept. Bulding Inspection:	300.12
Dept: 241.000	Animal Control						
101-241.000-721.200	Other IMPERIAL HARDWARE CO.,	545831/2	Squeegee, Trash Bags, Nozzle	54235	03/15/2019	03/29/2019	68.73
							<u>68.73</u>
						Total Dept. Animal Control:	68.73
Dept: 311.000	Engineering						
101-311.000-730.200	Technical UNITED PARCEL SERVICE,		Mailings - Engineering	54273	03/16/2019	03/29/2019	128.66
							<u>128.66</u>
101-311.000-740.100	Repair & CANON SOLUTIONS		P.W. Scanner, Printer Maint.	54205	03/02/2019	03/29/2019	79.88
							<u>79.88</u>
101-311.000-740.200	Cleaning ALSCO AMERICAN LINEN		Cleaning Services	54191	03/04/2019	03/29/2019	26.12
	ALSCO AMERICAN LINEN		Cleaning Services	54191	03/11/2019	03/29/2019	26.12
	ALSCO AMERICAN LINEN		Cleaning Services	54191	03/18/2019	03/29/2019	26.12
	MYLO JANITORIAL///	5071355	Cleaning Services - Feb 2019	54250	02/28/2019	03/29/2019	851.40
							<u>929.76</u>
101-311.000-740.400	Rent CANON FINANCIAL	19816175	P.W. Plotter Rental - Mar 2019	54204	03/02/2019	03/29/2019	301.70
							<u>301.70</u>
101-311.000-750.200	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	785.76
	SAN DIEGO COUNTY///		P.W. Radio System Fees/Feb.	54264	03/01/2019	03/29/2019	28.50
	VERIZON WIRELESS		Cell Phone Charges/Various	54275	03/10/2019	03/29/2019	61.15
							<u>875.41</u>
101-311.000-750.650	Taxes, Fees, CANON FINANCIAL	19816175	P.W. Plotter Rental - Mar 2019	54204	03/02/2019	03/29/2019	8.40
							<u>8.40</u>
						Total Dept. Engineering:	2,323.81
Dept: 411.000	Community						
101-411.000-720.100	Office 360 BUSINESS PRODUCTS///		Pens, Copy Paper	54185	03/13/2019	03/29/2019	47.02
							<u>47.02</u>
101-411.000-740.100	Repair & CANON SOLUTIONS		Copier Maint. 2/1-2/28 Bldg	54206	03/01/2019	03/29/2019	6.79
							<u>6.79</u>
101-411.000-750.200	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	139.34
							<u>139.34</u>
						Total Dept. Community Development:	193.15
Dept: 511.000	Parks						
101-511.000-720.600	Plumbing IMPERIAL HARDWARE CO.,	541856/2	Bushing, Adapters	54235	01/30/2019	03/29/2019	14.10

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	O'MALLEY PLUMBING/JIM//		Sprinklers	54253	03/14/2019	03/29/2019	389.84
	O'MALLEY PLUMBING/JIM//		Adapter, Primer, PVC Pipe	54253	03/15/2019	03/29/2019	69.97
							473.91
101-511.000-721.200	Other						
	IMPERIAL HARDWARE CO.,	546034/2	Concrete Mix	54235	03/18/2019	03/29/2019	18.58
	IMPERIAL HARDWARE CO.,	538984/2	Chain, Bolts, Washers	54235	12/28/2018	03/29/2019	189.95
	IMPERIAL HARDWARE CO.,	545505/2	Wire	54235	03/12/2019	03/29/2019	12.60
	IMPERIAL HARDWARE CO.,	545518/2	Ring, Ring Pliers	54235	03/12/2019	03/29/2019	4.16
	IMPERIAL HARDWARE CO.,	546042/2	Restroom Signs	54235	03/18/2019	03/29/2019	10.66
	K-C WELDING RENTALS,	24471	Weedeater Line	54239	03/15/2019	03/29/2019	38.77
	K-C WELDING RENTALS,	24489	Hinge, Flat Bar	54239	03/18/2019	03/29/2019	81.87
	K-C WELDING RENTALS,	24509	Flat Bar	54239	03/19/2019	03/29/2019	54.95
							411.54
101-511.000-721.900	Small tools &						
	IMPERIAL HARDWARE CO.,	545518/2	Ring, Ring Pliers	54235	03/12/2019	03/29/2019	11.14
							11.14
101-511.000-750.200							
	AT&T		U-Verse Internet 3/17-4/16	54193	03/16/2019	03/29/2019	75.00
	GOVCONNECTION, INC///	56461391	Patch Cable	54227	01/15/2019	03/29/2019	29.67
	GOVCONNECTION, INC///	56483865	Outdoor Wireless AP	54227	01/23/2019	03/29/2019	242.74
							347.41
101-511.000-750.400	Travel						
	VILLALOBOS/DAVID//		Travel Adv./Aquatic Facility	54276	03/18/2019	03/29/2019	415.98
							415.98
							Total Dept. Parks: 1,659.98
Dept: 521.000	Recreation & Lions						
101-521.000-720.100	Office						
	STAPLES BUSINESS		Scissors	54270	01/11/2019	03/29/2019	10.76
	STAPLES BUSINESS		Paper Clips	54270	01/14/2019	03/29/2019	12.92
							23.68
101-521.000-720.600	Plumbing						
	IMPERIAL HARDWARE CO.,	537987/2	Valve Box	54235	12/17/2018	03/29/2019	5.61
							5.61
101-521.000-721.200	Other						
	COSTCO WHOLESALE #121///	37730	Easter Baskets	54211	03/18/2019	03/29/2019	238.03
	IMPERIAL HARDWARE CO.,	545526/2	Quick Link, Wedge Anchor	54235	03/12/2019	03/29/2019	24.70
	IMPERIAL HARDWARE CO.,	545604/2	Screen Clip, Drywall Anchors	54235	03/13/2019	03/29/2019	23.90
	IMPERIAL HARDWARE CO.,	546042/2	Restroom Signs	54235	03/18/2019	03/29/2019	5.80
	KAZ-BROS DESIGN SHOP///	3244	Banner Signs	54240	03/13/2019	03/29/2019	538.75
							831.18
101-521.000-725.300	Natural gas						
	SOUTHERN CALIFORNIA GAS		189 525 2700 2 2/6/19-3/8/19	54269	03/12/2019	03/29/2019	5,742.73
							5,742.73
101-521.000-730.200	Technical						
	PESTMASTER SERVICES///	1416961	Pest Control/Lions Center	54256	03/21/2019	03/29/2019	45.00
							45.00
101-521.000-740.200	Cleaning						
	ALSCO AMERICAN LINEN		Cleaning Services	54191	03/18/2019	03/29/2019	27.00
							27.00
101-521.000-750.200							
	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	224.63

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							<u>224.63</u>
101-521.000-750.400	Travel POSADA/FANNY//		Travel Adv./Aquatic Facility	54258	03/08/2019	03/29/2019	440.98
							<u>440.98</u>
Total Dept. Recreation & Lions Center:							7,340.81
Dept: 521.100 Recreation Leagues							
101-521.100-440.430	Recreation CAHAY///	243194	Refund Basketball Registration	54202	03/05/2019	03/29/2019	300.00
	GARCIA/CHRISTY//	279202	Refund Softball Registration	54226	03/06/2019	03/29/2019	30.00
							<u>330.00</u>
Total Dept. Recreation Leagues:							330.00
Dept: 522.000 Senior Citizens							
101-522.000-470.110	Rents and MATA/JAZMIN//	243198	Refund Deposit/Senior Center	54245	03/05/2019	03/29/2019	100.00
							<u>100.00</u>
101-522.000-725.300	Natural gas SOUTHERN CALIFORNIA GAS		193 926 4200 5 2/8-3/12/19	54269	03/14/2019	03/29/2019	41.37
							<u>41.37</u>
101-522.000-750.200	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	29.98
							<u>29.98</u>
Total Dept. Senior Citizens Center:							171.35
Dept: 551.000 Library							
101-551.000-721.110	Food and WAL-MART STORES, INC.	05249	Cookies, Milk	54278	02/12/2019	03/29/2019	20.84
							<u>20.84</u>
101-551.000-730.200	Technical PROTECTION ONE ALARM///		Alarm Monitoring 2/1-2/28/19	54259	02/06/2019	03/29/2019	46.16
							<u>46.16</u>
101-551.000-740.200	Cleaning MYLO JANITORIAL///	5071355	Cleaning Services - Feb 2019	54250	02/28/2019	03/29/2019	2,176.46
							<u>2,176.46</u>
101-551.000-750.200	AT&T-CALNET 3///		Telephone Services 2/12-3/11	54194	03/12/2019	03/29/2019	126.42
	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	86.80
							<u>213.22</u>
Total Dept. Library:							2,456.68
Dept: 551.100 Library Grant -							
101-551.100-720.100	Office WAL-MART STORES, INC.	02219	Water, Folders, Binder	54278	03/12/2019	03/29/2019	103.14
							<u>103.14</u>
101-551.100-720.200	Books and SCHOLASTIC INC.///	18906670	Books	54266	03/02/2019	03/29/2019	1,616.38
							<u>1,616.38</u>
101-551.100-720.800	Janitorial WAL-MART STORES, INC.	02219	Water, Folders, Binder	54278	03/12/2019	03/29/2019	12.91
							<u>12.91</u>
101-551.100-721.110	Food and						

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	WAL-MART STORES, INC.	02219	Water, Folders, Binder	54278	03/12/2019	03/29/2019	30.10
							<u>30.10</u>
101-551.100-721.200	Other						
	WAL-MART STORES, INC.	02219	Water, Folders, Binder	54278	03/12/2019	03/29/2019	35.03
							<u>35.03</u>
101-551.100-750.200	VERIZON WIRELESS		Cell Phone Charges/Various	54275	03/10/2019	03/29/2019	53.84
							<u>53.84</u>
							Total Dept. Library Grant - LAMBS: 1,851.40
							Total Fund General Fund: 52,193.15
Fund: 211 Gas Tax							
Dept: 312.000 Street Maintenance							
211-312.000-721.200	Other						
	ACME SAFETY & SUPPLY	130892-00	Glass Beads, Traffic Paint/Sts	54186	03/05/2019	03/29/2019	444.91
	IMPERIAL HARDWARE CO.,	537994/2	Paint, Roller Covers/Curbs	54235	12/17/2018	03/29/2019	97.75
	MAIN STREET SIGNS///	29991	Street Name Signs	54243	03/04/2019	03/29/2019	996.17
							<u>1,538.83</u>
							Total Dept. Street Maintenance & 1,538.83
							Total Fund Gas Tax: 1,538.83
Fund: 213 SB 821 - Ped. & Bic.							
Dept: 313.000 Bicycle &							
213-313.000-721.200	Other						
	WAXIE SANITARY SUPPLY///	78114158	Janitorial Supplies	54279	03/07/2019	03/29/2019	787.45
							<u>787.45</u>
							Total Dept. Bicycle & Pedestrian Fac.: 787.45
							Total Fund SB 821 - Ped. & 787.45
Fund: 501 Water							
Dept: 000.000							
501-000.000-205.200	Water						
	BEAU/PAMELA//		Rfnd Deposit, Ovrpmt 333 WAST	54199	03/20/2019	03/29/2019	245.26
	ESTATE OF MARY KINDER///		Refund Deposit 1058 Ridge Park	54221	03/20/2019	03/29/2019	65.37
	MICKLE/ROBIN LEE//		Refund Deposit 1047 Calle Luna	54247	03/18/2019	03/29/2019	185.01
	RAMOS/CARLOS//		Rfnd Dep, Ovrpmt 183 G Street	54260	03/21/2019	03/29/2019	176.68
	SANCHEZ/CANDY//		Refund Deposit 958 K Street	54265	03/20/2019	03/29/2019	5.53
	SILVA/JESENIA//		Refund Deposit 706 Sequoia Ct	54268	03/20/2019	03/29/2019	179.85
							<u>857.70</u>
							Total Dept. 000000: 857.70
Dept: 321.000 Water Treatment							
501-321.000-440.710	Water sales						
	CRS GENERAL		Refund Ovrpmt 955 S 2nd Street	54212	03/21/2019	03/29/2019	102.55
	NECESSARY/W.E.//		Refund Ovrpmt 144 C Street	54251	03/19/2019	03/29/2019	122.63
	O'MALLEY/ LEA ANNE//		Refund Ovrpmt 225 W K Street	54254	03/21/2019	03/29/2019	130.00
	RAMOS/CARLOS//		Rfnd Dep, Ovrpmt 183 G Street	54260	03/21/2019	03/29/2019	-3.00
	RUIZ/NANCY//		Refund Ovrpmt 657 N Imperial	54263	03/18/2019	03/29/2019	293.97
	RUIZ/NANCY//		Refund Ovrpmt 157 C Street	54263	03/18/2019	03/29/2019	4.80
	RUIZ/NANCY//		Refund Ovrpmt 674 SIMP (676)	54263	03/18/2019	03/29/2019	2.55
	RUIZ/NANCY//		Refund Ovrpmt 472 K Street	54263	03/18/2019	03/29/2019	2.55
							<u>656.05</u>

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501-321.000-720.300	Chemicals IMPERIAL HARDWARE CO.,	545762/2	Weed Killer	54235	03/14/2019	03/29/2019	24.23
							24.23
501-321.000-720.500	Electrical IMPERIAL HARDWARE CO., IMPERIAL HARDWARE CO.,	545815/2 812799/5	Bulbs, Lamp Holder, Timer Tubes	54235 54235	03/15/2019 03/18/2019	03/29/2019 03/29/2019	52.31 122.71
							175.02
501-321.000-720.600	Plumbing D & H WATER SYSTEMS, IMPERIAL HARDWARE CO., USA BLUEBOOK, INC///	12019-0274 545646/2 831000	Roller Assembly Sprinklers, Solenoid Couplings, Adapters, Valve	54214 54235 54274	03/14/2019 03/13/2019 03/06/2019	03/29/2019 03/29/2019 03/29/2019	205.71 77.02 619.26
							901.99
501-321.000-721.200	Other IMPERIAL HARDWARE CO., IMPERIAL HARDWARE CO., K-C WELDING RENTALS,	546362/2 546458/2 546186/2 546293/2 546289/2 546240/2 537605/2 545486/2 545519/2 545585/2 24449	Tape, Caulk, Epoxy Spray Keys, Key Ring Gloves, Towels, Glass Cleaner Caulk, Scrapers, Pads Tape, Scraper, Adhesive Caulk, Glue, Pads Shrink Tubes Concrete Mix, Sand Trowel, Lumber, Wire Dish Soap, Disinfectant Spray Oil	54235 54235 54235 54235 54235 54235 54235 54235 54235 54235 54239	03/21/2019 03/21/2019 03/19/2019 03/20/2019 03/20/2019 03/20/2019 12/13/2018 03/12/2019 03/12/2019 03/13/2019 03/14/2019	03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019 03/29/2019	427.26 17.19 47.89 52.87 272.81 38.35 5.22 53.66 14.59 55.11 27.98
							1,012.93
501-321.000-721.900	Small tools & IMPERIAL HARDWARE CO., IMPERIAL HARDWARE CO., IMPERIAL HARDWARE CO., K-C WELDING RENTALS,	546293/2 546289/2 545519/2 24448	Caulk, Scrapers, Pads Tape, Scraper, Adhesive Trowel, Lumber, Wire Pole Pruner	54235 54235 54235 54239	03/20/2019 03/20/2019 03/12/2019 03/14/2019	03/29/2019 03/29/2019 03/29/2019 03/29/2019	12.20 21.11 18.88 646.49
							698.68
501-321.000-730.200	Technical ATS ENVIRONMENTAL INC/// ATS ENVIRONMENTAL INC///	19-4656 19-4556	Water Treatment Testing Water Treatment Testing	54195 54195	03/19/2019 03/12/2019	03/29/2019 03/29/2019	376.00 376.00
							752.00
501-321.000-740.100	Repair & DDP ELECTRIC, INC///	200	Service Mixing Pump/WTP	54215	03/18/2019	03/29/2019	550.00
							550.00
501-321.000-740.200	Cleaning ALSCO AMERICAN LINEN MYLO JANITORIAL///		Cleaning Services Cleaning Services - Feb 2019	54191 54250	03/13/2019 02/28/2019	03/29/2019 03/29/2019	56.50 470.00
							526.50
501-321.000-750.200	AT&T-CALNET 3/// SAN DIEGO COUNTY/// VERIZON WIRELESS		Telephone Services 2/20-3/19 P.W. Radio System Fees/Feb. Cell Phone Charges/Various	54194 54264 54275	03/20/2019 03/01/2019 03/10/2019	03/29/2019 03/29/2019 03/29/2019	291.25 28.50 78.22
							397.97
501-321.000-750.500	Training WESTERN GROWERS	5409	Safety Training	54281	03/13/2019	03/29/2019	257.56
							257.56
501-321.000-750.600	CALIFORNIA RURAL WATER/// IMPERIAL COUNTY		CRWA 2019-20 Membership Bond Assessment Collection	54203 54230	03/21/2019 02/19/2019	03/29/2019 03/29/2019	651.00 105.00

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							<u>756.00</u>
Total Dept. Water Treatment:							6,708.93
Dept: 322.000 Water Distribution							
501-322.000-720.500	Electrical IMPERIAL HARDWARE CO.,	538869/2	Wire Brush, Outlet Surge	54235	12/27/2018	03/29/2019	17.25
							<u>17.25</u>
501-322.000-721.100	Uniforms K-C WELDING RENTALS,	24391	Safety Shoes/Juan Antunez	54239	03/08/2019	03/29/2019	162.69
							<u>162.69</u>
501-322.000-721.200	Other						
	IMPERIAL HARDWARE CO.,	538869/2	Wire Brush, Outlet Surge	54235	12/27/2018	03/29/2019	6.29
	IMPERIAL HARDWARE CO.,	539005/2	Wire Brush, Propane	54235	12/28/2018	03/29/2019	9.58
	IMPERIAL HARDWARE CO.,	538834/2	Tape, Pipe Compound	54235	12/27/2018	03/29/2019	9.48
	IMPERIAL HARDWARE CO.,	538369/2	Rags, Hand Sanitizer	54235	12/20/2018	03/29/2019	18.41
	IMPERIAL HARDWARE CO.,	538098/2	Knee Pads	54235	12/18/2018	03/29/2019	24.23
	IMPERIAL HARDWARE CO.,	536925/2	Rubber Boots, Paint Pail	54235	12/07/2018	03/29/2019	40.91
	IMPERIAL HARDWARE CO.,	539581/2	Rubber Boots	54235	01/05/2019	03/29/2019	55.24
	IMPERIAL HARDWARE CO.,	545583/2	Dust Pan, Rakes	54235	03/13/2019	03/29/2019	76.57
	MALLORY SAFETY & SUPPLY	4609584	Goggles, Hard Hat, Respirators	54244	03/07/2019	03/29/2019	121.51
							<u>362.22</u>
501-322.000-721.900	Small tools & O'MALLEY PLUMBING/JIM//		Pump	54253	12/05/2018	03/29/2019	50.02
							<u>50.02</u>
501-322.000-725.400	Fuel MCNEECE BROS OIL	244041	Fuel/Public Works	54246	03/13/2019	03/29/2019	75.42
							<u>75.42</u>
501-322.000-740.100	Repair & AMERICA'S FINEST FIRE	18M	Service Fire Extinguishers	54192	02/06/2019	03/29/2019	1,255.14
							<u>1,255.14</u>
501-322.000-750.200							
	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	98.81
	SAN DIEGO COUNTY///		P.W. Radio System Fees/Feb.	54264	03/01/2019	03/29/2019	28.50
	VERIZON WIRELESS		Cell Phone Charges/Various	54275	03/10/2019	03/29/2019	78.22
							<u>205.53</u>
Total Dept. Water Distribution:							2,128.27
Total Fund Water:							9,694.90
Fund: 511 Wastewater							
Dept: 331.000 Wastewater							
511-331.000-440.730	Sewer						
	BEAL/PAMELA//		Rfnd Deposit, Ovrpmt 333 WAST	54199	03/20/2019	03/29/2019	27.09
	RAMOS/CARLOS//		Rfnd Dep, Ovrpmt 183 G Street	54260	03/21/2019	03/29/2019	21.45
	RUIZ/NANCY//		Refund Ovrpmt 157 C Street	54263	03/18/2019	03/29/2019	85.46
	RUIZ/NANCY//		Refund Ovrpmt 674 SIMP (676)	54263	03/18/2019	03/29/2019	46.02
	RUIZ/NANCY//		Refund Ovrpmt 472 K Street	54263	03/18/2019	03/29/2019	46.02
							<u>226.04</u>
511-331.000-721.200	Other						
	BAVCO BACKFLOW & VALVE	891001	Cover Kit, Stem Guide	54198	02/14/2019	03/29/2019	139.50
	BAVCO BACKFLOW & VALVE	885627	Vacuum Breaker Valve	54198	12/28/2018	03/29/2019	85.82
	BAVCO BACKFLOW & VALVE	888823	Backflow Repair Kit	54198	01/28/2019	03/29/2019	96.05
	CORE & MAIN LP//	K235756	Manhole Cover	54210	03/07/2019	03/29/2019	339.05

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
	IMPERIAL HARDWARE CO.,	544967/2	Cable Ties, Wire	54235	03/06/2019	03/29/2019	13.17
	IMPERIAL HARDWARE CO.,	545695/2	Lumber, Stakes	54235	03/14/2019	03/29/2019	37.05
	USA BLUEBOOK, INC///	823464	Tracing Dye	54274	02/26/2019	03/29/2019	119.63
							830.27
511-331.000-725.300	Natural gas						
	SOUTHERN CALIFORNIA GAS	172 969 1728 3 1/10-2/8/19		54269	02/12/2019	03/29/2019	16.04
	SOUTHERN CALIFORNIA GAS	172 969 1728 3 2/8-3/12/19		54269	03/14/2019	03/29/2019	17.65
							33.69
511-331.000-730.200	Technical						
	ATS ENVIRONMENTAL INC///	18-20139	Pretreatment Testing	54195	03/12/2019	03/29/2019	250.00
	ATS ENVIRONMENTAL INC///	18-20142	Pretreatment Testing	54195	03/12/2019	03/29/2019	50.00
	ATS ENVIRONMENTAL INC///	18-20141	Pretreatment Testing	54195	03/12/2019	03/29/2019	50.00
	ATS ENVIRONMENTAL INC///	18-20140	Pretreatment Testing	54195	03/12/2019	03/29/2019	200.00
							550.00
511-331.000-750.200							
	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	41.50
	SAN DIEGO COUNTY///		P.W. Radio System Fees/Feb.	54264	03/01/2019	03/29/2019	28.50
	VERIZON WIRELESS		Cell Phone Charges/Various	54275	03/10/2019	03/29/2019	78.22
							148.22
511-331.000-750.400	Travel						
	BALDERAS/OMAR//		Travel Adv./Permit Writers	54196	03/22/2019	03/29/2019	51.00
	MIRELES/STEVEN//		Travel Adv./Permit Writers	54248	03/22/2019	03/29/2019	51.00
							102.00
511-331.000-750.650	Taxes, Fees, IMPERIAL COUNTY		Bond Assessment Collection	54230	02/19/2019	03/29/2019	110.30
							110.30
							Total Dept. Wastewater Collection: 2,000.52
Dept: 332.000	Wastewater						
511-332.000-720.700	Construction						
	FARMERS LAND LEVELING,	23005	Sand	54222	02/26/2019	03/29/2019	906.66
							906.66
511-332.000-721.200	Other						
	IMPERIAL HARDWARE CO.,	542480/2	Hand Soap, Paint Strainer	54235	02/07/2019	03/29/2019	77.94
	IMPERIAL HARDWARE CO.,	545678/2	Poly Tarp	54235	03/13/2019	03/29/2019	73.68
	IMPERIAL HARDWARE CO.,	545819/2	Poly Tarp	54235	03/15/2019	03/29/2019	32.95
	IMPERIAL HARDWARE CO.,	546178/2	Tarp Straps	54235	03/19/2019	03/29/2019	24.14
	RDO EQUIPMENT CO.///	P76443	Handle, Plug	54261	02/07/2019	03/29/2019	11.07
							219.78
511-332.000-725.400	Fuel						
	MCNEECE BROS OIL	241668	Fuel/Public Works	54246	01/25/2019	03/29/2019	1,341.49
	MCNEECE BROS OIL	240911	Fuel/Public Works	54246	01/08/2019	03/29/2019	67.13
							1,408.62
511-332.000-730.200	Technical						
	ALARM COMMUNICATION	09247	Troubleshoot Alarm	54188	03/15/2019	03/29/2019	70.04
	ATS ENVIRONMENTAL INC///	19-4444	Pretreatment Testing	54195	02/21/2019	03/29/2019	1,440.00
	RS INSTRUMENTS &	20065	Calibrate Flow Meters	54262	03/14/2019	03/29/2019	459.00
							1,969.04
511-332.000-740.100	Repair & IWORQ SYSTEMS///						
		186935	Internet Prev. Maint/WWTP	54236	03/04/2019	03/29/2019	799.98
							799.98
511-332.000-740.200	Cleaning						

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
	ALSCO AMERICAN LINEN		Cleaning Services	54191	03/04/2019	03/29/2019	109.23
	ALSCO AMERICAN LINEN		Cleaning Services	54191	03/11/2019	03/29/2019	109.23
	MYLO JANITORIAL///	5071355	Cleaning Services - Feb 2019	54250	02/28/2019	03/29/2019	510.00
							728.46
511-332.000-750.200							
	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	99.41
	SAN DIEGO COUNTY///		P.W. Radio System Fees/Feb.	54264	03/01/2019	03/29/2019	28.50
	VERIZON WIRELESS		Cell Phone Charges/Various	54275	03/10/2019	03/29/2019	78.22
	VERIZON WIRELESS		Mobile Broadband/Public Works	54275	03/06/2019	03/29/2019	38.01
							244.14
511-332.000-750.600							
	CALIFORNIA RURAL WATER///		CRWA 2019-20 Membership	54203	03/21/2019	03/29/2019	651.00
	CWEA///		CWEA Association Membership/	54213	02/04/2019	03/29/2019	275.00
							926.00
							Total Dept. Wastewater treatment: 7,202.68
							Total Fund Wastewater: 9,203.20
Fund: 521 Solid Waste							
Dept: 341.000 Solid Waste							
521-341.000-440.740	Solid waste						
	BEAL/PAMELA//		Rfnd Deposit, Ovrpmt 333 WAST	54199	03/20/2019	03/29/2019	11.03
	RUIZ/NANCY//		Refund Ovrpmt 157 C Street	54263	03/18/2019	03/29/2019	34.66
	RUIZ/NANCY//		Refund Ovrpmt 674 SIMP (676)	54263	03/18/2019	03/29/2019	16.83
	RUIZ/NANCY//		Refund Ovrpmt 472 K Street	54263	03/18/2019	03/29/2019	16.83
							79.35
521-341.000-730.200	Technical						
	ALLIED WASTE SERVICES		Solid Waste Services/Mar. 2019	54189	03/22/2019	03/29/2019	99,067.15
							99,067.15
							Total Dept. Solid Waste Collection: 99,146.50
							Total Fund Solid Waste: 99,146.50
Fund: 601 Maintenance							
Dept: 801.000 Vehicle							
601-801.000-720.400	Automotive						
	EL CENTRO MOTORS///	5151051	Brake Pads #3901 FD	54219	03/19/2019	03/29/2019	121.98
	EMPIRE SOUTHWEST LLC///		Replace Switch #20 Sts	54220	03/13/2019	03/29/2019	338.32
	KEARNY PEARSON FORD,	1460771	Buckle #P155 PD	54241	01/15/2019	03/29/2019	110.86
	NORTHEND AUTOPARTS,	636999	Lamp #3914 FD	54252	03/15/2019	03/29/2019	9.64
	O'REILLY AUTO PARTS///		Spray Paint #99 Parks	54255	03/15/2019	03/29/2019	32.92
	O'REILLY AUTO PARTS///		Oil Filter/Shop	54255	03/19/2019	03/29/2019	26.77
							640.49
601-801.000-721.200	Other						
	IMPERIAL HARDWARE CO.,	545645/2	Clamps/Shop	54235	03/13/2019	03/29/2019	80.45
							80.45
601-801.000-721.900	Small tools &						
	MSC INDUSTRIAL SUPPLY	69824260	Surge Tool	54249	03/11/2019	03/29/2019	126.94
							126.94
601-801.000-740.100	Repair &						
	BRAWLEY AUTO BODY///	0015358	Paint Fenders #99 Parks	54200	03/13/2019	03/29/2019	466.56
							466.56
601-801.000-740.200	Cleaning						

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
	ALSCO AMERICAN LINEN		Cleaning Services	54191	03/18/2019	03/29/2019	39.66
	ALSCO AMERICAN LINEN		Uniform Cleaning Services/Shop	54191	03/18/2019	03/29/2019	25.32
							<u>64.98</u>
601-801.000-750.200							
	AT&T-CALNET 3///		Telephone Services 2/20-3/19	54194	03/20/2019	03/29/2019	42.20
							<u>42.20</u>
601-801.000-750.600							
	NORTHEND AUTOPARTS,	637053	Software Update/Shop Scanner	54252	03/16/2019	03/29/2019	485.74
							<u>485.74</u>
							Total Dept. Vehicle Maintenance Shop: 1,907.36
							Total Fund Maintenance: 1,907.36
Fund: 602 Risk Management							
Dept: 000.000							
602-000.000-200.034 Health							
	DELTA DENTAL///		Dental Insurance - April 2019	54216	04/01/2019	03/29/2019	8,905.89
							<u>8,905.89</u>
							Total Dept. 000000: 8,905.89
							Total Fund Risk 8,905.89
							Grand Total: 183,377.28

CITY OF BRAWLEY
March 19, 2019

The City Council of the City of Brawley, California met in regular session at 6:00 PM, City Council Chambers, 383 Main, Brawley, California, the date, time and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. §54954.2.

Mayor Wharton called meeting to order @ 6:00PM

PRESENT: Couchman, Hamby, Kastner-Jauregui, Nava, Wharton
ABSENT: None

INVOCATION Pastor Mike Necuik, El Redentor Church

PLEDGE OF ALLEGIANCE CM Nava

1. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Nava/Couchman 5-0

2. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes) this is the time for the public to address the Council on any item not appearing on the agenda that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments which are slanderous or which may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

- a. **Isabel Solis, President of the Amigos de la Comunida Imperial Valley** stated she was here to invite everyone to their upcoming Cesar Chavez Day Celebration on March 30, 2019 in Downtown Plaza Park. Activities will include a Car Show starting at 10am. There will be vendors throughout the day. Awards for the Car Show will be about 3pm and the evening festivities. There are three (3) recipients for the "Si Se Puede" Award.
- b. **Katie Luna, Chamber of Commerce Executive Director** reported that it's been a tough few days for the community. She stated she wished to address concerns in the downtown corridor with safety. There have been several issues in one particular block and alley. The Police Department has been contacted to address matters. Still, more and more issues are affecting our business owners.
- c. **Amy McCafferty, Busy Bee Floral**, stated she has been in her building since December and observed negative activity with trash and broken bottles in the alley. On Valentine's Day when staff worked until midnight, people were banging on the back rollup door. It is not well lit in certain areas. There is an encampment in the alley.
- d. **Sylvia Castaneda, Sylvia's Little Treasures**, mentioned that she was also present because of what is happening around the area. Throwing the trash out is a problem in the evening because people are hanging out in the alley that are either transients or homeless. Clothes and drugs are thrown in the alley.
- e. **Marjo Mello, Library Director**, invited everyone on Thursday, March 21, 2019 at 6pm to the Friends of Library. People have been reading Notorious RBG and the Honorable Monica Lepe-Negrete will lead a talk about what it is like to be a woman in the Justice System.

3. CONSENT AGENDA Items are approved by one motion. Council Members or members of the public may request consent items be considered separately at a time determined by the Mayor.

The consent agenda was **approved** as submitted. m/s/c Nava/Kastner-Jauregui 5-0

AYES: Couchman, Hamby, Kastner-Jauregui, Nava, Wharton
NAYES: None
ABSENT: None
ABSTAIN: None

- a. **Approved** Accounts Payable: March 7, 2019 and March 15, 2019.
- b. **Approved** City Council Minutes: January 15, 2019 and February 5, 2019
- c. **Authorized** Annual Planning Report and Progress of the General Plan Year for Year 2018.
- d. **Adopted** Resolution No. 2019-10: Resolution of the City Council of the City of Brawley, California Amending the Fiscal Year 2018/2019 City of Brawley Budget for the Library Department for \$50,010.

4. REGULAR BUSINESS

- a. Discussion and Potential Action to Approve Request by Brawley Cattle Call Queen Royalty Association to Sell & Consume Alcohol on City Property at the Cattle Call Arena for the 2019 Kickin' It Country, Battle of the Bands on May 4, 2019 from 12PM – 8PM.

The City Council **approved** the request by Brawley Cattle Call Queen Royalty Association to Sell & Consume Alcohol on City Property at the Cattle Call Arena for the 2019 Kickin' It Country, Battle of the Bands on May 4, 2019 from 12PM – 8PM. m/s/c Kastner-Jauregui/Nava Hamby naye

- b. Discussion and Potential Action to Adopt Public Budget Meeting Schedule for Fiscal Year 2019/2020.

February 5, 2019	Mid Year 2018/2019 Budget Review 6PM at City Council Chambers 383 Main Street
April 2, 2019	Strategic Planning Session 5PM at City Council Chambers 383 Main Street
April 29, 2019	General Fund Workshop No. 1 9AM at City Council Chambers 383 Main Street
May 21, 2019	Enterprise and Special Funds Workshop No. 2 5PM at City Council Chambers
June 18, 2019	Overall Budget Adoption 6PM at City Council Chambers 383 Main Street

The Public Meeting Schedule was **approved** for the 2019/2020 Budget Process.

5. DEPARTMENTAL REPORT

- a. Presentation on Volunteer Park Phase II Project by Miguel Perez, Parks Coordinator

PC Perez presented a Power Point Presentation.

6. INFORMATIONAL REPORTS

- a. Record of Building Permits for February 2019 in the City of Brawley, Prepared by Oscar Escalante, Interim Building Official.

7. CITY COUNCIL MEMBER REPORTS

Hamby: None to report.

Couchman: None to report.

Nava: None to report.

Kastner-Jauregui: None to report.

Wharton: None to report

8. CITY MANAGER REPORT

- a. Presentation on Information Technology Security Policy by Armando Garibay, Information Systems Officer

ISO Garibay updated the City Council that in the next 30 to 60 days, the City will implement a new Information Technology Security Policy for the City. These changes will help to mitigate some of the agency's vulnerabilities.

9. CITY ATTORNEY REPORT None to report.

10. CITY CLERK REPORT

- a. League Dinner on Thursday, March 21, 2019 at Chabelas starting @ 6pm.

11. CLOSED SESSION

EXISTING LITIGATION (C.G.C. Section §54956.9)

- a. Conference with Legal Counsel – One (1) Case
Maria Garcia vs. City of Brawley

POTENTIAL LITIGATION (C.G.C. Section §54956.9)

- a. Conference with Legal Counsel – One (1) case

CONFERENCE WITH LABOR NEGOTIATOR

- a. Agency Designated Representative: Rosanna Bayon Moore, City Manager
Employee Organization: Brawley Police Sergeants' Association, Brawley Public Safety Employees Association and Brawley Firefighters Association

12. ADJOURNMENT @ 6:36 pm

Alma Benavides, City Clerk

CITY OF BRAWLEY
March 26, 2019

The City Council of the City of Brawley, California met in special session at 6:00 PM, City Council Chambers, 383 Main, Brawley, California, the date, time and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. §54954.2.

Mayor Pro-Tempore Kastner-Jauregui called meeting to order @ 6:00PM

PRESENT: Couchman, Hamby, Kastner-Jauregui, Nava
ABSENT: Wharton

PLEDGE OF ALLEGIANCE CM Kastner-Jauregui

1. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Nava/Hamby 4-1 Wharton absent

2. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes) this is the time for the public to address the Council on any item not appearing on the agenda that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments which are slanderous or which may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

- a. **Eric Reyes, Brawley resident** stated that he wanted to offer an apology to the City Council for not having extended an invite to a gathering earlier in the day. The CAL EPA Secretary's visit was not planned far in advance. He was driving through Imperial Valley to attend a meeting in Mexicali. The binational meeting is still going on. Luis Olmedo convinced him to stop by Brawley's Pure Gro Site. The visit was informative. His catch phrase is "justice delayed is justice denied." Pete Garcia from DTSC also visited and indicated that the remediation action plan will be out in May or June. They reinforced that the contaminated soil that is stockpiled will be removed. This is a big move forward from the initial plan over a year and a half ago. Community members are still concerned with hot spots. Overall, stockpile removal is a positive and a big victory from the initial plan.

3. CONSENT AGENDA Items are approved by one motion. Council Members or members of the public may request consent items be considered separately at a time determined by the Mayor.

The consent agenda was **approved** as submitted. m/s/c Couchman/Nava 4-1

AYES: Couchman, Hamby, Kastner-Jauregui, Nava
NAYES: None
ABSENT: Wharton
ABSTAIN: None

- a. **Approved Accounts Payable:** March 22, 2019
b. **Approved City Council Minutes:** February 19, 2019 and March 5, 2019

4. CONTINUED PUBLIC HEARING

- a. Please take notice that the Public Hearing scheduled for March 26, 2019 at 6pm for the Modification of the Conditions of Approval for the Latigo Ranch (TM05-01) Major Subdivision Map, Submitted by Brawley Investment Ventures, LLC, has been continued to April 2, 2019 at 6pm.

5. REGULAR BUSINESS

- a. Discussion and Potential Action to Approve the Substitution of the Nonprofit Host Organization from Los Amigos de la Comunidad to IV to Hidalgo Folklorico Group for the Cesar Chavez Celebration on March 30th, 2019.

The City Council **approved** the action to approve the Substitution of the Nonprofit Host Organization from Los Amigos de la Comunidad to IV to Hidalgo Folklorico Group for the Cesar Chavez Celebration on March 30th, 2019. m/s/c Nava/Couchman 4-1 Wharton absent

6. CITY COUNCIL MEMBER REPORTS

Hamby: None to report.

Couchman: None to report.

Nava: None to report.

Kastner-Jauregui: None to report.

7. CITY MANAGER REPORT None to report.

8. CITY ATTORNEY REPORT None to report.

9. CITY CLERK REPORT None to report.

10. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATOR

- a. Agency Designated Representative: Rosanna Bayon Moore, City Manager
Employee Organization: Brawley Police Sergeants' Association, Brawley Public Safety Employees Association and Brawley Firefighters Association

12. ADJOURNMENT @ 6:08 pm

Alma Benavides, City Clerk

COUNCIL STAFF REPORT
City of Brawley

Meeting Date: April 2, 2019

City Manager: 

PREPARED BY: Rosanna Bayon Moore, City Manager
Gordon R. Gaste, AICP CEP, Development Services Director
Guillermo Sillas, PE, Public Works Director

PRESENTED BY: Rosanna Bayon Moore, City Manager
Gordon R. Gaste, AICP CEP, Development Services Director
Guillermo Sillas, PE, Public Works Director

SUBJECT: Latigo Ranch Conditions of Approval Modification

PLANNING COMMISSION RECOMMENDATION: On March 6, 2019 the Planning Commission met and made the following recommendations:

1. Relieve \$2,118,000 Million Dollars in fees and removal of conditions 17, 23, 24, & 25 as recommended by staff.
2. Issue all building permits and release 50 Certificates of Occupancy for Unit #1. Release the remaining Certificates of Occupancy when either:
 - a. IID Canal gets undergrounded and eastbound Wildcat Lanes are constructed per the approved Final Map, or
 - b. If IID Canal undergrounding is not funded or completed, the eastbound 2 lanes of Wildcat Drive are constructed at a new alignment to a full City Standard.
3. Accept the Unit #2 portion of the property in lieu of bonds based on a value established by a licensed real estate appraiser.
4. Undergrounding of the Best Canal shall be a City led project if approved by the IID with the local match paid by the developer at 25% or 50% as required by IID.
5. The fencing of Best Canal is an acceptable alternative to undergrounding. The Best Canal shall be fenced to a standard approved by the City and IID in perpetuity until a time where funds are available to underground the canal. The developer shall pay for the cost of fencing.
6. South Western Avenue shall be improved prior to the issuance of Certificates of Occupancy for lots 260 through 272 of Unit #2.
7. Legion Street shall be improved from Branding Iron Drive to the western subdivision boundary prior to the issuance of Certificates of Occupancy for lots 252 through 259 of Unit #2.

8. South Imperial Avenue shall be improved from adjacent to the subdivision, from Wildcat Drive to the Railroad right-of-way no later than the issuance of the Certificates of Occupancy for the last 6 lots in Unit #1.

STAFF RECOMMENDATION: Amend Conditions of Approval Nos. 17, 23, 24 and 25. Approve relief of a total of \$2,118,000 in developer expenses, provided that Wildcat Dr. is improved to City standards, including undergrounding of the Best Canal.

DISCUSSION: The Latigo Ranch Tentative Tract Map was approved by the City on June 10, 2005. The Tentative Tract consists of two units and 268 single family residential lots.

The Final Map for Unit #1 was recorded on November 22, 2005 with the associated improvement plans and bonds in place. Unit #1 contains 113 single family residential lots and is generally located in the northern half of the Latigo Ranch subdivision. A total of 18 single family residential (SFR) units have been constructed to date which are currently occupied.

The previous developer, McMillin Homes, did not complete the required offsite improvements for Unit #1. Offsite improvements for Unit #1 yet to be completed include:

- A portion of Western Avenue
- A portion of South Imperial Avenue
- Landscaping of the retention basin
- Wildcat Drive from South Western Avenue to South Imperial Avenue

Per the Final Map, Wildcat Drive improvements include the undergrounding of the Best Canal and development of a greenbelt adjacent to Wildcat Drive.

Unit #2 is currently entitled through November 30, 2021 and contains 113 units. No final map or improvement plans have been submitted to date for Unit #2.

Brawley Investment Ventures, LLC, is currently in escrow and proposing to resume development activities within the Latigo Ranch Subdivision, subject to relief from certain conditions. As such, a public hearing to consider modifying the Conditions of Approval was held on March 6, 2019 before the City of Brawley Planning Commission. Brawley City Council will also hold a public hearing and take final action to approve or deny changes to the Conditions of Approval.

When the Planning Commission held its public hearing, the body took action to make recommendations regarding the developer's requests as summarized above. Several residents of the subdivision also participated in the public hearing, primarily to express concern about the open canal and the desired construction and completion of Wildcat Drive.

The City of Brawley Public Works Director/City Engineer, Development Services Director and City Manager have met extensively with the applicant to explore reasonable changes to the project approach over several months. Staff have approached the topic with pragmatism and assembled a package, subject to City Council approval that offsets the developer's financial responsibilities by more than \$2M. Revisit of the conditions will provide the applicant with the clarity needed to make a final decision regarding the purchase the remaining lots in Units #1 and 2.

The following Conditions of Approval are proposed for modification with staff's concurrence:

Condition No.	Topic	Request	Staff Comments	Staff Recommendation
17	Quimby Fees	Waive fees.	At the time of entitlement, retention basin parks were accepted as dedicated land.	Eliminate.
23	BESD School Site	Approve SFR development alternative in lieu of school site.	BESD has proceeded with an alternative preferred site.	Eliminate and proceed with SFR overlay alternative.
24	Fire Station	Approve SFR development alternative in lieu of fire station.	City has proceeded with an alternative preferred site.	Eliminate and proceed with SFR overlay alternative.
25	S. Imperial Avenue	Eliminate fair share contributions for railroad crossing,	Project on the east side of South Imperial Avenue is no longer entitled.	Eliminate.

The developer is also requesting the following modifications to the Conditions of Approval with staff's recommendation to deny:

Topic	Request	Staff Comments	Staff Recommendation
Building Permits	Immediately release building permits for next 96 lots in Unit #1 with no further offsite improvements.	Once developer constructs nearly all of the lots in Unit #1, there is no incentive to install offsite improvements if the development is never completed.	Deny.
Security for Improvements	Use Unit #2 as security for improvements associated with Unit #1 in lieu of bonds or a letter of credit.	City is not in the real estate business. Conventional security best enables the agency to complete improvements if necessary.	Deny.

Topic	Request	Staff Comments	Staff Recommendation
Best Canal	<p>Relieve developer of responsibility to underground the Best Canal.</p> <p>Assume IID will program future funding.</p> <p>Move eastbound lanes south of the existing channel.</p>	<p>Atypical of development pathway, sets precedent and incentivizes relief requests from other developers.</p> <p>Unreasonable timing delay is inconsistent with development abutting the property on the north side and full width improvements of Wildcat Drive.</p> <p>Conveys responsibility to a third party by diverting responsibility to IID / City which has yet to dedicate and program actual funding.</p> <p>Diminishes purpose of City initiated project on first segment of Wildcat Drive.</p> <p>Because IID requires access to own facilities for maintenance and repair, openings for access are a necessity.</p> <p>Existing channel poses a danger and risk to traffic, pedestrians, children, bicyclists and growing residential population.</p>	Deny.
South Western Avenue	Delay improvement until issuance of Certificates of Occupancy for lots 260-272 of Unit #2.	Once developer constructs nearly all of the lots in Unit #2, there is no incentive to install offsite improvements if this development is never completed.	Deny.

Topic	Request	Staff Comments	Staff Recommendation
Legion Street	Delay improvement from Branding Iron Drive to the western subdivision boundary until issuance of Certificates of Occupancy for lots 252 to 259 of Unit #2.	Once developer constructs nearly all of the lots in Unit #2, there is no incentive to install offsite improvements if this development is never completed.	Deny.
South Imperial Avenue	Delay improvement adjacent to the subdivision to concurrent with Wildcat Drive but no later than the final 6 Certificates of Occupancy for Unit #1.	Once developer constructs nearly all of the lots in Unit #1, there is no incentive to install offsite improvements if this development is never completed.	Deny.

ADDITIONAL INCENTIVES OFFERED TO DEVELOPER

Wildcat Drive

The existing temporary access road to Latigo Ranch is inadequate in its current form. The City recognizes the importance of the east-west circulation that Wildcat Drive provides. Latigo Ranch's Conditions of Approval, as well as those of the abutting Victoria Ranch and Malan Park, are consistent with the City's General Plan Circulation Element which defines complete improvement of Wildcat Drive as a minor arterial.

With the goal of achieving greater connectivity, the City of Brawley has undertaken an effort to improve a portion of Wildcat Drive. The City successfully competed for and was awarded a Congestion Mitigation & Air Quality (CMAQ) Program grant to construct a segment of Wildcat Drive. The segment includes the southern half of Wildcat Drive from the existing barricades east of Walmart to South 1st Street. The segment will connect Latigo Ranch to the west of the subdivision.

The City's \$1.7M design and construction project consists of an \$892,000 CMAQ grant and a local match of \$116,000. Undergrounding of IID facilities is also involved at an estimated cost of \$660,000 in local funds. Completion of the referenced project is expected in 2020 at a total cost of \$1,668,000. The above referenced improvements comprise work that would otherwise be borne by the developer of the subdivision per the Conditions of Approval.

City staff is proposing to relieve Brawley Investment Ventures, LLC of \$1,668,000 in reimbursement obligation to the City for accomplishing defined circulation improvements. Furthermore, due to the

regional significance of Wildcat Drive in its final improved configuration, City staff is also proposing to waive the streets portion of the City's assessed development impact fee, a significant sum at \$1,800 per residential unit for 250 units for a total of \$450,000.

In total, City staff is proposing to offset a total of \$2,118,000 in developer expenses, \$1,226,000 of which represent scarce local funds.

ATTACHMENTS: Latigo Ranch Conditions of Approval 2005, Latigo Ranch Tentative Tract Map, Latigo Ranch Unit #1 Final Map, Developer's Request Package, Planning Commission Minutes.

Latigo Ranch Conditions of Approval 2005

Conditions of Approval
Latigo Ranch Subdivision –
TM05-01 (Tentative Tract Map) [Major Subdivision]/ZC05-01
(Zone Change)/GPA05-01 (General Plan Amendment)

Portion of Tract 114 and 115, Township 14 South, Range 14 East, City of Brawley,
County of Imperial, State of California

City Council approval of the Tentative Tract Map (Major Subdivision), Zone Change, and General Plan Amendment is subject to compliance with the following conditions:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. All improvements required for each final map and/or phase of development for this Project shall be constructed, or in lieu thereof, an improvements security be provided to insure their construction. The City Engineer and the City Attorney shall review the improvements security format, content and amounts. The type of improvement security shall be approved by City Council.
4. Offer for dedication all rights of way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities.
5. Approval or conditional approval of the tentative map shall not constitute the waiver of any requirement of the City's ordinances or resolutions, regulations or standards; except, where a condition herein specifically provides a waiver.
6. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 75 watts elsewhere.
7. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.
8. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.
9. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost.
10. Developer shall provide to the Project, underground utility services such as: natural gas, telephone and cable television in coordination with the corresponding utility company.
11. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-I. Installation of fire hydrants shall be prior to construction of each respective phase of the development.
12. Project must comply with local, state and federal storm drainage discharge permits regulations.
13. Provide adequate drainage to prevent runoff into agricultural land and subsequent erosion of soils.
14. Water shall be applied to active grading areas, unpaved surfaces used for vehicle access, and other areas of dust generation to prevent or suppress airborne particulates during site development to the satisfaction of the Brawley Department of Public Works.
15. Implementation of Best Management Practices and a Storm Water Pollution Prevention Plan to prevent soil erosion and polluted runoff.

Tentative Tract Map/Zone Change/General Plan Amendment: TM05-01/ZC05-01/GPA05-01

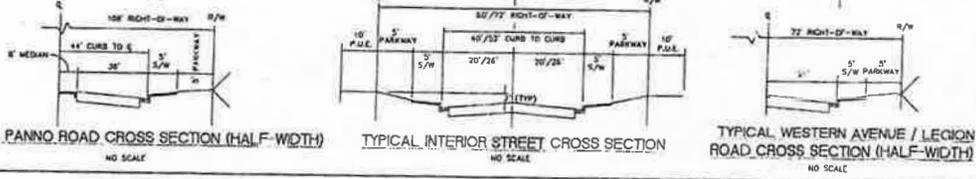
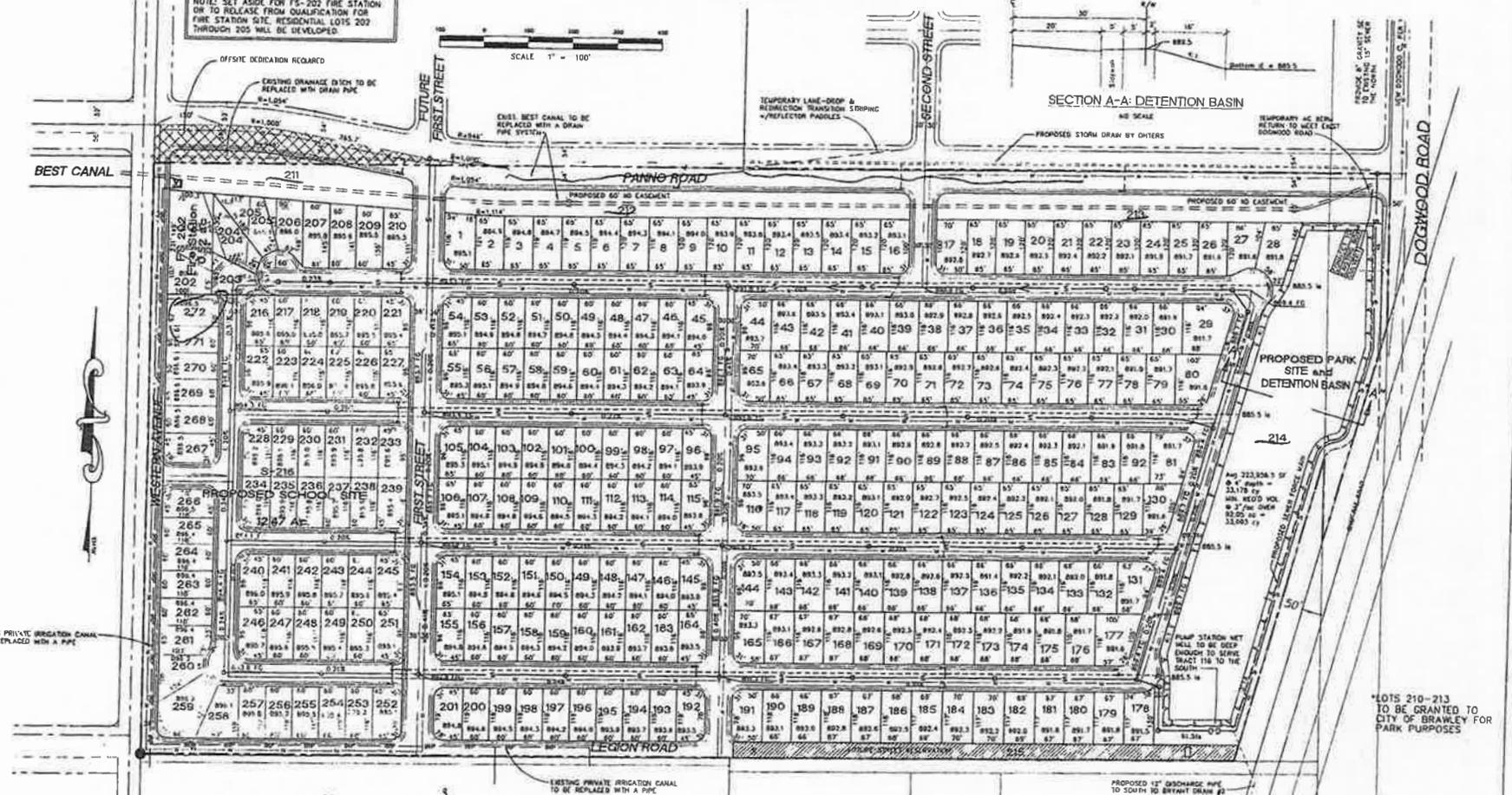
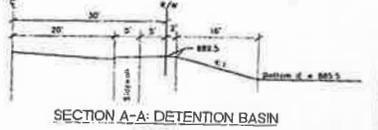
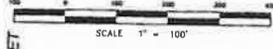
16. A qualified biologist shall conduct a survey of the property for the presence of burrowing owls, and a written report on the results of the survey shall be provided for review by the Brawley Planning Department before commencement of each phase of site grading. The City shall require mitigation for potential impacts if burrowing owls or their burrows are present onsite and would be impacted by the grading.
17. Quimby fees will be calculated using the appraised or purchase price to be provided by the Developer.
18. The east half of Western Avenue shall be constructed to half-width (36 feet) from Panno Street to Legion Street.
19. The north half to Legion Street shall be constructed to the standards of a Secondary Arterial from Western Avenue to the Park/Retention Basin.
20. The south half of Panno Avenue shall be constructed to the standards of a Major Arterial (including medians) from Western Avenue to Dogwood Road (Imperial Avenue).
21. The west half of Dogwood Road (Imperial Avenue) shall be constructed to the standards of a Secondary Arterial from Panno Street to the Union Pacific Railroad.
22. A Community Facilities District (CFD) shall be formed to maintain the lighting and landscaping prior to recordation of the final map.
23. An elementary school site may need to be provided per the Brawley Elementary School District. An overlay has been provided for such a provision.
24. A fire station site may need to be provided per the Fire Chief. An overlay has been provided for such a provision.
25. The developer shall contribute a fair share to the Panno Street railroad crossing.
26. The developer shall contribute a fair share to the upgrade/rehabilitation of Lift Station #1.
27. Subdivider shall pay fees to record and process the tentative map and related environmental documents.
28. Subdivider shall adhere to all mitigation measures in the Mitigated Negative Declaration.
29. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.

Latigo Ranch Tentative Tract Map

McMILLIN LATIGO RANCH, TRACT 05-01 CITY OF BRAWLEY, CALIFORNIA

NOTE: SET ASIDE FOR 5-216 SCHOOL OR TO RELEASE FROM QUALIFICATION FOR SCHOOL SITE BY THE STATE. RESIDENTIAL LOTS 216 THROUGH 219 WILL BE DEVELOPED.

NOTE: SET ASIDE FOR FS-202 FIRE STATION OR TO RELEASE FROM QUALIFICATION FOR FIRE STATION SITE. RESIDENTIAL LOTS 202 THROUGH 205 WILL BE DEVELOPED.



- LEGEND**
- PRIVATE IRRIGATION PIPELACE ——— IRP ——— IRP
 - STORM DRAIN ——— SD ——— SD
 - WATER MAIN ——— WM ——— WM
 - SEWER ——— S ——— S
 - OFFSITE DEDICATION [Hatched Pattern]

ROBERT C. HAYNES R.C.E. 25583
R.C.E. EXPIRATION DATE: 12/31/05
NANSLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(604) 292-7770

NANSLAND ENGINEERING
CIVIL ENGINEERING SURVEYING LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 604-292-7770

REVISION	DATE	BY	PROJECT	CHKD

DESIGNED BY: ROBERT A. BOWEN
DRAWN BY: ROBERT A. BOWEN
SCALE: AS SHOWN
JOB NO: 156111.2

*LOTS 210-213 TO BE GRANTED TO CITY OF BRAWLEY FOR PARK PURPOSES

Latigo Ranch Unit #1 Final Map

McMILLIN LATIGO RANCH UNIT No. 1

OWNER'S CERTIFICATE. I, D.K. NASLAND, hereby state that I am a registered land surveyor of the State of California...

NOTARY ACKNOWLEDGMENTS. I, [Notary Name], do hereby certify that the foregoing instrument was duly executed...

TITLE COMPANY CERTIFICATE. I, [Title Company Name], do hereby certify that the persons specified in the certificate herein are the owners and the only ones whose consent is necessary to pass clear title...

SUPPORTING DOCUMENTS. The following documents were recorded concurrently with this final map as official records of the County of Imperial in support of this final map...

Table with columns: Title, Book, Page, Document No., Date. Lists various supporting documents like 'Title to Land', 'Title to Easements', 'Title to Subdivision Agreement', etc.

PUBLIC UTILITY EASEMENTS. Public utility easements shown herein are provided for the construction, operation and maintenance of public utility lines...

SOILS REPORT. A soils report applicable to the land included within this project has been prepared by a soils engineer...

NASLAND ENGINEERING logo and contact information: 1100 W. Palm Street, San Diego, CA 92101, Phone: 619-584-7770

LEGAL DESCRIPTION. Being a subdivision of a portion of Tract 104, portions of Lot 10 and Lot 17, Section 4, Township 14 South, Range 14 East, S.E.B. & N., in the County of Imperial, State of California...

SIGNATURE OMISSION STATEMENT. The signatures of the following holders of easements has been omitted under the provisions of Section 8648, Subsection (c) (1) (A) (i) of the Subdivision Map Act...

PLANNING DIRECTOR'S STATEMENT. I, Gordon Galt, Director of Planning for the City of Brinkley, hereby state that this final map, consisting of 27 sheets, was prepared by the Planning Commission at a regular meeting held on the 23rd day of July, 2005...

CITY CLERK'S CERTIFICATE. I, Janet P. Smith, Clerk of the City Council of the City of Brinkley, hereby state that the final map, consisting of 27 sheets, as the official map of Imperial County...

COUNTY RECORDER'S CERTIFICATE. I, Douglas Prohaska, County Recorder of the County of Imperial, State of California, hereby certify that I have accepted for filing this map, consisting of 27 sheets...



LAND SURVEYOR'S CERTIFICATE. I, D.K. NASLAND, hereby state that I am a registered land surveyor of the State of California...

CITY CLERK'S CERTIFICATE. I, Janet P. Smith, Clerk of the City Council of the City of Brinkley, hereby state that the final map, consisting of 27 sheets, as the official map of Imperial County...

COUNTY RECORDER'S CERTIFICATE. I, Douglas Prohaska, County Recorder of the County of Imperial, State of California, hereby certify that I have accepted for filing this map, consisting of 27 sheets...

NASLAND ENGINEERING logo and contact information: 1100 W. Palm Street, San Diego, CA 92101, Phone: 619-584-7770

FM 24-9

PROCEDURE OF SURVEY
McMILLIN LATIGO RANCH

UNIT 1

LEGEND

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2" X 24" IRON PIPE WITH DISC STAMPED "LS 5562".
- ▲ INDICATES SET STREET SURVEY CONTROL WELL MONUMENT WITH BRASS TAG STAMPED "LS 5562".
- ⊙ INDICATES SEARCHED FOR MONUMENT, FOUND NOTHING.
- () INDICATES RECORD DATA PER FM 23/24.
- [] INDICATES RECORD DATA PER FM 8/51-53.
- < > INDICATES RECORD DATA PER FM 10/30-32.
- || INDICATES RECORD DATA PER CLO PLAT.
- (||) INDICATES RECORD DATA AS INDICATED.
- INDICATES SUBDIVISION BOUNDARY.
- ||||| INDICATES NO ACCESS FROM RIGHT OF WAY.
- (RAD) INDICATES RADIAL BEARING.
- [#] INDICATES SHEET NUMBER.
- P.U.E. 10' PUBLIC UTILITY EASEMENT GRANTED HEREON.
- S.B.L. INDICATES BUILDING SET-BACK LINE.



GLO PLAT OF RESURVEY T 14 S,
R 14 E, S.B.M.
APPROVED DECEMBER 22, 1908
TRACT 113

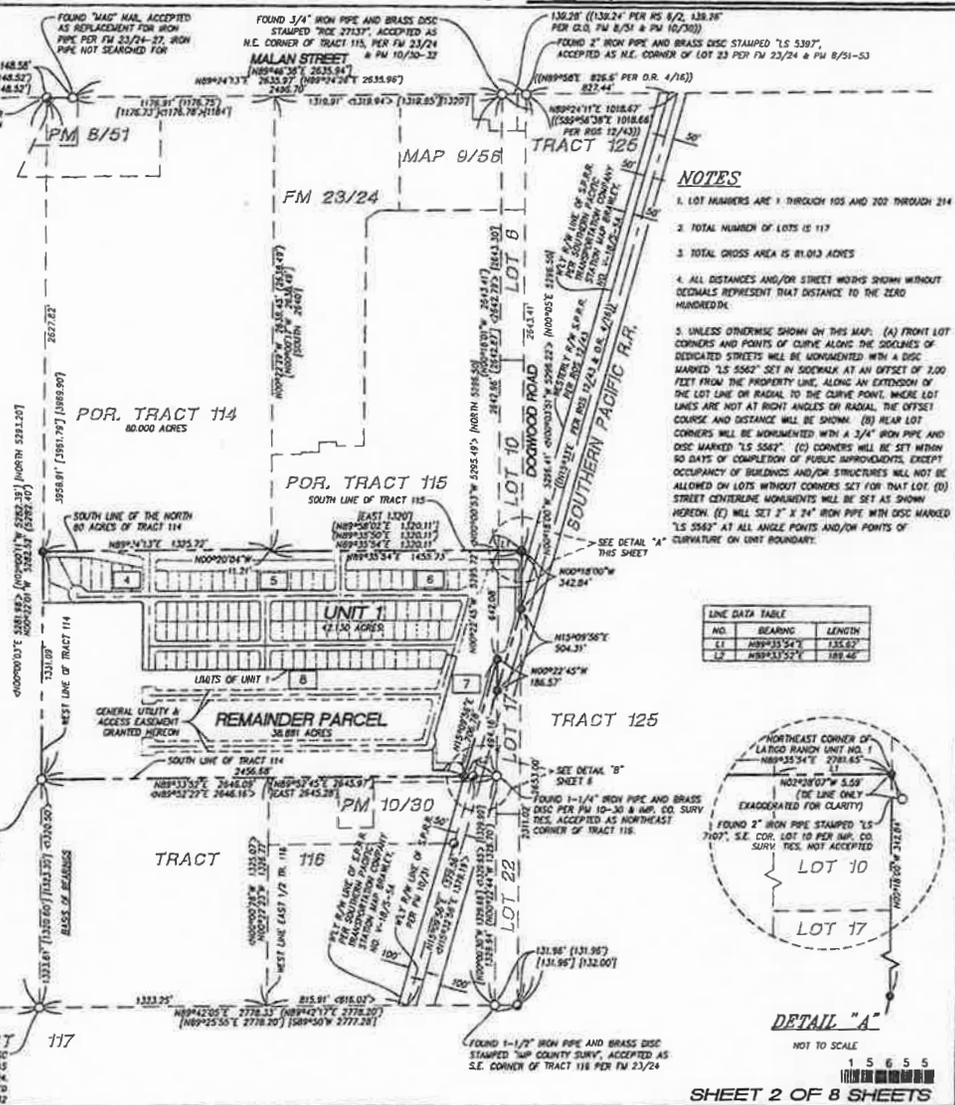
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF TRACT 116 ACCORDING TO FINAL MAP 23-24.

I.E. N 00°22'01" W



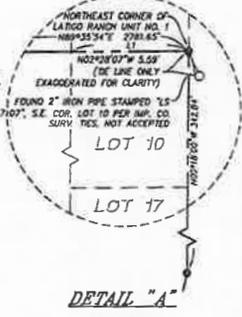
NASLAND ENGINEERING
NE JOB NO. 104-111.3
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4747 Hubbard Street, 3rd Floor, Oakland, CA 94612 • 510-536-7770



NOTES

1. LOT NUMBERS ARE 1 THROUGH 103 AND 202 THROUGH 214.
2. TOTAL NUMBER OF LOTS IS 117.
3. TOTAL CROSS AREA IS 81.013 ACRES.
4. ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO THE ZERO HUNDREDS.
5. UNLESS OTHERWISE SHOWN ON THIS MAP: (A) FRONT LOT CORNERS AND POINTS OF CURVE ALONG THE SIDELINES OF DETACHED STREETS WILL BE MONUMENTED WITH A DISC MARKED "LS 5562" SET IN SOFTWAX AT AN OFFSET OF 2.00 FEET FROM THE PROPERTY LINE, ALONG AN EXTENSION OF THE LOT LINE OR RADIAL TO THE CURVE POINT, WHERE LOT LINES ARE NOT AT RIGHT ANGLES OR RADIAL. THE OFFSET COURSE AND DISTANCE WILL BE SHOWN. (B) REAR LOT CORNERS WILL BE MONUMENTED WITH A 3/4" IRON PIPE AND DISC MARKED "LS 5562". (C) CORNERS WILL BE SET WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS, EXCEPT OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET FOR THAT LOT. (D) STREET CENTERLINE MONUMENTS WILL BE SET AS SHOWN HEREON. (E) WILL SET 1" X 24" IRON PIPE WITH DISC MARKED "LS 5562" AT ALL ANGLE POINTS AND/OR POINTS OF CURVATURE ON UNIT BOUNDARY.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N89°35'54"E	135.82'
L2	N89°35'55"E	188.46'



1 5 6 5 5
SHEET 2 OF 8 SHEETS

39

FM 24-10

McMILLIN LATIGO RANCH

UNIT 1

TRACT 114

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N89°17'53"E	31.47
L2	N89°17'59"E	2.53
L3	N00°02'01"W	23.89
L4	N79°28'48"W	20.41
L5	N89°15'54"E	15.25
L6	N89°14'54"E	15.25
L7	N89°43'00"E	15.25
L8	N89°22'59"E	53.25
L9	N89°17'52"E	13.27

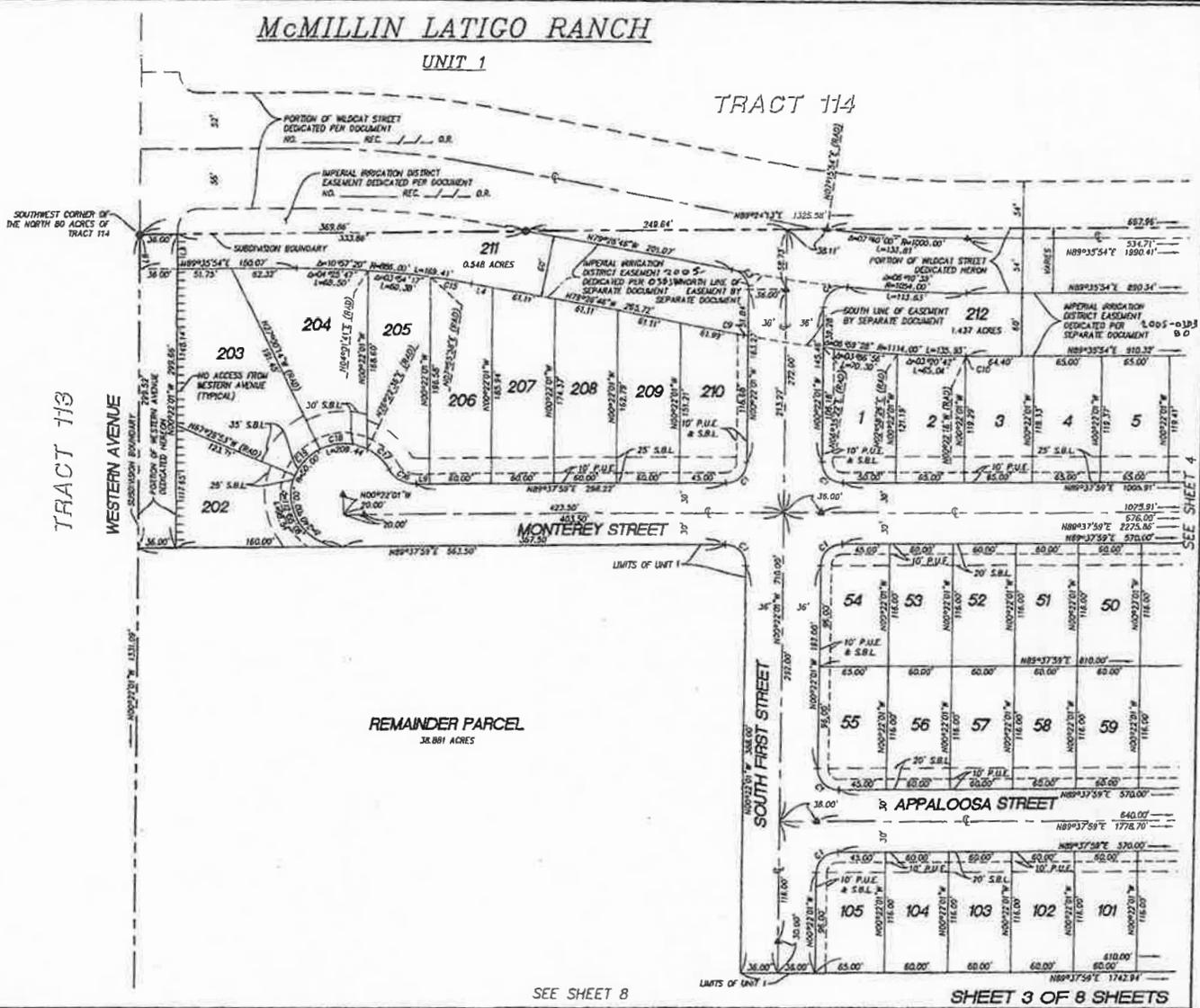
CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	89°00'00"	20.00	31.42
C2	89°17'53"	20.00	31.40
C3	79°04'45"	20.00	27.80
C4	89°08'31"	20.00	33.56
C5	0°07'26"	1114.00	4.20
C6	0°00'00"	1114.00	0.00
C7	89°02'05"	20.00	31.43
C8	169°13'59"	20.00	36.84
C9	79°07'01"	20.00	25.69
C10	154°32'09"	200.00	54.28
C11	41°24'35"	30.00	21.88
C12	32°42'00"	30.00	17.17
C13	30°06'06"	30.00	17.45
C14	82°10'55"	30.00	32.56
C15	02°37'16"	886.00	40.53
C16	60°00'00"	30.00	31.42
C17	1°14'13"	64.00	39.23
C18	33°22'31"	52.00	48.58
C19	40°28'29"	50.00	33.29

SCALE 1" = 60'



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SEE SHEET 8

SHEET 3 OF 8 SHEETS



40

FM 24-11

McMILLIN LATIGO RANCH

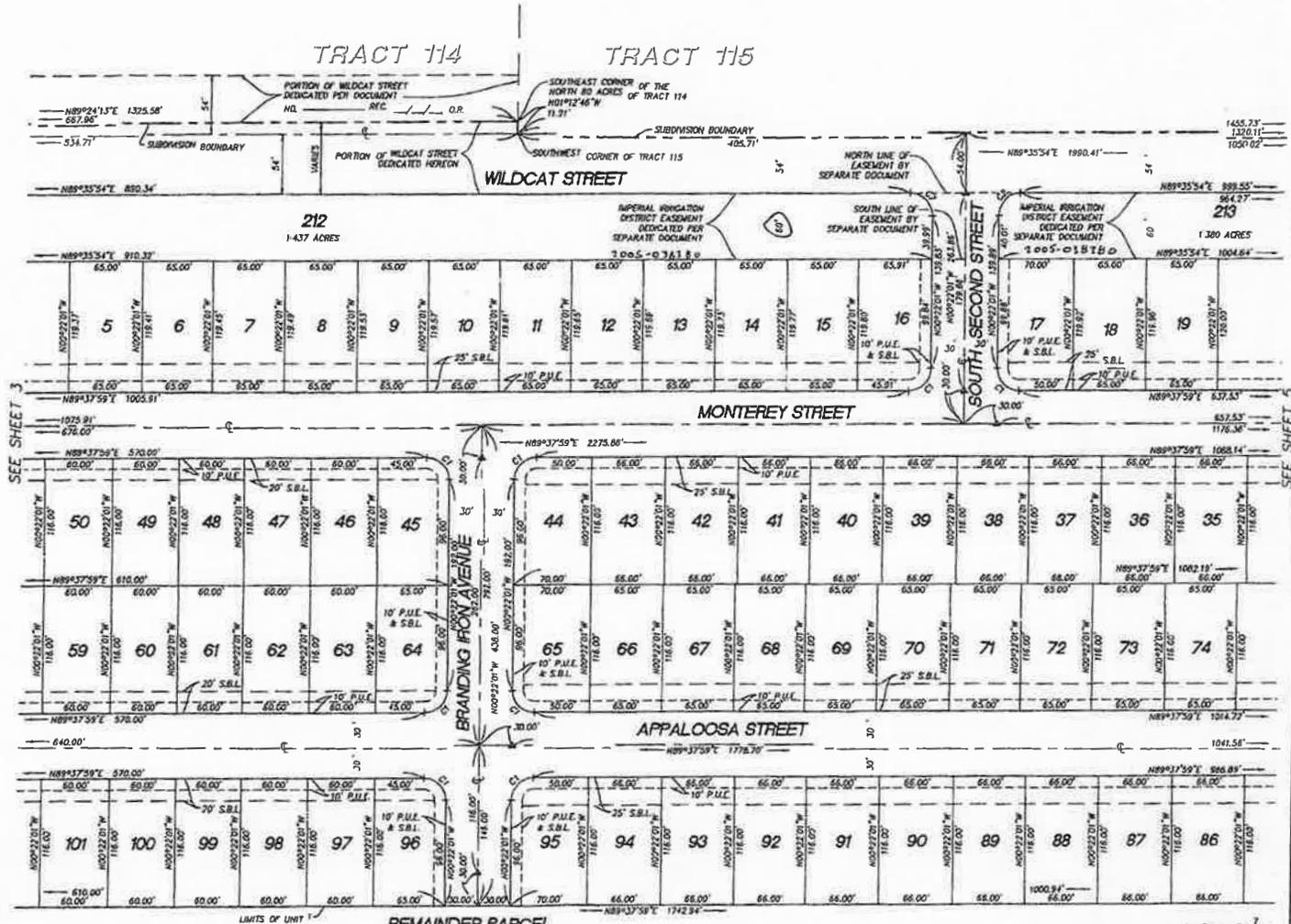
UNIT 1

TRACT 114

TRACT 115

NO.	BEARING	LENGTH
L1	N89°37'53"E	21.71
L2	N89°47'59"E	2.53
L3	N89°52'07"W	33.88
L4	N89°57'42"W	20.41
L5	N89°15'54"E	25.29
L6	N89°41'54"E	15.25
L7	N89°42'00"E	15.25
L8	N89°42'07"W	33.29
L9	N89°37'52"E	33.22

NO.	DELTA	RADIUS	LENGTH
C1	39°00'00"	20.00	31.42
C2	89°55'55"	30.00	31.40
C3	79°04'45"	20.00	27.60
C4	86°09'33"	20.00	31.56
C5	00°12'50"	114.00	4.30
C6	00°01'50"	114.00	0.60
C7	80°07'05"	20.00	31.43
C8	185°33'39"	20.00	36.84
C9	74°27'01"	20.00	25.92
C10	15°32'59"	200.00	54.38
C11	41°04'35"	30.00	21.68
C12	32°42'07"	30.00	17.12
C13	90°52'04"	20.00	31.42
C14	62°10'56"	30.00	32.96
C15	07°57'16"	888.00	40.63
C16	60°00'00"	30.00	31.42
C17	31°15'23"	30.00	29.07
C18	51°22'51"	50.00	65.34
C19	40°26'39"	50.00	35.29



SCALE 1" = 60'



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41

SEE SHEET 8

SHEET 4 OF 8 SHEETS

FM 24-12

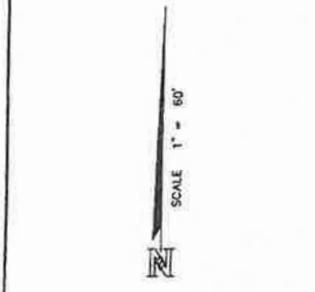
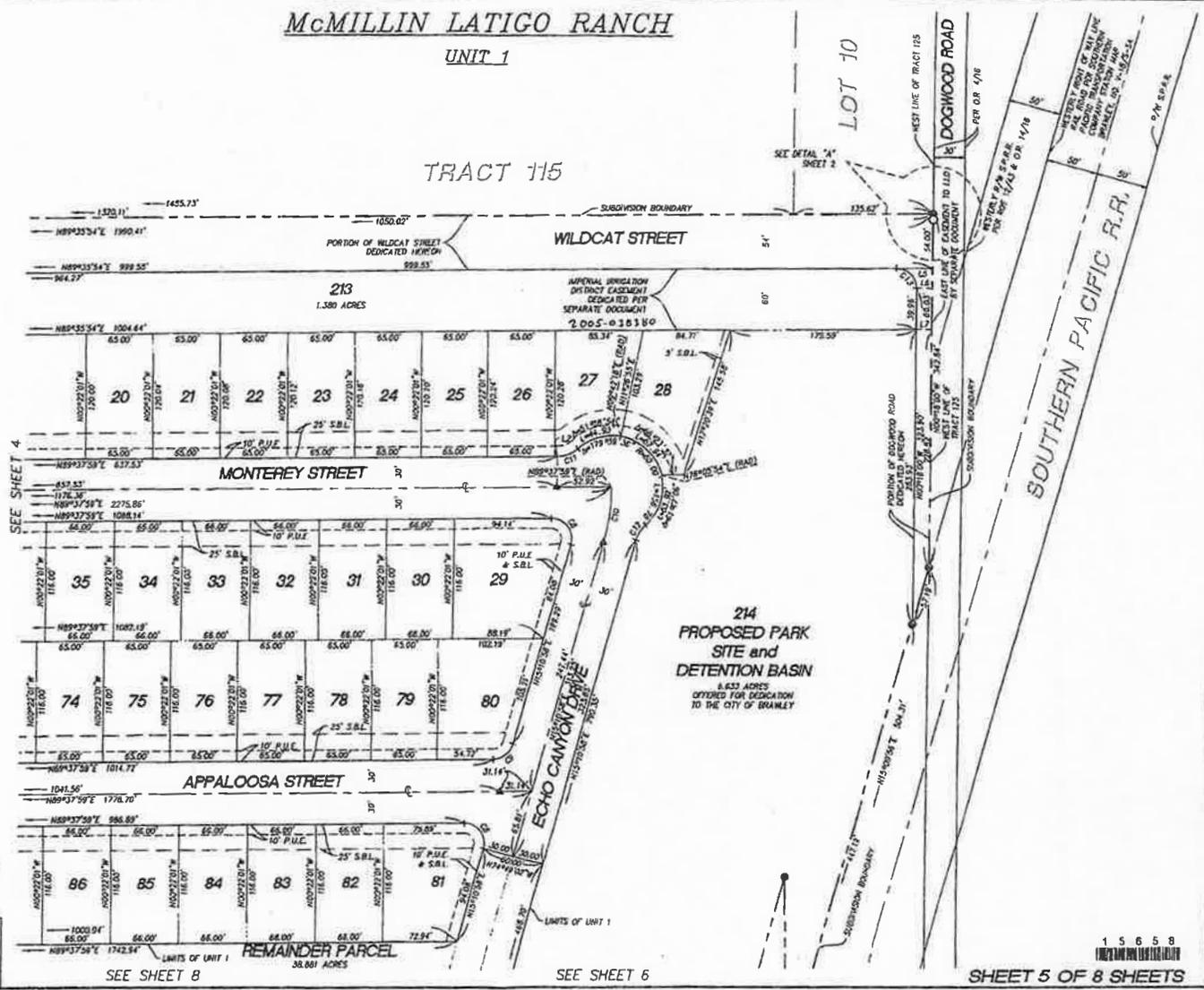
McMILLIN LATIGO RANCH
UNIT 1

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N89°37'51"E	21.71'
L2	N89°37'59"E	2.53'
L3	N00°27'01"W	31.89'
L4	N79°26'48"W	30.41'
L5	N89°33'54"E	33.29'
L6	N89°41'34"E	15.25'
L7	N89°41'00"E	15.29'
L8	N00°27'01"W	33.25'
L9	N89°37'52"E	13.22'

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	37.42'
C2	89°52'55"	20.00'	31.40'
C3	79°04'45"	20.00'	27.60'
C4	89°52'53"	20.00'	33.50'
C5	00°12'58"	1114.00'	4.20'
C6	00°01'50"	1114.00'	0.80'
C7	90°02'03"	20.00'	31.42'
C8	109°12'59"	20.00'	38.84'
C9	74°27'02"	20.00'	23.99'
C10	154°22'39"	200.00'	54.20'
C11	47°52'55"	35.00'	21.60'
C12	32°47'02"	30.00'	17.72'
C13	30°00'00"	30.00'	31.42'
C14	61°02'55"	20.00'	27.56'
C15	01°17'11"	200.00'	45.51'
C16	89°00'00"	30.00'	31.42'
C17	33°15'23"	50.00'	29.07'
C18	33°22'11"	20.00'	16.58'
C19	89°00'00"	50.00'	35.29'



NSJ JOB NO. 104-111.3

NASLAND ENGINEERING

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6900 Redden Street, San Diego, California 92121 • 619-591-7776

1 5 6 5 8

SHEET 5 OF 8 SHEETS

FM 24-13

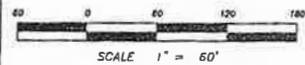
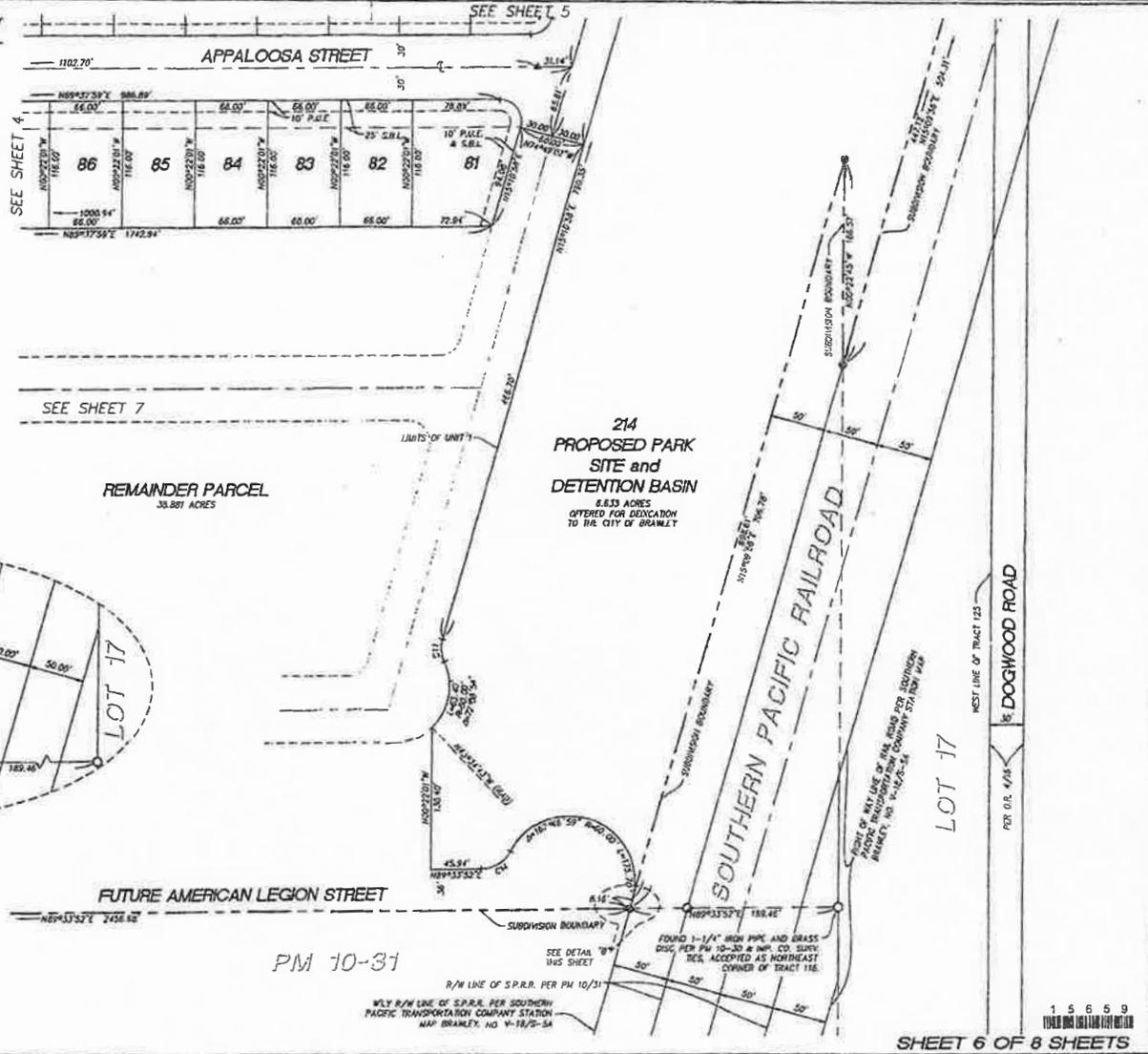
McMILLIN LATIGO RANCH

UNIT 1

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N89°37'53"E	31.21
L2	N89°37'53"E	2.53
L3	N00°22'01"W	33.89
L4	N77°26'46"W	20.41
L5	N89°35'34"E	38.20
L6	N89°41'52"E	15.22
L7	N89°42'07"E	15.29
L8	N00°22'01"W	33.73
L9	N89°37'53"E	13.22

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°02'00"	20.00	31.42
C2	89°57'55"	20.00	31.40
C3	29°04'40"	20.00	27.60
C4	89°08'13"	20.00	31.96
C5	00°17'58"	1114.00	4.20
C6	00°01'50"	1114.00	0.60
C7	5°00'00"	20.00	31.42
C8	105°43'59"	20.00	56.84
C9	74°02'01"	20.00	24.59
C10	15°32'58"	200.00	54.28
C11	41°04'25"	30.00	24.68
C12	32°42'02"	30.00	17.12
C13	30°06'06"	20.00	31.43
C14	6°41'03"	30.00	32.28
C15	07°37'14"	286.00	63.23
C16	60°00'00"	30.00	31.42
C17	33°15'21"	50.00	28.02
C18	53°22'01"	50.00	16.50
C19	40°06'35"	50.00	15.27

SCALE 1" = 60'



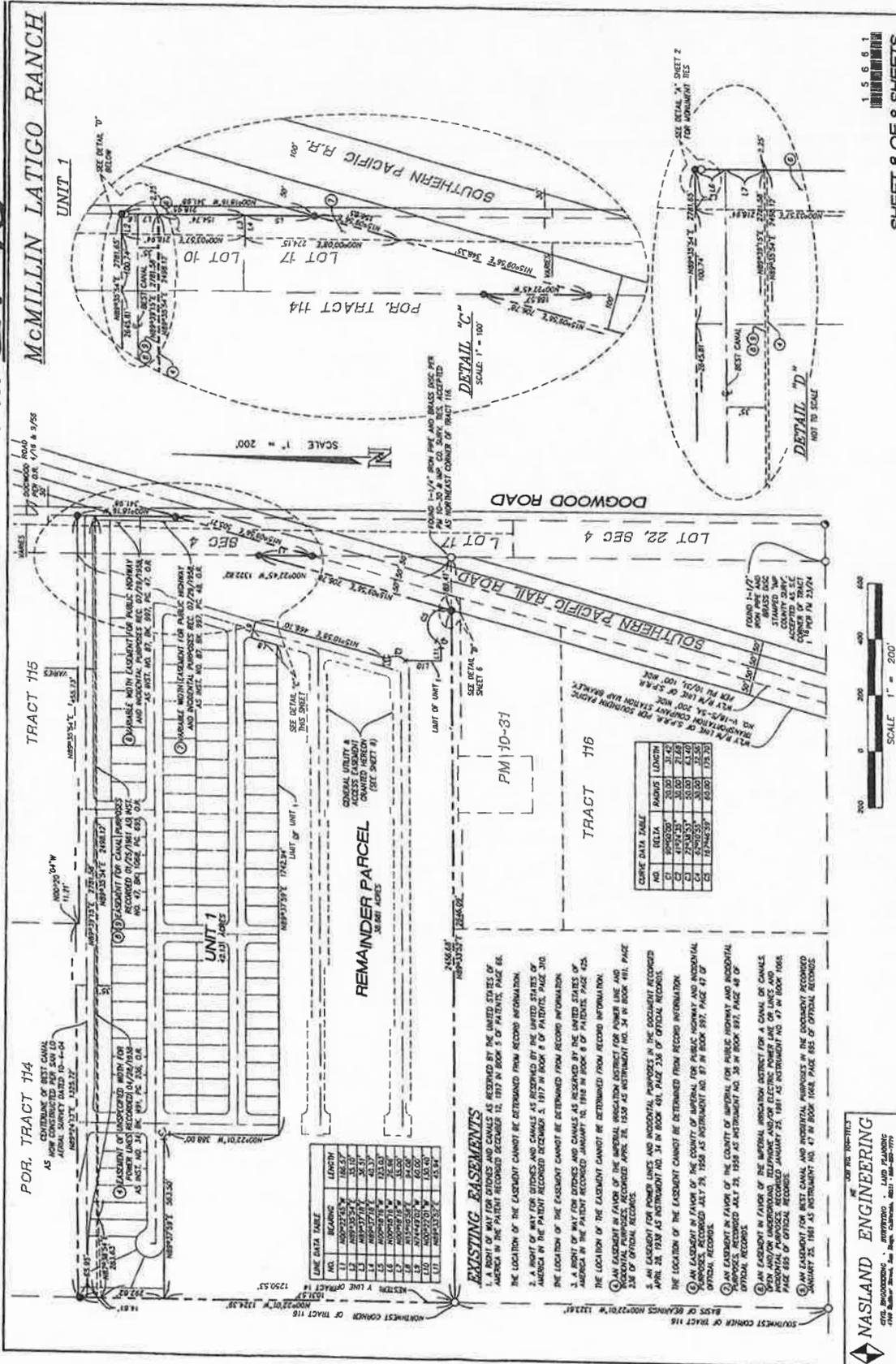
NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
ONE BUSHY BRANCH, 3RD FLOOR, DALLAS, TEXAS 75219-1802-770

1 5 6 5 9
SHEET 6 OF 8 SHEETS

FM 24-15

McMILLIN LATIGO RANCH

UNIT 1



POR, TRACT 114
AS NOW CONSTRUCTED BY 200-10-10-04
AS INSTRUMENT NO. 1234.56

TRACT 115

TRACT 116

REMAINDER PARCEL
38.88 ACRES

LINE DATA TABLE

NO.	BEARING	LENGTH
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99	N00°00'00"E	100.00
100	N89°59'59"W	100.00

EXISTING EASEMENTS

1. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. A RIGHT OF WAY FOR DITCHES AND CANALS AS RECEIVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED DECEMBER 10, 1917 IN BOOK 8 OF PATENTS, PAGE 66.
3. A RIGHT OF WAY FOR DITCHES AND CANALS AS RECEIVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED DECEMBER 5, 1917 IN BOOK 8 OF PATENTS, PAGE 300.
4. A RIGHT OF WAY FOR DITCHES AND CANALS AS RECEIVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JANUARY 10, 1918 IN BOOK 8 OF PATENTS, PAGE 425.
5. AN EASEMENT IN FAVOR OF THE FEDERAL BROADCAST DISTRICT FOR POWER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1938 AS INSTRUMENT NO. 34 IN BOOK 411, PAGE 238 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR POWER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 28, 1938 AS INSTRUMENT NO. 34 IN BOOK 411, PAGE 238 OF OFFICIAL RECORDS.
7. AN EASEMENT IN FAVOR OF THE COUNTY OF IMPERIAL FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 29, 1958 AS INSTRUMENT NO. 30 IN BOOK 897, PAGE 48 OF OFFICIAL RECORDS.
8. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
9. AN EASEMENT IN FAVOR OF THE COUNTY OF IMPERIAL FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JANUARY 25, 1961 AS INSTRUMENT NO. 47 IN BOOK 1064, PAGE 685 OF OFFICIAL RECORDS.
10. AN EASEMENT FOR BEST CANAL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 25, 1961 AS INSTRUMENT NO. 47 IN BOOK 1064, PAGE 685 OF OFFICIAL RECORDS.

COMB DATA TABLE

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NASLAND ENGINEERING
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING
 4700 Wilshire Blvd., Suite 1000, Culver City, CA 90230-3000
 TEL: 310-551-1100 FAX: 310-551-1101



15681
 SHEET 8 OF 8 SHEETS

Developer's Request Package

Final Proposal Package
To
The City of Brawley
For
Latigo Ranch

**Prepared By
Marty Coyne
(Applicant/Buyer)**

January 11, 2019

*Brawley Investment Ventures, LLC
2351 South 4th Street
El Centro, CA 92243
(760) 353-2110*

February 4, 2019

City of Brawley
383 W. Main Street
Brawley, CA 92227

Re: Latigo Ranch Revival

Dear Mr. Mayor, City Council Members, City Manager, Planning Director, City Engineer, and Staff:

Attached, please find our final proposal, maps, and other pertinent information to you and the City of Brawley that has been submitted to staff in preparation of my request for a Planning Commission hearing date and subsequent City Council meeting date. I have requested these meetings through your City Manager.

The purpose of my request is to have the Commission and Council revisit the project conditions and consider approving having its original conditions either modified, amended, and/or removed in support to revive and bring back to life the long abandoned Latigo Ranch subdivision and the completion of Wildcat Road behind Walmart. If approved, Brawley Investment Ventures, LLC will then move forward directing staff and your City Attorney to initiate a new development agreement with our new entity, Brawley Investment Ventures, LLC, as the new buyer/developer, as there is not one in place at this time.

I ask that you review the attached package in its entirety and the project's history, including the economic benefits that are part of a summary attached and given to council members on October 18, 2018.

My consultants and I have been working with staff since May of 2018 to determine options and alternatives to make the Latigo Ranch subdivision financially feasible, and attempt to achieve all its improvement requirements.

That being said, we do have a plan to bring Latigo Ranch back to success!

We are local and have an established and proven track record of turning projects around successfully within most of the cities of Imperial County.

Unfortunately, real estate lots and home values are not what they were at the top of the market 14 years ago, in 2005 and 2006, when this project was approved. That is why the subdivision has been abandoned for over 12 years by its original owners and has been passed on by many investors and developers, large and small, looking to invest in the Imperial Valley, as the subdivision has been on the market for sale for many years and now is in the state of blight and disrepair!

Our plan will allow us to start and finish the Latigo Ranch subdivision with the help and support of the City of Brawley and the IID related to the three main focused items, as stated below:

1. Condition #3: Buyer/developer is requesting that security for the completion of improvements are generated only from using the Latigo Ranch subdivision phase two 155 lots as security, that require to be approved by the City Council as stated in its original Condition #3.
2. The City of Brawley, in show of its support of resurrecting Latigo Ranch and its area traffic circulation plan, has applied and received approval to use grant monies and other funds to install and complete the first segment of the Best Canal undergrounding and Wildcat Road improvements from Western Avenue to the east side of First Street, scheduled to be completed by mid to late 2020.
3. The Best Canal, on the north side of the subdivision property line, has always been a condition request and City requirement since the project was approved in 2005, although not listed as one of the project's 29 original conditions. This has been a major obstacle since the beginning, a multi-million dollar expense, and has been the single largest obstacle of this project to develop or to find a new buyer due to its very expensive costs.

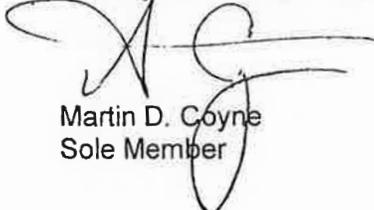
Our proposal was, and still is, to have the City apply with the IID to approve using their canal underground MWD funds to finance 75% of the cost to underground the balance of the two thirds that was not included in the CMAQ grant. The only problem is that other cities have had applications for canal undergrounding in place for years so, unfortunately, it may take 10 to 15 years for IID to have the funding to complete the task.

With that unfortunate timeline from IID, we have proposed to your Engineering and Planning staff that we would complete the Wildcat Road extension all the way to Dogwood Road after segment 1 of undergrounding of the Best Canal and Wildcat Road is completed by the City, and leaving the balance of the Best Canal in the median area between the north side and south side lanes of Wildcat Road, thus allowing for the circulation plan of completing Wildcat Road without having to wait for future IID funding to underground the balance of the Best Canal. Public safety mitigation measures shall be put in place as a deterrent by the developer, such as safety education, no trespassing signage, safety exit ladders, and rope type hand grab exit crossing devices shall be installed to ensure maximum safety to the public. Please note that there will still be access, exposure, and risk to the Best Canal across the street on the east side of Dogwood Road, as well as other canal exposures and access that will always be prevalent regardless, as we all know that open canals and drains are common all over the Imperial Valley.

Thank you for your investment of time in our efforts to bring Latigo Ranch back to life again!

Sincerely,

Brawley Investment Ventures, LLC



Martin D. Coyne
Sole Member

Attachments

1. Planning Department Application signed by applicant and property owner
2. Project history and status
3. Google Earth map of Latigo Ranch subdivision and surrounding area
4. Copy of Latigo Ranch subdivision map and proposed future phasing for Unit 2 final mapping
5. Map and drawing of proposed 2 eastbound lanes of Wildcat Road to be completed with the term and details being part of the development agreement between the applicant/buyer of Latigo Ranch and the City of Brawley
6. Letter from City Manager dated December 13, 2018 relating to Latigo Ranch
7. Final proposal prepared for Planning Commission, City Council, and staff
8. Security information to the City for subdivision improvements using real estate in lieu of bonding that the applicant is requesting with back up and detail, including methods used by other Imperial Valley cities, as requested by City Council to be added to this package for their review, education, and consideration to use the subdivision as security for the balance of Latigo Ranch improvements



**CITY OF BRAWLEY
PLANNING DEPARTMENT
APPLICATION**

Fee \$ 300
Planning Staff Initials <u>AM</u>
CITY STAMP
Amount Received \$ _____
Finance Initials _____

CHECK ALL THAT APPLY:

PROJECT

- Conditional Use Permit
 - New Extension/Renewal
- Adjustment Plat (Lot Line Adjustment/Lot Merger)
(no additional parcels to be created)
- Certificate of Compliance (required with Adj. Plat)
- Site Plan Review
- Variance
- Rezoning
- General Plan Amendment
- Right-of-Way / Alley Vacation
- Parcel Map Waiver
- Minor Subdivision *(4 or fewer parcels to be created)*
- Major Subdivision *(5 or more parcels to be created)*
- Final Map

CEQA STATUS

- Notice of Exemption
(ministerial and categorically exempt)
- Negative Declaration
(requires initial environmental study)
- Environmental Impact Report (EIR)

Other (Please Specify) Appeal to Planning Commission

PROPERTY OWNER

Name: _____
Mailing Address: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

ENGINEER / AGENT*

Martin D. Coyne
2351 S. 4th Street
El Centro, CA 92227
(760)554-6401
martycoyne@hotmail.com

Assessor Parcel Number(s): _____

Describe project, purpose/reason for your application, proposed/existing uses on the subject property, and adjacent land uses. Attach separate sheet if necessary.

See Attached Project Description.

REQUIRED SUPPORT DOCUMENTS

1. All applicable information requested on the Tentative Map Checklist (*Major Subdivisions*), Final Map Requirements (*Final Maps*), or Site Plan Checklist (*all projects*).
2. Environmental Assessment (*completed by applicant or legal representative*).
3. Preliminary Title Report/Deed (*for proof of ownership*).
4. Application Fee (*Planning Department Application Fee Schedule*) and a deposit (*to be determined by the Planning Director*).
5. Copy of current property tax statement.
6. Other items as determined by Staff.

SPECIAL NOTES

Applicant or authorized representative* must be present at Planning Commission meeting(s) and/or City Council meeting(s) for action to be taken on the application.

Submit twenty (20) copies of Site Plans, Parcel/Tract Maps or Adjustment Plats including one electronic copy shall be submitted with the application. Projects in the Airport Land Use Commission sphere require thirty (30) copies.

Staff's acceptance of the application or deeming the application complete does not imply that Staff will recommend approval of the project.

The owner(s) of the parcel(s) listed on this application must pay all fees and costs related to the project(s) listed on this application including, but not limited to, application fees (*Application Fee Schedule*), engineering fees and costs (*as determined by the City Engineer at the time of final map check and/or improvement plan check*), building permit fees (*Building Permit Fee Schedule*), development impact fees (*Development Impact Fee Implementation Schedule*), water and wastewater capacity fees (*Capacity Fee Implementation Schedule*), Environmental Fees (*Department of Fish and Game*), and fees imposed by the County of Imperial (*tax certificate, recordation fees, and Air Pollution Control District (APCD) fees*). A deposit in an amount determined by the Planning Director will be required at the time of application. Nonpayment of fees will stop the entitlement process.

I, _____,
(print name of property owner)

hereby apply to the City of Brawley for the actions indicated above for the above-specified property that I own or control, as per the attached information, and in accordance with all applicable local, state, and federal laws and regulations. I hereby agree to pay all fees and cost associated with the actions indicated for the above-specified property that I own and control as per the attached information, and pay fees and costs associated with required off-site improvements as determined by the City Engineer.

I, MARK D. McMillin Brawley Latigo Land LLC
(print name of property owner)

give the following person/organization permission to act as my agent* and to make decisions in my name as he/she/they feel necessary for the project described on the previous pages.

MARTIN COYNE _____
(print name of agent) (agent's company name, if applicable)

I certify that the above information, to the best of my knowledge, is true and correct.

[Signature]
Signature of Property Owner

12/18/18
Date

[Signature]
Signature of Agent

12-18-18
Date

*Property owner's signature must be notarized if an agent is being designated.

ACKNOWLEDGMENT

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.

State of California
County of Imperial)

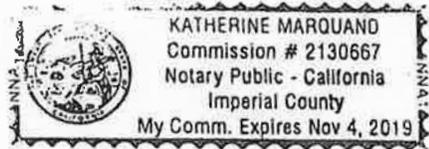
On December 18, 2018 before me, Katherine Marquand/Notary Public
(insert name and title of the officer)

personally appeared Mark McMillin
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.

Signature Katherine Marquand (Seal)



*Brawley Investment Ventures, LLC
2351 South 4th Street
El Centro, CA 92243
(760) 353-2110*

October 18, 2018

Dear Mr. Mayor, City Council Members, City Manager, City Engineer, and Planning Director:

I, Martin Coyne, operating as a new entity, if approved, will be named Brawley Investment Ventures, LLC, hereby proposes to enter into a development agreement with the City of Brawley, regarding the revitalization of Latigo Ranch subdivision, under the terms and conditions as proposed in attached Exhibit A.

After several previous meetings with staff and a couple of brief appearances before Council, and along with coming to terms with the seller and opening escrow, I feel it is time to move forward to finish completing a development agreement with the City and close escrow with the seller by the end of November 2018.

Project History

Latigo Ranch was originally approved in 2005 (almost 14 years ago). Today is a much different economic environment. At that time, finished lots were worth upwards of \$80,000 to \$85,000 and homes were selling for into the high \$300,000s and low \$400,000s. CFDs were common and publicly accepted, and project conditions were imposed on developers and accepted, due to the high profitability of having high valued finished lots and high priced homes. City agencies, as well as developers, witnessed the Great Recession of 2007-2008 and beyond, leaving the City of Brawley with projects like Latigo Ranch and Lucky Ranch, abandoned and deteriorating, familiar to many other municipalities in the Imperial Valley, and elsewhere.

The reason Latigo Ranch still remains abandoned is that the project no longer financially pencils out in today's market, where on a good day a finished lot is worth \$50,000 and 90% of Imperial Valley homebuyers can now only qualify to purchase a home in the \$200,000 to \$275,000 range.

It is my understanding, from the seller and your City Manager, that Latigo Ranch has been considered by many developers and investors over the last 10 years. To date, all have concluded Latigo is not a viable investment, abandoning any development plans after examining all project conditions, costs, and requirements, as they relate to today's different, challenging real estate market.

Reviving Latigo Ranch will require cooperation of a public private commitment. This will involve City participation including, but not limited to, project condition concessions, financial relief, and other participation by the City, including using other outside agencies, like the IID, to help fund 75% of the Best Canal undergrounding.

Track Record and Development Experience of Martin Coyne

Brawley Investment Ventures, LLC with Martin Coyne being its sole member, has significant successful experience in turning around and building out abandoned, broke, dilapidated, and blighted subdivisions and commercial properties in the cities of Calexico, Imperial, El Centro, and Heber over the last 10 years. Some of those projects were:

Mayfield Ranch	233 lot SFR subdivision	City of Imperial
Morningside	100 lot SFR subdivision	City of Imperial
Savanna Ranch	62 lots SFRs	City of Imperial
Morningside Apartment Homes	120 multi-family project	City of Imperial
Paridiso	110 SFRs	City of Imperial
Heber Meadows	24 lot SFR	Heber/County of Imperial
La Jolla Palms	80 homes SFR	City of Calexico
Strike Zone	Commercial bowling alley Bankrupt, closed, reopened Turned over to non-profit, ARC	City of El Centro
I-8 & 4 th Street	Commercial, 7 acres	City of El Centro
Direct Auto Building	abandoned, blighted auto dealership	
Developed	60,000 s/f Coyne Powersports	Opened Jan. 2017
Developed	Starbucks	Opened Aug. 2018
Developed	Habit Burger	Open January 2019
Developed	Panera Bread	Open Fall 2019

On all revived projects listed above, the cities have participated in numerous ways, including financial funding, project condition concessions, and sales tax sharing.

Lost and Unrecoverable Revenue to the City of Brawley

Lost and unrecoverable funds of CFD income over the last 11 years, \$273,000 =	\$ 3,000,000
Lost and unrecoverable property tax income last 11 years, \$250x11x28% =	<u>2,500,000</u>
City's lost funding due to Latigo's non-development – since 2008	\$ 5,500,000
Monthly water/sewer fees lost over last 11 years, \$125x\$273x12x11 =	<u>4,500,000</u>
	\$10,000,000

Future Financial Benefits to the City of Brawley

Future financial benefits to the City of Brawley, should Latigo Ranch be approved, over the next 10 years would be:

Water/sewer capacity fees	\$ 4,250,000
Water/sewer resident monthly charges	4,900,000
Impact fees	1,100,000
Building permit fees and inspection fees	450,000
CFD income	2,700,000
Property taxes: net percentage to the City	<u>2,500,000</u>
	\$15,900,000

Estimated school fees paid to the Brawley School District at build out = \$2,014,000

These economic benefits, as stated above, do not even factor in population increase to Brawley, causing increased sales tax revenue to the City and bringing in new retailer prospects to the community.

Goals

The goals of Martin Coyne DBA Brawley Investment Ventures, LLC is to purchase, revive, and develop Latigo Ranch, starting in early 2019 with the intent of continued investment of retail, residential, and multi-family after Latigo Ranch within the city of Brawley, including, but not limited to, purchasing and also turning around the blighted and abandoned Lucky Ranch subdivision, as well as other retail projects, including the possibility of opening a satellite Coyne Powersports/RV sale location during the desert season.

Proposal

Martin Coyne DBA Brawley Investment Ventures, LLC is prepared to move forward and close escrow with the seller and develop Latigo Ranch, conditioned upon the completion of a new development agreement, restructured by the City and approved by the new buyer, Brawley Investment Ventures, LLC, under the terms and conditions as stated below. Buyer is also requesting a special council meeting take place ASAP, but no later than November 6, 2018, as time is of the essence.

Comments and requested changes to the imposed 2005 Latigo Ranch conditions already in place:

Latigo tract map conditions imposed in 2005 when approved, as stated below with requested Buyer amendments and deletions:

Condition #1: Buyer agrees to this condition.

Condition #2: Buyer agrees to this condition.

*Buyer would like to confirm that Unit 1 has been completed, approved by the City, all plan checks and City fees are paid. Confirmation that the public improvements have not been accepted and taken over by the City.

Confirm the status of Unit 2 maps and improvement plans have been submitted, approved, and fees paid and are ready to be recorded.

Condition #3: Buyer agrees to this condition, but requests that a deed in lieu of bond be pledged against Unit 2. The condition specifically states that the type of improvements security shall be approved by the City Council.

Condition #4: Buyer agrees to this condition.

*Buyer requests confirmation, in writing, whether any or all improvements on right-of-ways on easements have been dedicated and if not, please confirm which ones are needed to be completed and dedicated.

Condition #5: Buyer agrees to this condition.

Condition #6: Buyer agrees to this condition.

Condition #7: Buyer agrees to this condition.

Condition #8: Buyer agrees to this condition.

Condition #9: Buyer agrees to this condition.

Condition #10: Buyer agrees to this condition.

Condition #11: Buyer agrees to this condition.

Condition #12: Buyer agrees to this condition.

Condition #13: Buyer agrees to this condition.

Condition #14: Buyer agrees to this condition.

Condition #15: Buyer agrees to this condition.

Condition #16: Buyer agrees to this condition.

Condition #17: Buyer hereby requests that the buyer has the option to improve park area in retention basin with park impact fees paid at time of building permit, or staff advise how much Quimby fees shall be.

Condition #18: Buyer as previously discussed in a prior meeting with staff, buyer and staff agreed that buyer will fund the City its fair share of the costs to install Western Avenue at a future date, but no later than the completion of and build out of Unit 2C, lots 261 to 267 and/or the IID 70' right-of-way abutting the north property line, when future development occurs. Buyer further requests that said funding shall come from transportation impact fees paid at the time of building permits. Total transportation impact fees to the City at build-out are \$491,400.00. Estimate cost to complete this condition is \$210,120.00

Condition #19: Buyer as previously discussed in a prior meeting with staff, buyer and staff agreed Legion Road should be developed at a future date, as the area grows, but no later than the completion of and build out of Unit 2C, lots 261 to 267 and/or the IID 70' right-of-way abutting the north property line, with future development. Buyer and staff agreed to have buyer fund the City for its fair share of condition #19 from Western Avenue to Branding Iron Street and lay Class II base material down Branding Iron East to the sewer lift station. The base material shall be 24 feet wide and 3" deep. Buyer also requests that condition #19 be restated to be funded through the transportation impact fees paid at building permit. Estimated cost to be \$240,030.00, still leaving over \$41,250 in the fund to apply to Panno Road improvements.

Condition #20: Buyer as agreed to with staff at a previous meeting, the City of Brawley is taking the lead of funding, approving, and constructing Panno/Wildcat Road and undergrounding of the Best Canal all the way to the East side of First Street.

Buyer then has requested that the City make application with IID to participate in undergrounding the balance of the Best Canal to the East to Dogwood Road at 75%, when the funds become available. Buyer shall cover the difference, up to 25% that IID does not cover and will complete and install the balance of the two lane Wildcat Road, upon the completion of the canal undergrounding. The developer to the North shall complete their fair share commitment of adding two lanes of travel on the North side.

Condition #21: Buyer agrees to this condition as per plan, so long as the developer completes their fair share part as agreed to with the City. This condition shall be completed within the same timeline as Wildcat/Panno and canal undergrounding takes place.

Condition #22: Buyer understands this condition is already in place and operating and begins at certificate of occupancy.

Condition #23: Buyer states the City has already confirmed there will be no school site and buyer would like a written confirmation.

Condition #24: Buyer states the City has already confirmed there will be no fire station and buyer would like a written confirmation.

Condition #25: Buyer states that staff, in previous meetings, have supported eliminating this condition. Buyer requests that this condition be deleted/removed as a condition.

Condition #26: Buyer states staff has confirmed that this condition has been completed. Buyer requests a written confirmation.

Condition #27: Buyer agrees to this condition, upon the City confirming these fees were not previously paid.

Condition #28: Buyer agrees to this condition.

Condition #29: Buyer requests that both buyer and the City cross indemnify each party as part of the next development agreement defining in detail the responsibilities of both parties regarding the entire subdivision. Neither the buyer nor the City wants to be exposed to an open checkbook situation or be exposed to any unknown, after the fact liabilities. This can be partly accomplished by City engineering and planning staff and buyer's representatives to complete an entire detailed inspection of the subdivision.

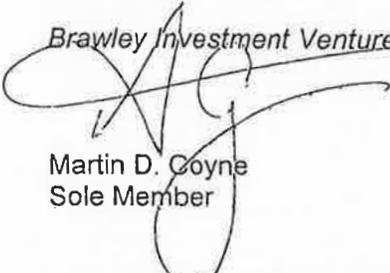
Other items that need to be approved as part of the development agreement:

1. Buyer requests that the 13 year old improvement plans can be reviewed again and value engineered with approval from the City. The buyer on other current ongoing projects, the Latigo Ranch engineer of record plans are dated and inefficient. Due diligence and design review are requested. The buyer has had problems with Hale Engineering on spec, design, and take off on other City subdivisions buyer has revived.
2. Buyer requests authorization to be able to build and market for sale Unit 1, 96 lots immediately, while the market is still very active and prior to rising interest rates and increased costs in building materials. The proceeds for Unit 1 will be used to pay off buyer's note with seller and fund mapping and improvements on all of Unit 2.

3. Buyer requests that park impact fees, as collected, can be used for improving the park/retention basin, although not part of project conditions.
4. As proposed, the City shall financially commit to engineer, design, and install Wildcat Road and underground the Best Canal all the way from Western Avenue East to the East side of 1st Street.

Sincerely,

Brawley Investment Ventures, LLC



Martin D. Coyne
Sole Member

Attachment (Conditions of Approval – Latigo Ranch Subdivision)

Conditions of Approval
Latigo Ranch Subdivision –
TM05-01 (Tentative Tract Map) [Major Subdivision]/ZC05-01
(Zone Change)/GPA05-01 (General Plan Amendment)

Portion of Tract 114 and 115, Township 14 South, Range 14 East, City of Brawley,
County of Imperial, State of California

City Council approval of the Tentative Tract Map (Major Subdivision), Zone Change, and General Plan Amendment is subject to compliance with the following conditions:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. All improvements required for each final map and/or phase of development for this Project shall be constructed, or in lieu thereof, an improvements security be provided to insure their construction. The City Engineer and the City Attorney shall review the improvements security format, content and amounts. The type of improvement security shall be approved by City Council.
4. Offer for dedication all rights of way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities.
5. Approval or conditional approval of the tentative map shall not constitute the waiver of any requirement of the City's ordinances or resolutions, regulations or standards; except, where a condition herein specifically provides a waiver.
6. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 75 watts elsewhere.
7. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.
8. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.
9. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost.
10. Developer shall provide to the Project, underground utility services such as: natural gas, telephone and cable television in coordination with the corresponding utility company.
11. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-1. Installation of fire hydrants shall be prior to construction of each respective phase of the development.
12. Project must comply with local, state and federal storm drainage discharge permits regulations.
13. Provide adequate drainage to prevent runoff into agricultural land and subsequent erosion of soils.
14. Water shall be applied to active grading areas, unpaved surfaces used for vehicle access, and other areas of dust generation to prevent or suppress airborne particulates during site development to the satisfaction of the Brawley Department of Public Works.
15. Implementation of Best Management Practices and a Storm Water Pollution Prevention Plan to prevent soil erosion and polluted runoff.

Tentative Tract Map/Zone Change/General Plan Amendment: TM05-01/ZC05-01/GPA05-01

16. A qualified biologist shall conduct a survey of the property for the presence of burrowing owls, and a written report on the results of the survey shall be provided for review by the Brawley Planning Department before commencement of each phase of site grading. The City shall require mitigation for potential impacts if burrowing owls or their burrows are present onsite and would be impacted by the grading.
17. Quimby fees will be calculated using the appraised or purchase price to be provided by the Developer.
18. The east half of Western Avenue shall be constructed to half-width (36 feet) from Panno Street to Legion Street.
19. The north half to Legion Street shall be constructed to the standards of a Secondary Arterial from Western Avenue to the Park/Retention Basin.
20. The south half of Panno Avenue shall be constructed to the standards of a Major Arterial (including medians) from Western Avenue to Dogwood Road (Imperial Avenue).
21. The west half of Dogwood Road (Imperial Avenue) shall be constructed to the standards of a Secondary Arterial from Panno Street to the Union Pacific Railroad.
22. A Community Facilities District (CFD) shall be formed to maintain the lighting and landscaping prior to recordation of the final map.
23. An elementary school site may need to be provided per the Brawley Elementary School District. An overlay has been provided for such a provision.
24. A fire station site may need to be provided per the Fire Chief. An overlay has been provided for such a provision.
25. The developer shall contribute a fair share to the Panno Street railroad crossing.
26. The developer shall contribute a fair share to the upgrade/rehabilitation of Lift Station #1.
27. Subdivider shall pay fees to record and process the tentative map and related environmental documents.
28. Subdivider shall adhere to all mitigation measures in the Mitigated Negative Declaration.
29. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.



CITY OF BRAWLEY

ADMINISTRATIVE OFFICES
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048
FAX: (760) 351-3088

13 December 2018

Mr. Marty Coyne
Brawley Investment Ventures, LLC
2351 South 4th Street
El Centro, CA 92243

Re: Public Meetings for Latigo Ranch Condition Modification

Dear Mr. Coyne:

The City appreciates your interest in acquiring the Latigo Ranch Subdivision. It is clear that you have undertaken a substantial effort to determine the project's potential viability. It is my understanding that you are under substantial pressure from a timing point of view to resolve outstanding questions that will be answered through a public hearing process before the City of Brawley Planning Commission and City Council.

In the last several months, the City has been heavily focused on our annual audit and fiscal year budget which were both severely delayed due to staffing changes. Now, the holiday calendar poses a different challenge.

The following meeting schedule is proposed for public meetings of the respective bodies:

Planning Commission	9 January 2019
City Council	28-31 January 2019

Should you have any questions, please feel free to contact me at 760-351-3048.

Sincerely,

A handwritten signature in black ink that reads "Rosanna Bayon Moore".

Rosanna Bayon Moore
City Manager

Cc: Gordon Gaste, Development Services Director
Guillermo Sillas, Public Works Director



Latigo Ranch Meeting with Marty Coyne
18 May 2018
Agenda

1. Status of Units 1 and 2
 - a. Unit 1 – subdivision improvement agreement extinguished, bonds released
 - i. Outstanding items – new subdivision improvement agreement, new engineer's estimate, bonds
 - b. Unit 2 – tentative map to expire 11/30/2019
2. Pathway for Condition Modification
 - a. Planning Commission
 - b. City Council
3. Potential considerations
 - a. Traffic impact fee
 - b. Park impact fee

Latigo Ranch
Final Proposal to Revive Latigo Ranch and
Restart Growth and Development
02-04-19

There are 29 original conditions for Latigo Ranch that were approved by the City Council in 2005, herein attached.

Developer/buyer has agreed to all of the conditions approved in 2005, with the exceptions as listed below.

Developer/buyer hereby requests the elimination of conditions:

#17 as supported and approved by City Manager and staff

#23 as supported and approved by City Manager and staff

#24 as supported and approved by City Manager and staff

#25 as supported and approved by City Manager and staff

Furthermore, the applicant/buyer has requested Planning Commission, City Council, and staff's support to include these additional requests and provisions be incorporated into a new development agreement with the new developer to make Latigo Ranch viable to bring back to life again and make it financially feasible.

Notable Items and Details that are requested by the
New Developer/Buyer to be added into a New Development Agreement

1. Developer/buyer reserves the right to value engineer existing plans acceptable to the City Engineer.
2. Developer/buyer requests to sell, market, and build Phase I 96 finished lots immediately, upon the completion of a new development agreement. Any Phase I improvements or repairs still needed shall be secured with Phase II lots. Building permits and certificates of occupancy shall be made available at developer's request.
3. Developer/buyer may use park impact fees to develop IID strip parkway or any other park within the Latigo subdivision.
4. Developer/buyer and the City agree and understand that the City is responsible to underground the Best Canal and install the two south side lanes of Wildcat Road from Western Avenue to the East side of 1st Street at their expense, using CMAQ grant monies and other funds.

6. Developer/buyer requests using a Deed in Lieu of Bond only as security for Phase I and II improvements using Phase II lots as security only subject to appraisal of Phase II lots verifying equity value in the 155 lots in Phase II, as related to Condition #3.
7. Developer/buyer requests that Western Avenue be completed in full prior to the City releasing the certificates of occupancy on lots 260 to 272 of Phase II, as related to Condition #18.
8. Developer/buyer agrees with staff that Legion Road from Branding Iron to pump station be constructed to an all-weather road, should it not already be an all-weather road all or part, as related to Condition #19. Legion Road shall be completed prior to the City releasing the certificates of occupancy for lots 252 to 259.
9. Developer/buyer requests that Imperial/Dogwood Road improvements be constructed at the same time Wildcat Road improvements are completed, but no later than the final 6 certificates of occupancy being issued for Phase I and the city's completion of segment 1 improvements of constructing Wildcat Road and Best Canal undergrounding from Western Avenue to the East side of 1st Street, as revised to conditions #20 and #21.

Conditions of Approval
Latigo Ranch Subdivision –
TM05-01 (Tentative Tract Map) [Major Subdivision]/ZC05-01
(Zone Change)/GPA05-01 (General Plan Amendment)

Portion of Tract 114 and 115, Township 14 South, Range 14 East, City of Brawley,
County of Imperial, State of California

City Council approval of the Tentative Tract Map (Major Subdivision), Zone Change, and General Plan Amendment is subject to compliance with the following conditions:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. All improvements required for each final map and/or phase of development for this Project shall be constructed, or in lieu thereof, an improvements security be provided to insure their construction. The City Engineer and the City Attorney shall review the improvements security format, content and amounts. The type of improvement security shall be approved by City Council.
4. Offer for dedication all rights of way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities.
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6. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 75 watts elsewhere.
7. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.
8. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.
9. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost.
10. Developer shall provide to the Project, underground utility services such as: natural gas, telephone and cable television in coordination with the corresponding utility company.
11. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-I. Installation of fire hydrants shall be prior to construction of each respective phase of the development.
12. Project must comply with local, state and federal storm drainage discharge permits regulations.
13. Provide adequate drainage to prevent runoff into agricultural land and subsequent erosion of soils.
14. Water shall be applied to active grading areas, unpaved surfaces used for vehicle access, and other areas of dust generation to prevent or suppress airborne particulates during site development to the satisfaction of the Brawley Department of Public Works.
15. Implementation of Best Management Practices and a Storm Water Pollution Prevention Plan to prevent soil erosion and polluted runoff.

Tentative Tract Map/Zone Change/General Plan Amendment: TM05-01/ZC05-01/GPA05-01

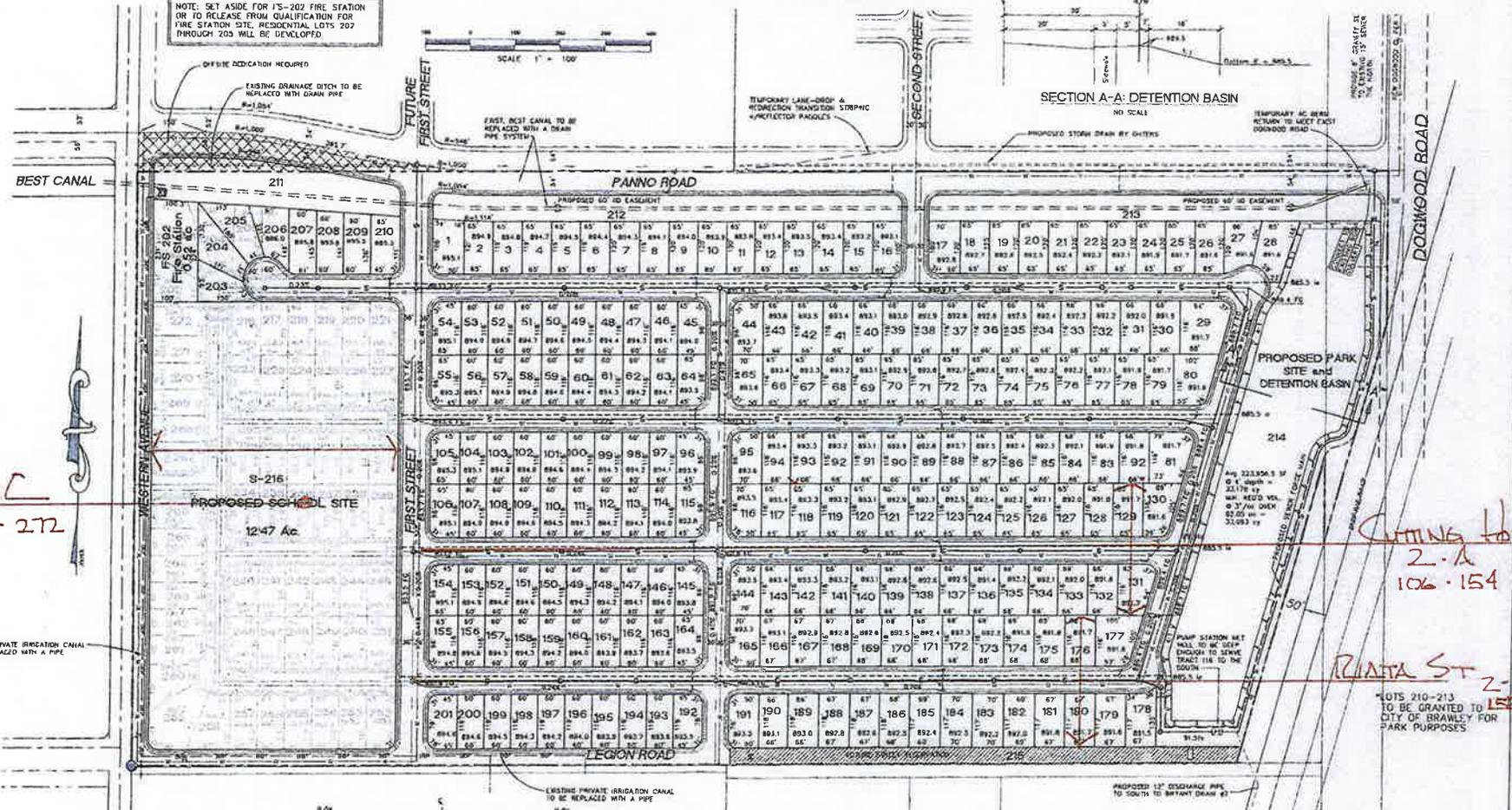
16. A qualified biologist shall conduct a survey of the property for the presence of burrowing owls, and a written report on the results of the survey shall be provided for review by the Brawley Planning Department before commencement of each phase of site grading. The City shall require mitigation for potential impacts if burrowing owls or their burrows are present onsite and would be impacted by the grading.
17. Quimby fees will be calculated using the appraised or purchase price to be provided by the Developer.
18. The east half of Western Avenue shall be constructed to half-width (36 feet) from Panno Street to Legion Street.
19. The north half to Legion Street shall be constructed to the standards of a Secondary Arterial from Western Avenue to the Park/Retention Basin.
20. The south half of Panno Avenue shall be constructed to the standards of a Major Arterial (including medians) from Western Avenue to Dogwood Road (Imperial Avenue).
21. The west half of Dogwood Road (Imperial Avenue) shall be constructed to the standards of a Secondary Arterial from Panno Street to the Union Pacific Railroad.
22. A Community Facilities District (CFD) shall be formed to maintain the lighting and landscaping prior to recordation of the final map.
23. An elementary school site may need to be provided per the Brawley Elementary School District. An overlay has been provided for such a provision.
24. A fire station site may need to be provided per the Fire Chief. An overlay has been provided for such a provision.
25. The developer shall contribute a fair share to the Panno Street railroad crossing.
26. The developer shall contribute a fair share to the upgrade/rehabilitation of Lift Station #1.
27. Subdivider shall pay fees to record and process the tentative map and related environmental documents.
28. Subdivider shall adhere to all mitigation measures in the Mitigated Negative Declaration.
29. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.

NOTE: SET ASIDE FOR S-218 SCHOOL OR TO RELEASE FROM QUALIFICATION FOR SCHOOL SITE BY THE STATE, RESIDENTIAL LOTS 216 THROUGH 272 WILL BE DEVELOPED.

NOTE: SET ASIDE FOR 15-207 FIRE STATION OR TO RELEASE FROM QUALIFICATION FOR FIRE STATION SITE, RESIDENTIAL LOTS 207 THROUGH 205 WILL BE DEVELOPED.

McMILLIN LATIGO RANCH, TRACT 05-01

CITY OF BRAWLEY, CALIFORNIA

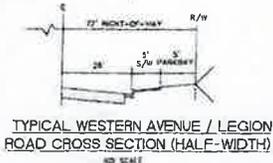
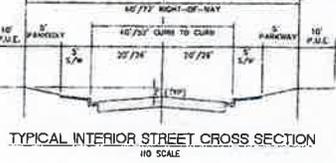
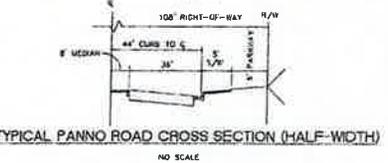


89

Z-C
216 - 272

Cutting Lines
2-A
106 - 154

PLATA ST 2-B
LOTS 210-213
TO BE GRANTED TO *LES 201*
CITY OF BRAWLEY FOR
PARK PURPOSES



LEGEND

- PRIVATE IRRIGATION PIPELINE
- STORM DRAIN
- HATCH DRAIN
- SEWER
- OFFSITE DEDICATION

TENTATIVE MAP EXHIBIT 2 OF 2

NASLAND ENGINEERING
CIVIL ENGINEERING SURVEYING LAND PLANNING
4740 Buford Street, San Diego, California 92111 651-202-7778

REVISION	DATE	BY	PROJECT	EXHIBIT	SHEET NUMBER
DESIGN	12/27/09	SLA	McMILLIN LATIGO RANCH	2-A	1
BY COMPUTER	12/27/09	SLA			
400 SCHOOLS SITE	12/23/10	SLA			

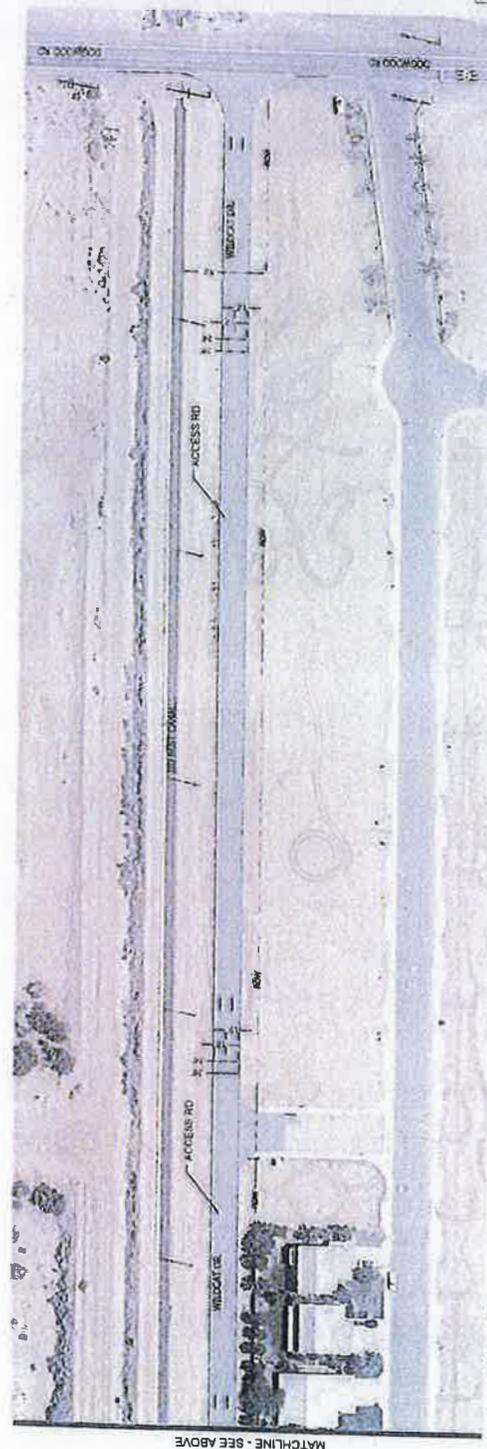
ROBERT C. HATHES R.C.E. 25962
A.C.E. EXPIRATION DATE: 12/31/20

NASLAND ENGINEERING
4740 BUFORD STREET
SAN DIEGO, CA 92111
(651) 292-7770

SCALE: AS SHOWN
JOB NO: 104-111-2



MATCHLINE - SEE BELOW



MATCHLINE - SEE ABOVE



STATE OF MICHIGAN
 DEPARTMENT OF TRANSPORTATION
 UNDERGROUND SERVICE APT
 COL TOLL FREE 811
 DATE: _____ SHEET: 1
 DRAWN BY: _____ OF: J. BUEHL
 JAN 10 2010

NO.	REVISIONS	APPROVED	DATE

PREPARED UNDER THE DIRECT SUPERVISION OF: _____ PROJECT TITLE: LANTIC MARCH SUBDIVISION WITH DRIVE ACCESS (UNAPPROVED)
 SCALE: _____ SHEET NO.: _____ SHEET CONTENT: _____
 DATE: _____ REV. DATE: _____

APPROVED BY: _____ DATE: _____
 PROJECT NO.: _____

DRAWN BY: _____ DATE: _____
 PROJECT NO.: _____

CHECKED BY: _____ DATE: _____
 PROJECT NO.: _____

DESIGNED BY: _____ DATE: _____
 PROJECT NO.: _____

PROJECT NO.: _____

Real Estate Security for Improvement Explanation and Back-Up Detail

155 Unit 2 lots tentative map value as is \$25,000 each, \$3,875,000 total.

155 lots value at retail at finished \$60,000 each, \$9,300,000.

155 lots cost to improve to finish lots \$4,650,000.

Need new updated engineer's estimate.

Net equity of finished lots \$4,650,000.

Ask for Deed in Lieu of Bond and subordination for a construction loan conditioned that the developer shall use a fund control thru lender.

Unit 2 shall be mapped and completed in Phases 2A, 2B, and 2C.

Fail safe scenario for City of Brawley:

1. If I fail 100%, City takes back and sells to new developer to finish and bond for improvements. City holds first Deed of Trust in first position.
2. Under subordination for construction loan, City is guaranteed the funds are available from lender to complete improvements and funds are not released until job is verified by an independent inspector that work is complete and lien notices/releases are in place then bank release funds for work completed.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Title Order No.:

Space Above This Line For Recorder's Use

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT is made this 8 day of August, 2018, by Morningside Ventures, LLC, owner of the land hereinafter described and hereinafter referred to as "Owner," and the City of Imperial, California, a Municipal Corporation of the State of California, present owner and holder of the deed of trust and Subdivision Agreement obligation first hereinafter described and hereinafter referred to as "Beneficiary".

WITNESSETH

THAT WHEREAS, Martin D. Coyne, LLC, a California limited liability company did execute a deed of trust, to Stewart Title of California, Inc., as trustee, covering property described therein, to secure a Subdivision Agreement obligation in the sum of \$1,710,372.60 dated June 20, 2018, in favor of Beneficiary, which deed of trust was recorded November 14, 2017, as Instrument Number 2017025504 of Official Records of Imperial County; and

WHEREAS, Morningside Ventures, LLC. has executed, or is about to execute, a deed of trust and note in the sum of \$1,884,612.00 dated August 8, 2018, in favor of Sun Community Federal Credit Union, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which deed of trust is to be recorded concurrently herewith and which encumbers property described in the attached Exhibit A; and

WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the liens or charges of the deeds of trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deeds of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the liens or charges of the deeds of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and

CLTA Subordination Form "A" – Existing Mortgage to New Mortgage

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the liens or charges of the deeds of trust first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the liens or charges of the deeds of trust first above mentioned.
- (2) That Lender would not make its loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the liens or charges of the deeds of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited to, those provisions, if any, contained in the deeds of trust first above mentioned, which provide for the subordination of the liens or charges thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

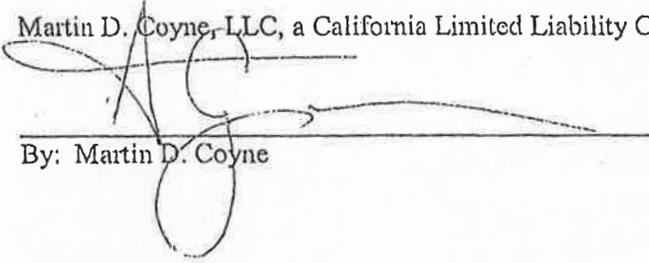
- (a) He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- (c) He intentionally and unconditionally waives, relinquishes and subordinates the liens or charges of the deeds of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) An endorsement has been placed upon the note secured by the deeds of trust first above mentioned that said deeds of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

OWNER:

Date: 8/10/18

Martin D. Coyne, LLC, a California Limited Liability Company


By: Martin D. Coyne

BENEFICIARY:

Date: 8/8/2018

City of Imperial, California, a Municipal Corporation of the State of California


By: Stefan T. Chatwin, City Manager

EXHIBIT A

Lots 186 thru 249, Inclusive, Mayfield Ranch Unit No. 3A, In the City of Imperial, County of Imperial, State of California, According to Map on file in Book 27, Page 23 of Final Maps in the Office of the County Recorder of Imperial County.

APN's: 044-711-023, 044-711-028, 044-715-001 thru 044-715-028, 044-716-001 thru 044-716-016 and 044-717-001 thru 044-717-014

CLTA Subordination Form "A" - Existing Mortgage to New Mortgage

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

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.

(CLTA SUBORDINATION FORM "A")
(Existing Mortgage to New Mortgage)

STATE OF CALIFORNIA }
COUNTY OF Imperial } S.S.

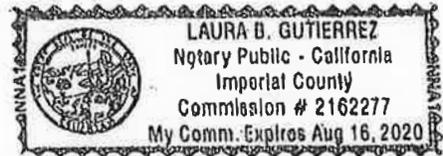
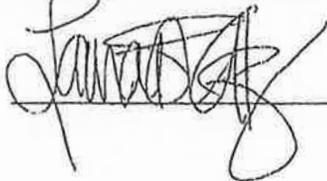
On August 8, 2018 before me, Laura B. Gutierrez, Public Notary,
personally appeared, Stefan T. Chetwin

_____, 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.

Signature: _____



(Notary Seal)

CLTA Subordination Form "A" - Existing Mortgage to New Mortgage

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.

STATE OF CALIFORNIA }
COUNTY OF Imperial } S.S.

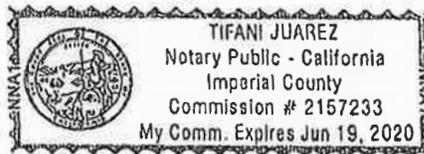
On 8/10/18 before me, Tifani Juarez,
personally appeared, Martin D. Coyne

_____, 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.

Signature: Tifani Juarez



(Notary Seal)

CHUCK STOREY
COUNTY CLERK/RECORDER

CT CHICAGO TITLE

RECORDING REQUESTED BY:
City of Imperial, Planning Department
420 South Imperial Avenue
Imperial, CA 92251

WHEN RECORDED MAIL TO:
City of Imperial, City Clerk
420 South Imperial Avenue
Imperial, California 92251

Doc#: **2016022905**

Titles: 2 Pages: 4
Fees NO FEE



* \$ R 0 0 0 0 2 2 5 0 3 5 \$ *

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust is made this 10-3-16, between Martin D. Coyne, herein called TRUSTOR, Chicago Title Company, a California Corporation, herein called TRUSTEE, and the City of Imperial, California, a Municipal Corporation of the State of California, herein called **BENEFICIARY**,

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in Imperial County, California, described as follows:

For complete legal description, additional terms and conditions, see exhibit "A" attached hereto. TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of Subdivision Improvement Agreement for Desert Mirage Unit 5 Subdivision dated 10-3-16, and amended. 2. Payment of the sum of \$977,019 for the faithful performance, labor and materials and monumentation required by the aforesaid Subdivision Improvement Agreement.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded under date, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	623	Solano	1105	182
Butte	1145	1	Los Angeles	22055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	162	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	466	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	276
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glen	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1981, Page 183887				

FOR A SIGNATURE(S) SEE SHORT FORM DEED OF TRUST SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF.

SHORT FORM DEED OF TRUST SIGNATURE PAGE

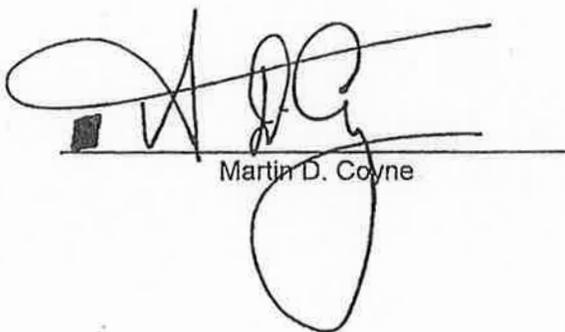
(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the following address:

Signature of Trustor

Martin D. Coyne

Dated: 12-3, 2016



Martin D. Coyne

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 75 thru 103, inclusive, Lots 109 thru 112, inclusive, and Lots 115 and 116, of Desert Mirage Unit No. 3, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 24, Page 94 of Final Maps in the Office of the County Recorder of Imperial County and as amended by Certificate of Correction recorded May 8, 2006 as File No. 2006-022682 of Official Records.

ACKNOWLEDGEMENT

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 the document.

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)S.S.

On 10/03 2016, before me, Eugenia Kern, Notary Public
Notary Public, personally appeared Martin D. Coyne 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.

Signature Eugenia Kern

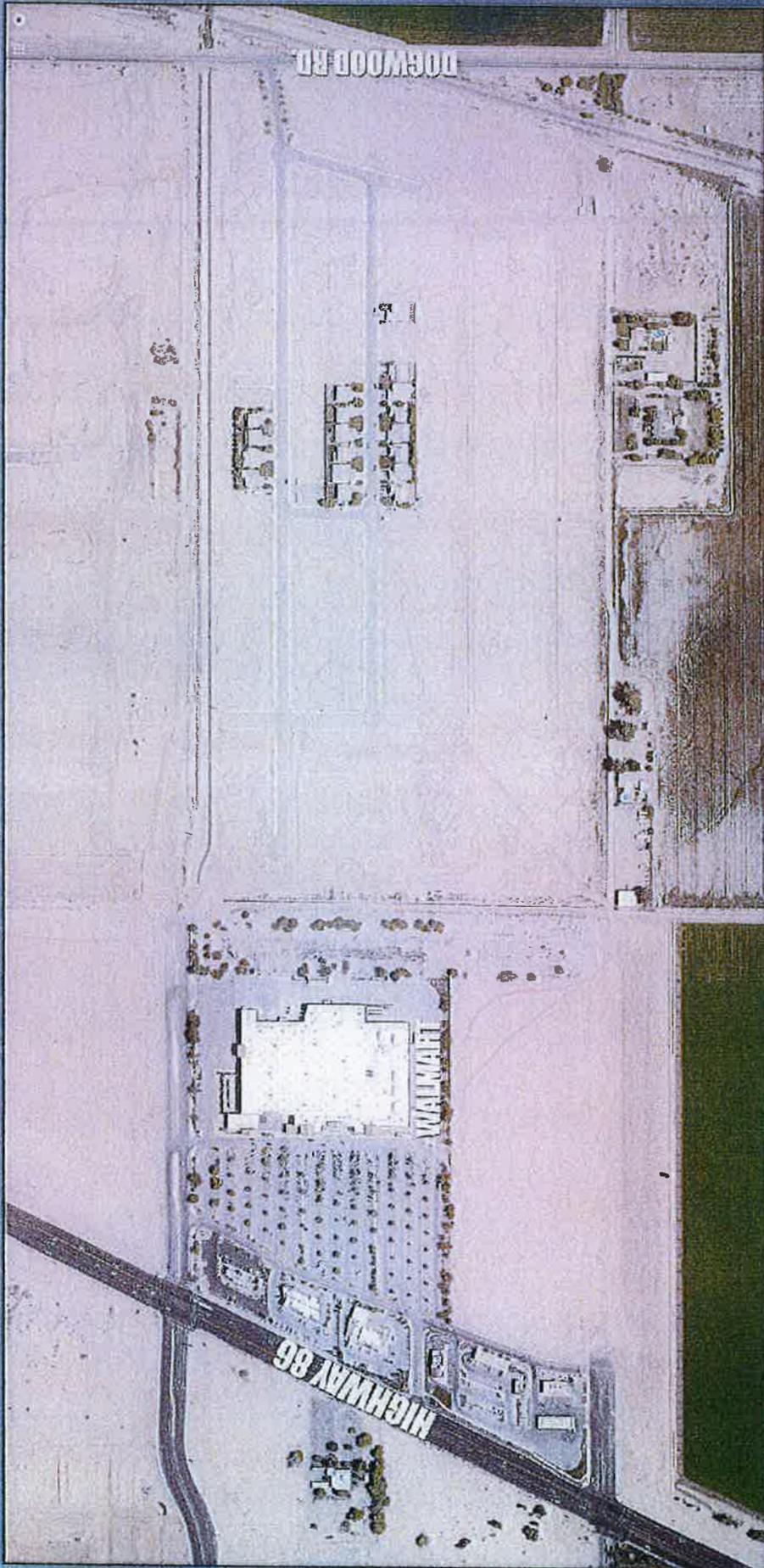


(Notary Seal)

BRAWLEY INVESTMENTS VENTURES, LLC

LATIGO RANCH PROJECT

PRESENTED BY MARTIN COYNE



CURRENT VIEW
ACCESS THROUGH DOGWOOD RD. ONLY

LATIGO RANCH AS IT IS TODAY



LATIGO RANCH HISTORY

INITIAL DEVELOPMENT WAS APPROVED IN 2005

ABANDONED PROJECT FOR 12+ YEARS

ON THE MARKET FOR SALE FOR MANY YEARS WITH LITTLE / NO INTEREST

BLIGHTED AND UNATTRACTIVE FOR THE CITY OF BRAWLEY

BRAWLEY INVESTMENTS VENTURES, LLC INFORMATION

**BUYER / DEVELOPER HAVE PROVEN TRACK RECORD OF
TURNING AROUND PROJECTS WITHIN IMPERIAL COUNTY.**

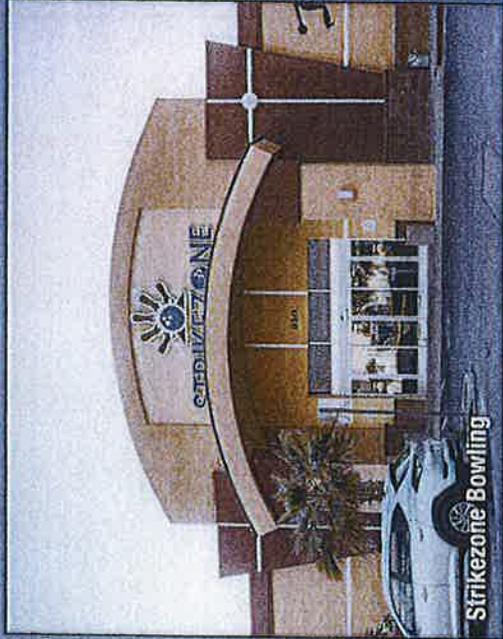
**EXPERIENCED WITH IMPERIAL VALLEY PROPERTIES AND
BUSINESS DEVELOPMENT.**

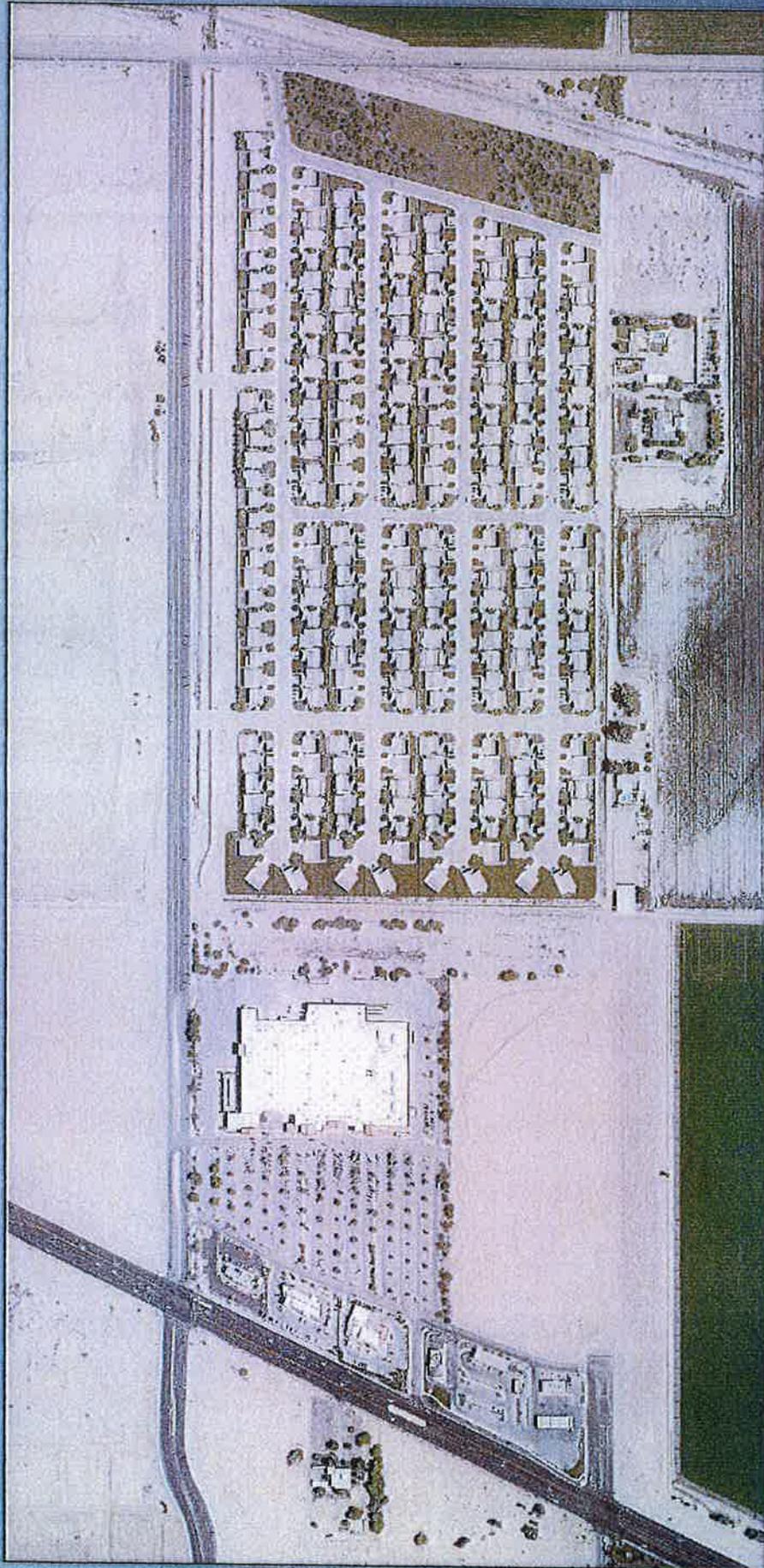
Morningside Apartments



Savanah Ranch / Desert Mirage







PROSPECTIVE PROJECT

ACCESS THROUGH HIGHWAY 86 AND DOGWOOD



Best Canal

BEST CANAL

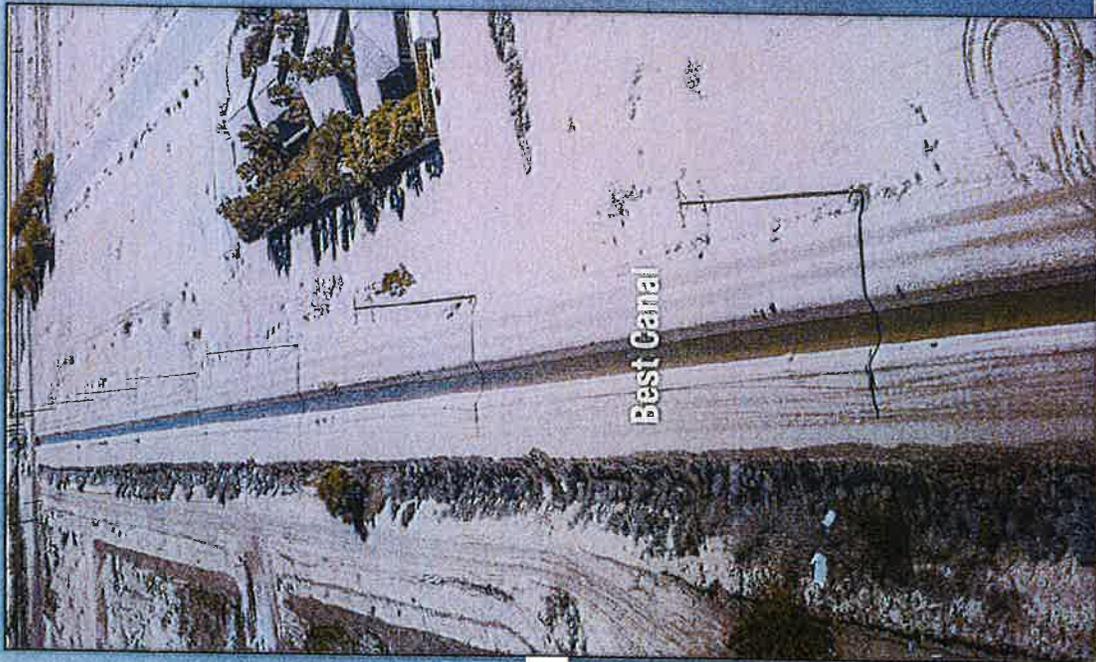
TO COVER THE BEST CANAL IS A MULTI-MILLION DOLLAR EXPENSE AND HAS BEEN THE SINGLE, LARGEST OBSTACLE OF THIS PROJECT TO DEVELOP.

PLAN OF ACTION

THE BEST CANAL, ON THE NORTH SIDE OF THE SUB-DIVISION PROPERTY LINE HAS ALWAYS BEEN A CONDITION REQUEST AND CITY REQUIREMENT SINCE THE PROJECT WAS FIRST APPROVED IN 2005, ALTHOUGH NOT LISTED AS ONE OF THE PROJECTS 29 ORIGINAL CONDITIONS.

PLAN OF ACTION

THE CITY OF BRAWLEY IN SUPPORT OF THIS PROJECT AND ITS AREA TRAFFIC CIRCULATION PLAN HAS APPLIED AND RECEIVED APPROVAL TO RECEIVE MONIES AND OTHER FUNDS TO INSTALL AND COMPLETE THE FIRST SEGMENT OF THE BEST CANAL UNDERGROUNDING AND WILDCAT ROAD IMPROVEMENTS FROM WESTERN AVENUE TO THE EAST SIDE OF 1ST STREET. SCHEDULED TO BE COMPLETED BY MID TO LATE 2020



Best Canal

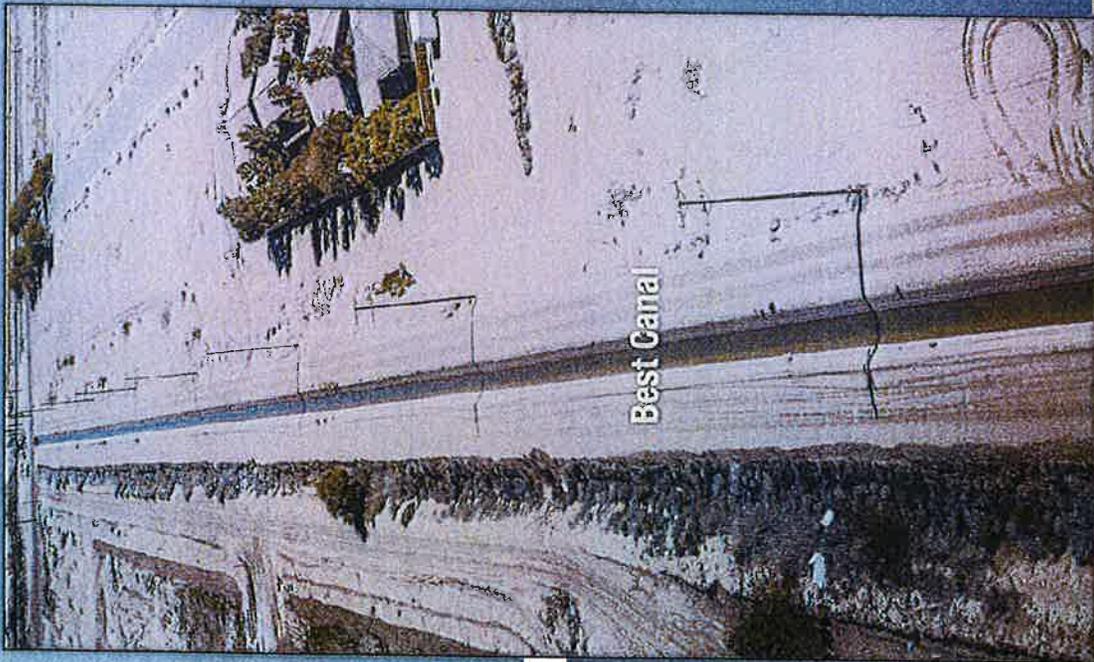
BEST CANAL

OUR PROPOSAL IS TO HAVE THE CITY APPLY WITH THE IID TO APPROVE USING THEIR CANAL UNDERGROUND MWD FUNDS TO FINANCE 75% OF THE COST TO UNDERGROUND THE BALANCE OF TWO THIRDS OF THE CANAL THAT WAS NOT INCLUDED IN THE CMAQ GRANT.

BALANCE OF THE 25% SHALL BE FUNDED BY BRAWLEY INVESTMENTS VENTURES, LLC.

IT HAS BEEN STATED IT MAY TAKE 10-15 YEARS FOR THE IID TO HAVE THE FUNDING TO COMPLETE THIS TASK.

IID WATER MANAGER AND GENERAL MANAGER ARE CURRENTLY WORKING WITH THE BOARD TO MAKE UNDER GROUNDING THE BEST CANAL ITS FIRST PRIORITY



BEST CANAL SOLUTION

BRAWLEY INVESTMENT VENTURES, LLC HAS PROPOSED TO THE CITY'S ENGINEERS AND PLANNING STAFF THAT BRAWLEY INVESTMENT VENTURES, LLC WOULD COMPLETE THE WILDCAT ROAD EXTENSION TO DOGWOOD ROAD UPON COMPLETION OF PHASE ONE AND THE IID'S UNDER GROUNDING OF THE BEST CANAL AND WILDCAT ROAD.

THE CITY MUST RELEASE 95 PARCELS FOR SALE OF PHASE ONE AND UPON THE FIRST 50 LOTS SOLD BRAWLEY INVESTMENT VENTURES, LLC SHALL FUND THE COMPLETION OF WILDCAT ROAD.

PLAN OF ACTION - OPTION 2

**THIS PLAN WOULD LEAVE THE BALANCE OF THE BEST CANAL IN THE
MEDIAN AREA BETWEEN NORTH SIDE AND SOUTH SIDE LANES OF
WILDCAT ROAD AS IT ALLOWS FOR A CIRCULATION PLAN FOR
COMPLETING WILDCAT ROAD WITHOUT DELAY OF FUTURE FUNDING
FROM THE IID.**

PLAN OF ACTION - OPTION 2

BEST CANAL PUBLIC SAFETY

**PUBLIC SAFETY MITIGATION SHALL BE PUT INTO PLACE PROMPTLY
AS A DETERRENT BY THE DEVELOPER.**

THESE PLANS WILL INCLUDE:

- SAFETY BROCHURES**
- SAFETY EDUCATION**
- NO TRESPASSING SIGNAGE**

CANAL SAFETY MEASURE WILL INCLUDE:

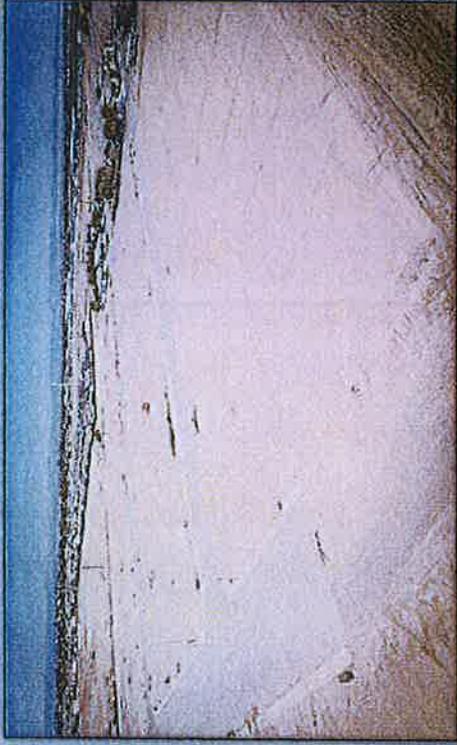
- SAFETY EXIT LADDERS**
- ROPE TYPE HAND GRABS**

PLAN OF ACTION FOR IMPROVEMENT SECURITY

CITY REQUIRES SECURITY FOR THE COMPLETION OF THE PROJECT
WHICH IS PROPOSED TO BE GENERATED BY USING THE LATIGO
RANCH SUBDIVISION PHASE 2 - 155 LOTS AS SECURITY

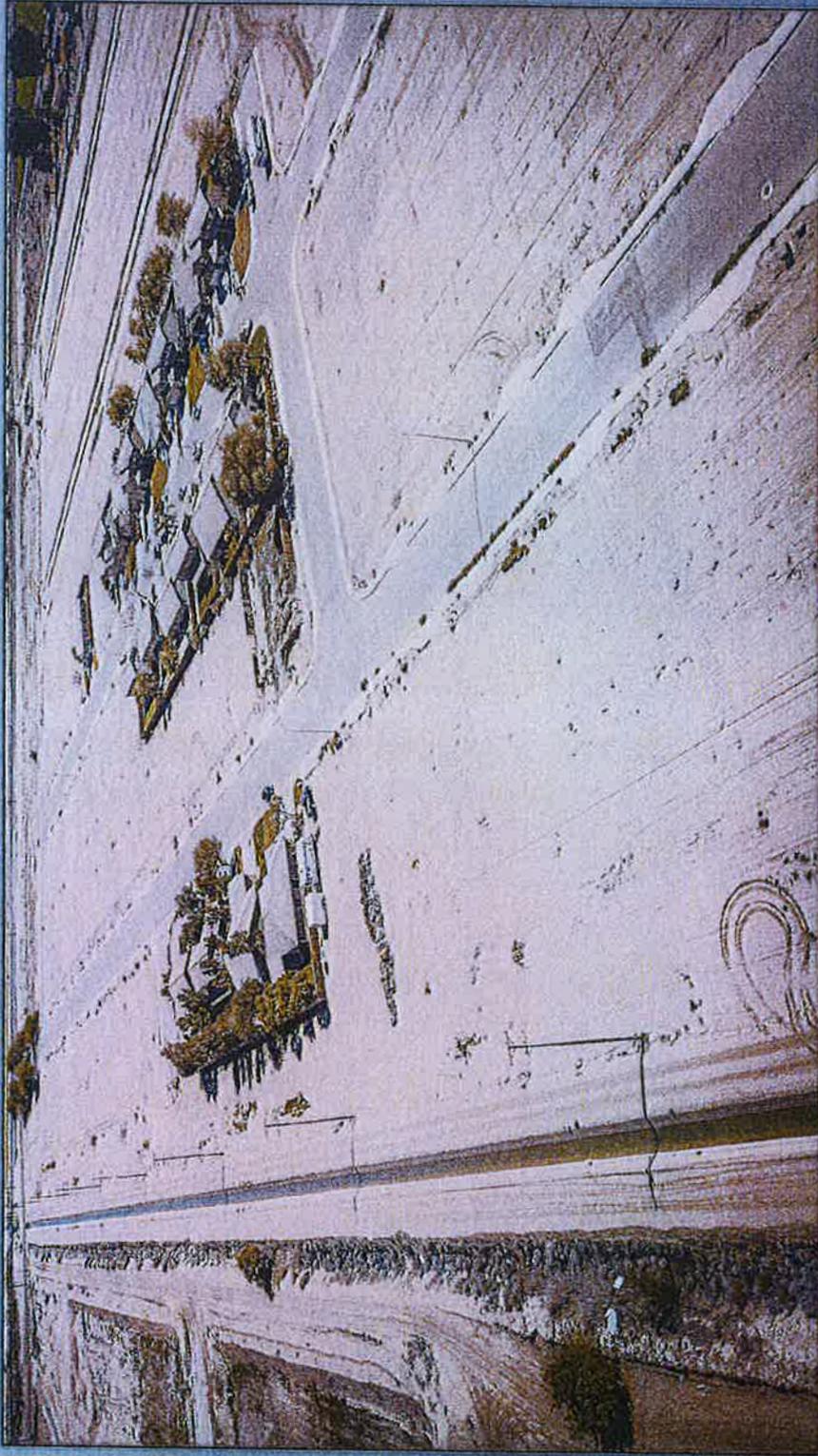
THIS TYPE OF SECURITY HAS BEEN USED BY OTHER
CITIES IN THE IMPERIAL VALLEY

AS ILLUSTRATED IN YOUR PACKET



AERIAL GENERAL VIEWS

CURRENT STREET DEVELOPMENT



BEST CANAL TO BE COVERED

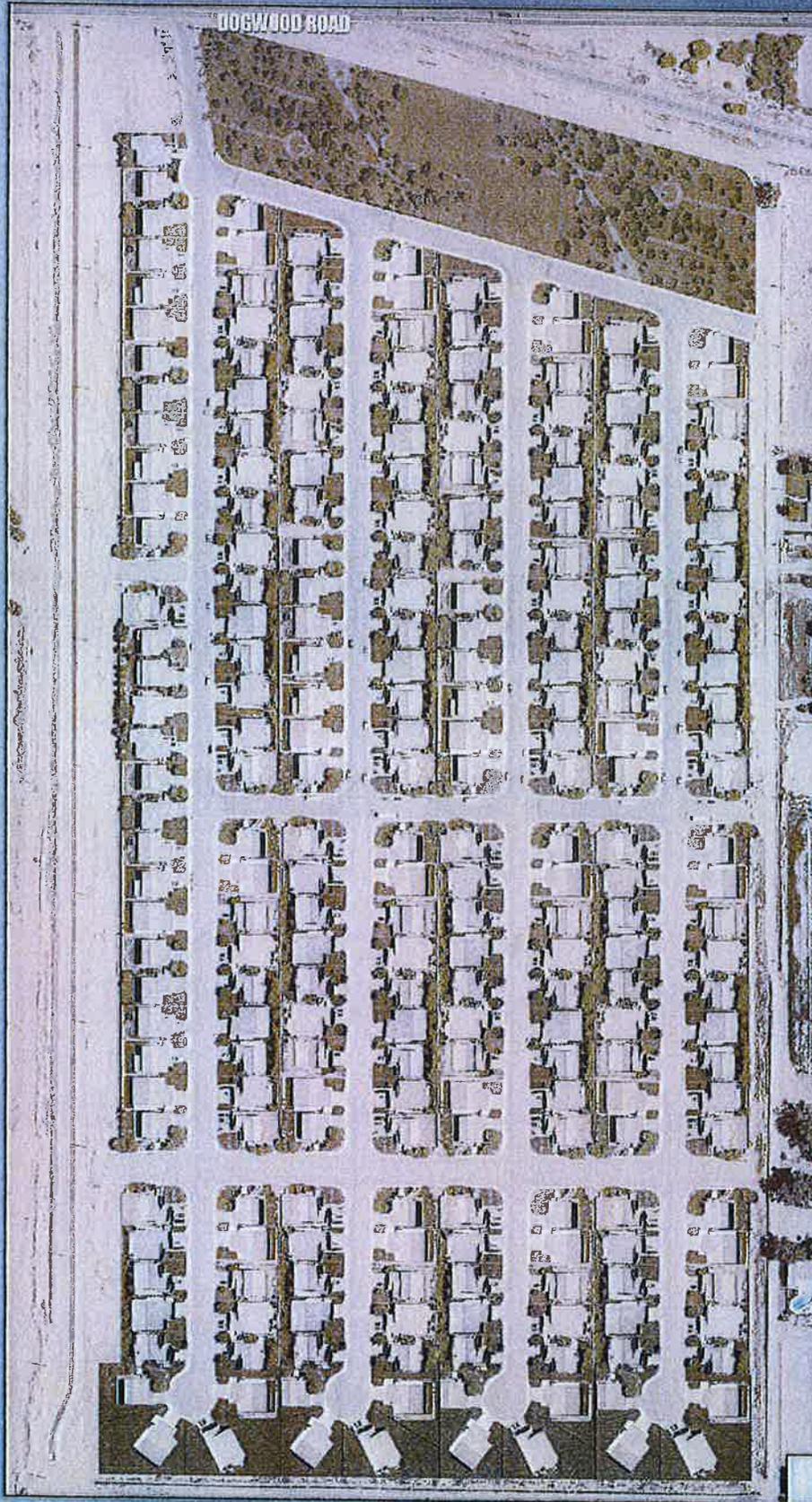
EXTENSION OF ACCESS THROUGH HIGHWAY 86

CONCLUSION

TO ALLOW BRAWLEY INVESTMENTS VENTURES, LLC TO MOVE FORWARD WITH OUR PLAN WILL ACCOMPLISH THE FOLLOWING OBJECTIVES:

- CREATE AFFORDABLE HOUSING
- ELIMINATE BLIGHT, TRASH, HOMELESSNESS AND BARON SPACE
- ALLOWS FOR SMOOTHER TRAFFIC FLOW FROM HIGHWAY 86 TO DOGWOOD ROAD
 - INCREASE THE CITY OF BRAWLEY'S DESIRABILITY
- INCREASE REVENUE TO THE CITY FROM DEVELOPMENT / CONSTRUCTION COSTS
 - INCREASES REVENUE TO THE CITY FROM PERMITS AND IMPACT FEES
 - INCREASE REVENUE TO THE CITY THROUGH PROPERTY TAX DOLLARS
 - INCREASES REVENUE TO THE CITY WITH NEW RETAIL SPENDING





LATIGO RANCH POTENTIAL

Latigo Ranch
Final Proposal to Revive Latigo Ranch and
Restart Growth and Development
02-04-19

There are 29 original conditions for Latigo Ranch that were approved by the City Council in 2005, herein attached.

Developer/buyer has agreed to all of the conditions approved in 2005, with the exceptions as listed below.

Developer/buyer hereby requests the elimination of conditions:

#17 as supported and approved by City Manager and staff

#23 as supported and approved by City Manager and staff

#24 as supported and approved by City Manager and staff

#25 as supported and approved by City Manager and staff

Furthermore, the applicant/buyer has requested Planning Commission, City Council, and staff's support to include these additional requests and provisions be incorporated into a new development agreement with the new developer to make Latigo Ranch viable to bring back to life again and make it financially feasible.

**Notable Items and Details that are requested by the
New Developer/Buyer to be added into a New Development Agreement**

1. Developer/buyer reserves the right to value engineer existing plans acceptable to the City Engineer.
2. Developer/buyer requests to sell, market, and build Phase I 96 finished lots immediately, upon the completion of a new development agreement. Any Phase I improvements or repairs still needed shall be secured with Phase II lots. Building permits and certificates of occupancy shall be made available at developer's request.
3. Developer/buyer may use park impact fees to develop IID strip parkway or any other park within the Laligo subdivision.
4. Developer/buyer and the City agree and understand that the City is responsible to underground the Best Canal and install the two south side lanes of Wildcat Road from Western Avenue to the East side of 1st Street at their expense, using CMAQ grant monies and other funds.

6. Developer/buyer requests using a Deed in Lieu of Bond only as security for Phase I and II improvements using Phase II lots as security only subject to appraisal of Phase II lots verifying equity value in the 155 lots in Phase II, as related to Condition #3.
7. Developer/buyer requests that Western Avenue be completed in full prior to the City releasing the certificates of occupancy on lots 260 to 272 of Phase II, as related to Condition #18.
8. Developer/buyer agrees with staff that Legion Road from Branding Iron to pump station be constructed to an all-weather road, should it not already be an all-weather road all or part, as related to Condition #19. Legion Road shall be completed prior to the City releasing the certificates of occupancy for lots 252 to 259.
9. Developer/buyer requests that Imperial/Dogwood Road improvements be constructed at the same time Wildcat Road improvements are completed, but no later than the final 6 certificates of occupancy being issued for Phase I and the city's completion of segment 1 improvements of constructing Wildcat Road and Best Canal undergrounding from Western Avenue to the East side of 1st Street, as revised to conditions #20 and #21.

IN CLOSING

Staff write-up for planning commission comments.

- 1. I would like to thank staff for their support in recommending and agreeing with us to eliminate conditions 17, 23, 24, 25, as recommended.**

Condition No.	Topic	Request	Staff Comments	Staff Recommendation
17	Quimby Fees	Waive fees.	At the time of entitlement, retention basin parks were accepted as dedicated land.	Eliminate.
23	BESD School Site	Approve SFR development alternative in lieu of school site.	BESD has proceeded with an alternative preferred site.	Eliminate and proceed with SFR overlay alternative.
24	Fire Station	Approve SFR development alternative in lieu of fire station.	City has proceeded with an alternative preferred site.	Eliminate and proceed with SFR overlay alternative.
25	S. Imperial Avenue	Eliminate fair share contributions for railroad crossing.	Project on the east side of South Imperial Avenue is no longer entitled.	Eliminate.

Items Staff Recommendation to deny

- 1. Building permits: We must have these finish lots released immediately to be permitted, certificate of occupancy released and sold in order for us to have revenue to complete the items that need to be done to finish Latigo Ranch. Like Wildcat Road and other improvements including covering the 25% funding of**

undergrounding the Best canal. All in we will need almost two million dollars to fund the Imperial Irrigation's District 25% and install and complete two lanes of Wildcat Road. This is a deal breaker. Applicant requests approval.

Topic	Request	Staff Comments	Staff Recommendation
Building Permits	Immediately release building permits for next 95 lots in Unit #1 with no further offsite improvements.	Once developer constructs nearly all of the lots in Unit #1, there is no incentive to install offsite improvements if the development is never completed.	Deny.

2. Security for Improvements: Applicant requests approval and support from planning commission. As stated by council member Sam Couchman what to do we have to lose. We have been screwed over by the bonding companies bring lawsuits, wanting to settle for less etc. He also along with staff acknowledged having in no experience using deeds in lieu of bonds and ask me to submit sample documents on how we do it in other cities like Imperial. It is part of your packet. It is simpler, safer and more secure than bonding. Again we ask that you approve this request.

Security for Improvements	Use Unit #2 as security for improvements associated with Unit #1 in lieu of bonds or a letter of credit.	City is not in the real estate business. Conventional security best enables the agency to complete improvements if necessary.	Deny.
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3. **Best Canal:** We ask for your approval and support using IID's 75/25 funding it is the only option to get the Best Canal undergrounded. The IID prefers to see it undergrounded but does not require it. We are agreeing to fund the city's share of 25% through an agreement with the city so when the IID is ready to go the funds will be in place. The cost of 25% share and installing the balance of Wildcat Road from 1st Street to Dogwood is estimated to cost us 1.8 million dollars. Option 2 is not to underground and post safety signage or fence this canal for safety purposes.

Topic	Request	Staff Comments	Staff Recommendation
Best Canal	<p>Relieve developer of responsibility to underground the Best Canal.</p> <p>Assume IID will program future funding.</p> <p>Move eastbound lanes south of the existing channel.</p>	<p>Atypical of development pathway, sets precedent and incentivizes relief requests from other developers.</p> <p>Unreasonable timing delay is inconsistent with development abutting the property on the north side and full width improvements of Wildcat Drive.</p> <p>Conveys responsibility to a third party by diverting responsibility to IID / City which has yet to dedicate and program actual funding.</p> <p>Diminishes purpose of City initiated project on first segment of Wildcat Drive.</p> <p>Because IID requires access to own facilities for maintenance and repair, openings for access are a necessity.</p> <p>Existing channel poses a danger and risk to traffic, pedestrians, children, bicyclists and growing residential population.</p>	Deny.

4. South Western Ave: Approve as proposed by applicant our proposal is in line with staff policy.

South Western Avenue	Delay improvement until issuance of Certificates of Occupancy for lots 260-272 of Unit #2.	Once developer constructs nearly all of the lots in Unit #2, there is no incentive to install offsite improvements if this development is never completed.	Deny.
----------------------	--	--	-------

5. Legion Street: Approve as requested by applicant our proposal is in line with city and staff policy.

Topic	Request	Staff Comments	Staff Recommendation
Legion Street	Delay improvement from Branding Iron Drive to the western subdivision boundary until issuance of Certificates of Occupancy for lots 252 to 259 of Unit #2.	Once developer constructs nearly all of the lots in Unit #2, there is no incentive to install offsite improvements if this development is never completed.	Deny.

6. South Imperial Ave: Approve as requested by applicant.

South Imperial Avenue	Delay improvement adjacent to the subdivision to concurrent with Wildcat Drive but no later than the final 6 Certificates of Occupancy for Unit #1.	Once developer constructs nearly all of the lots in Unit #1, there is no incentive to install offsite improvements if this development is never completed.	Deny.
-----------------------	---	--	-------

7. Buyer/Developer agrees to fix and repair Phase I up to the standards of a 13 year old established subdivision.

8. Be put on the record and approved by the planning commission items 1 thru 9.

**Notable Items and Details that are requested by the
New Developer/Buyer to be added into a New Development Agreement**

1. Developer/buyer reserves the right to value engineer existing plans acceptable to the City Engineer.
2. Developer/buyer requests to sell, market, and build Phase I 96 finished lots immediately, upon the completion of a new development agreement. Any Phase I improvements or repairs still needed shall be secured with Phase II lots. Building permits and certificates of occupancy shall be made available at developer's request.
3. Developer/buyer may use park impact fees to develop IID strip parkway or any other park within the Latigo subdivision.
4. Developer/buyer and the City agree and understand that the City is responsible to underground the Best Canal and install the two south side lanes of Wildcat Road from Western Avenue to the East side of 1st Street at their expense, using CMAQ grant monies and other funds.
6. Developer/buyer requests using a Deed in Lieu of Bond only as security for Phase I and II improvements using Phase II lots as security only subject to appraisal of Phase II lots verifying equity value in the 155 lots in Phase II, as related to Condition #3.
7. Developer/buyer requests that Western Avenue be completed in full prior to the City releasing the certificates of occupancy on lots 260 to 272 of Phase II, as related to Condition #18.
8. Developer/buyer agrees with staff that Legion Road from Branding Iron to pump station be constructed to an all-weather road, should it not already be an all-weather road all or part, as related to Condition #19. Legion Road shall be completed prior to the City releasing the certificates of occupancy for lots 252 to 259.
9. Developer/buyer requests that Imperial/Dogwood Road improvements be constructed at the same time Wildcat Road improvements are completed, but no later than the final 6 certificates of occupancy being issued for Phase I and the city's completion of segment 1 improvements of constructing Wildcat Road and Best Canal undergrounding from Western Avenue to the East side of 1st Street, as revised to conditions #20 and #21.

Planning Commission Minutes

CITY OF BRAWLEY
March 6, 2019

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ROLL CALL

Chairman Goyal called meeting to order @ 5:30 pm

PRESENT: Palacio, Goyal, Marquez, Smith, Bumbera, Castro, Hutchinson
ABSENT:

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Smith/ Palacio 7-0

AYES: Palacio, Goyal, Marquez, Smith, Bumbera, Castro, Hutchinson
NAYES: None
ABSENT: None
ABSTAIN: None

3. APPROVAL OF MINUTES

The minutes of January 9, 2018 were **approved with modifications** during the March 2019 Planning Commission meeting. m/s/c m/s/c Smith/ Palacio 7-0

AYES: Palacio, Goyal, Marquez, Smith, Bumbera, Castro, Hutchinson
NAYES: None
ABSENT: None
ABSTAIN: None

4. PUBLIC APPEARANCES

5. PUBLIC HEARING PM 19-01

A Parcel Map (PM 19-01) to subdivide one parcel into four parcels to allow for the construction of three additional single family residential units. The property is currently zoned R-2 (Residential Low Density) and is 0.67 Acres in size. The site is currently contains one Single Family Dwelling.

Property Owners:	Rene and Alicia Vega
Representative:	J. Carlos Romero, Proterra
Legal Description:	East 146 Feet of South 200 Feet of Lot 7, Brawley Subdivision 1 OM 1 40, City of Brawley, County of Imperial, State of California APN 047-240-021.

Planning Director Gaste gave an overview and background information of the project as presented in the staff report.

Chairman Goyal asked about the current structure onsite noted on the plans and also inquired about setbacks.

Planning Director Gaste informed the Commission that the lots will be in setback compliance and the existing carport will be demolished.

OPEN PUBLIC HEARING @ 5:33 PM

Rene Vega, Owner, addressed the Commission and mentioned that their intent is to divide the property and construct four family homes.

PUBLIC HEARING CLOSED @ 5:34 PM

The Commission **approved** the conditional use permit as proposed. m/s/c Palacio/Marquez 7-0

AYES:	Palacio, Goyal, Marquez, Smith, Bumbera, Castro, Hutchinson
NAYES:	None
ABSENT:	None
ABSTAIN:	None

6. PUBLIC HEARING TM 05-01

A modification of the Conditions of Approval to the Latigo Ranch (TM05-01) major subdivision. The proposed condition modification includes Best Canal remaining an open channel for an unspecified period of time, substitution of a property lien for bonds or a letter of credit and delayed timing of improvements. The property is currently zoned R-1 (Residential Single Family) and is 81.01 acres in size. The site currently contains 18 single family units and vacant land.

Property Owners:	Brawley Investment Ventures, LLC C/o Mark D. McMillin
Applicant/Representative:	Martin D. Coyne
Legal Description:	All Lots of Latigo Ranch Unit #1 and the Remainder Parcel of Latigo Ranch Unit #1 (to become the future Unit #2), City of Brawley, County of Imperial, State of California.

City Manager Bayon Moore, Planning Director Gaste and Public Works Director Sillas gave a joint presentation of the staff report.

Commissioner Castro asked if the security bonds have been estimated.

Public Works Director Sillas added that while the bonds need to be recalculated, it is likely that they will be close to the previously secured bonds.

City Manager Bayon Moore noted that the action that's before the Planning Commission has to do with the conditions of approval. Once it moves forward in whatever final form recommended to the City Council, it doesn't mean it's the end of the times for this discussion. A subdivision improvement agreement will come back to the Planning Commission. **CORRECTION: A subdivision improvement agreement will be acted on by the City Council.**

Commissioner Palacio asked Staff who would be liable for any incidences related to the canal if left open.

Planning Director Gaste added that the City would be liable.

Chairman Goyal asked if it was a condition to underground the Best Canal as the Applicant claims that it was not stipulated.

Public Works Director Sillas mentioned that it was a condition to underground the Best Canal. He added that conditions of approval are stated in general language and terms. The undergrounding of the Best Canal is part of the approved tentative map and the approved improvement plans.

Commissioner Marquez asked if the Bryant Drain was still being used and if it was exposed.

Public Works Director Sillas added that the Bryant Drain, while not being used for agricultural purposes, is part of the City's Storm Water System.

Chairman Goyal inquired about the note that IID constructs the facilities.

Public Works Director Sillas added that the IID designs and constructs their own facilities. The IID then bills the project applicant whether it is a Jurisdiction or Developer.

Chairman Goyal inquired about shared cost with the IID for undergrounding of the Canal.

City Manager Bayon Moore gave a general overview of the IID Pipeline Project Funds Program. If it is a City led project the shared cost is 75/25 and if it is a Developer led project the shared cost is 50/50.

Frank Fiorenza, IID Water Department, added that the IID would be happy to place this project in their Indirect Pipeline Project List. Once a year, the IID Board of Directors reviews project and decides on projects to be funded. At this point, there are no guarantees that the money will be there or the money will be directed for Latigo Ranch. This project is at least 10 years out.

Chairman Goyal asked Mr. Fiorenza how the developer can ensure the safety features.

Mr. Fiorenza stated IID has yet to see plans from the developer that detail how the IID maintenance operations would be handled in the interim period. The channel is a risk to everybody and the IID's position is that it should be undergrounded.

Chairman Goyal made a suggestion for securing funds for improvements upfront.

City Manager Bayon Moore added that it's a great alternative but it is unfortunately at odds with the \$2 million offset that the City is offering to the project. The canal has been an issue for quite some time to get the project off the ground. The City proposed to waive the streets portion of the development impact fee for every unit in the subdivision to help provide that offset to the cost. In theory, the City is relieving the developer to have a payment upfront in order to make the project more feasible. She stated she has no knowledge of any other residential project in the city's history that resulted in a \$2 million offset.

Commissioner Castro asked if there have been projects in the past that have used property liens as a means of security instead of a bond.

City Manager Bayon Moore informed the Commission that prior requests have been denied. The decision is ultimately up to the Council.

OPEN PUBLIC HEARING @ 6:15 PM

Martin D. Coyne, Applicant, introduced himself to the Commission, mentioned that he has been working on this project for approximately 10 months, and introduced his proposal. He added that he has been having discussions

with the IID regarding the fence and programming for the project. If led by the City, Mr. Coyne would provide the City the 25% of project costs. He is appreciative of staff's work to find 2 million dollars. The reality is that the entire project would cost 6 million dollars and would make him lose 2 million dollars on the project. The site often has blight and attracts transient activity. Additionally, he visited with residents to understand their concerns.

Mr. Coyne provided the Commission with information on his other developments such as: the Strike Zone Bowling Alley, Coyne Power Sports Complex, and the Morningside Apartments in Imperial amongst other residential developments in the City of Imperial.

Chairman Goyal asked Planning Director Gaste what the costs of CFD's are in this area.

Planning Director Gaste, informed the Chairman that he does not have the exact numbers in front of him at this time. The CFD funds do not bring profit to the City and are only an offset to maintenance and operational expenses created by new development. Nexus studies have shown that fees incurred by developers and paid to the City are a wash.

Mr. Coyne informed the Commission the previous developer faced issues with the City over undergrounding the Best Canal as it wasn't outlined in the Conditions of Approval. He also asked why the City didn't foreclose on the original bonds when the development fell through. He added that when the Developers sued the City a couple years ago it resulted in release of a 6 Million Dollar Bond.

City Manager Bayon Moore informed the Commission that the settlement with McMillin wasn't a case of one party prevailing over another. McMillin is no longer in the residential building business. First, McMillin requested a Bond Reduction which we denied. Then, they requested release of the bonds. The City and McMillin eventually landed in mediation. An agreement was reached that resulted in the bonds being exonerated and the clear understanding that any future development would be subject to a subdivision improvement agreement and new bonds in place. She suggested to that this as a great negotiating opportunity for Mr. Coyne to secure a reduced sales price from McMillin.

Commissioner Hutchinson asked Mr. Coyne if he has been successful in the past with using property in lieu of bonds.

Mr. Coyne described issues some cities have faced with bonding companies and not fulfilling cities' needs. He added that he has been successful in Imperial with this type of security and introduced the use of property as security to the City of Imperial.

Robert Ibarra, 226 Appaloosa Street, commended Mr. Coyne for approaching residents directly. His concern is safety for children and residents as the only access to the subdivision is on Dogwood. It meant only as construction access. New construction will create additional traffic. He also expressed concerns related to the canal and securing it properly. He added that the bus program with the School District is in jeopardy of being cancelled to the area as there is an open canal.

Commissioner Castro asked Mr. Ibarra how much he paid in CFD's a year.

Audrey Noriega, 226 Appaloosa Street, informed the Commission how much she paid in taxes. She also expressed concerns regarding the open canal and the increased traffic.

Mr. Coyne added that he shares the same concerns and expressed that he is willing to pay for the 25% of shared cost of undergrounding the Canal. He also added that with the City Project for the west portion of Wildcat, and his paving of Wildcat, there would be access for the subdivision.

Commissioner Palacio asked for confirmation of access to the subdivision.

Public Works Director Sillas confirmed and added concerns for the undergrounding of the Canal. If undergrounding of the canal is not feasible now, it would be less feasible for future developers if the project is not completed and development ceases. This has been the case with other developments in the City. Allowing additional construction of properties diminishes the incentive to install the required infrastructure.

Commissioner Castro asked how the conditions for the Best Canal would change if the two subdivisions to the North go in and Latigo Ranch disappears.

Planning Director Gaste confirmed the actual CFD's collected for Latigo Ranch and explained the process of a project defaulting when property is used in lieu of a bond. He also explained that there would need to be appropriate barriers as there are single family dwellings that abut the canal. There would be two temporary lanes that would eventually be a four lane road.

Commissioner Hutchinson asked when the project to the North of the property would begin paving of the road.

Chairman Goyal also asked if Malan and Victoria Parks were allowed to build their subdivision before they were required to underground the Brian Drain and pave Wildcat.

Planning Director Gaste added that the North project is about to reach the maximum before paving will be required.

City Manager Bayon Moore also informed the Commission that development thresholds are established by Staff and the Developers in order to develop a reasonable timeline to install required infrastructure. If the projects at the north were to cease development, the City would have to call the bonds in order to install the necessary infrastructure. This is not a likely possibility as the developer has expressed wishes to continue developing the property. In addition, the developers to the North are currently in the plan check process.

Planning Director Gaste also mentioned that Malan and Victoria Parks are different than Latigo Ranch as they already have direct access to a major street.

Kay A. Pricola, COLAB, stated that she has been having conversations with the IID independent from Mr. Coyne. She would argue that this may be a higher priority project for IID Pipeline Funds and added that a formal application must be submitted by the City by April 1st in order to be considered for funds.

Monica Torres, 168 Appaloosa Street, commented that while she is glad there is potential to develop the subdivision, it is of great concern that there is limited access to the subdivision and there is an open Canal. She would like the Canal undergrounded. Additional concerns regarding the development are the potential for decreased property values.

Daniel Torrez, 181 Monterrey Street, added that he has concerns regarding the Canal. He asked the developer what his plan of development is. He also asked if the homes built will be rentals.

Mr. Coyne, informed property owners that, in the past, there were homes that were about 2,600 square feet and sold for close to \$400,000 dollars. That is not the market of today. Other subdivisions that he has developed average between 1,400 and 1,900 square feet. He has had experience blending his development ideas with previously established developments. He also has experience with selling his properties and has had leased properties in previous developments. The intent of the development project is to sell the single family homes.

Planning Director Gordon Gaste informed the Commission that he was contacted by Mr. Shafner who lives on Monterrey Street. He mirrored concerns with other owners of the Latigo Ranch properties. His main concern is with circulation of the subdivision and not with additional development if the Subdivision's owner maintains the property.

Chairman Goyal asked Mr. Coyne when he expects to record Phase 2 of the Subdivision. He also asked Mr. Coyne for clarification on what he is requesting.

Mr. Coyne informed the Commission that he intends to record Phase 2 as soon as possible as the Map expires in November 2019. A key portion to the request is to release all building permits but limit the release of Certificate of Occupancy to completion of infrastructure phases.

Public Works Director Sillas mentioned to the Commission that security for the subdivision must be upfront per the Subdivision Map Act.

City Manager Bayon Moore added that the proposal presented tonight has not been presented to Staff.

Commissioner Hutchinson asked for clarification of the installation of Wildcat and pipelining of the Canal not occurring concurrently. There appears to be a change to the alignment.

Planning Director Gaste mentioned that the road would be built where the undergrounded canal should go and would leave a 60 foot area between eastbound and westbound lanes.

Mr. Coyne presented his In Closing/Final Proposal Statement to the Commission which detailed his request.

Commissioner Castro shared his concerns with the Commission regarding using property in lieu of bonds and asked for clarification on the bonding process.

City Manager Bayon Moore explained the process of calling the bonds. She also gave history on calling for bonds with the downturn of the economy. She stated that the City never called the bonds for McMillin as there was a relationship with McMillin and an understanding that development would continue at a point. She also mentioned that using property in lieu requires there to be a willing buyer in order for the City to sell the property and obtain any funds.

Planning Director Gaste added that the benefit to using a bonding company, while not always successful in obtaining the complete amount, is that there is a fixed number attached to the improvements. Using property in lieu leave funds obtained up to whatever the market yields.

Mr. Coyne asked the Commission to consider the position in which the City would be better off.

PUBLIC HEARING CLOSED @ 7:58 P M

The motion made by Planning Commission was to recommend the following to Council:

1. Relieve \$2,118,000 Million Dollars in fees and removal of conditions 17, 23, 24, & 25 as recommended by staff.
2. Issue all building permits and release 50 Certificates of Occupancy for Unit #1. Release the remaining Certificates of Occupancy when either:
 - a. IID Canal gets undergrounded and eastbound Wildcat Lanes are constructed per the approved Final Map, or
 - b. If IID Canal undergrounding is not funded or completed, the eastbound 2 lanes of Wildcat Drive are constructed at a new alignment to a full City Standard.
3. Accept the Unit #2 portion of the property in lieu of bonds based on a value established by a licensed real estate appraiser.
4. Undergrounding of the Best Canal shall be a City led project if approved by the IID with the local match paid by the developer at 25% or 50% as required by IID.

5. The fencing of Best Canal is an acceptable alternative to undergrounding. The Best Canal shall be fenced to a standard approved by the City and IID in perpetuity until a time where funds are available to underground the canal. The developer shall pay for the cost of fencing.
6. South Western Avenue shall be improved prior to the issuance of Certificates of Occupancy for lots 260 through 272 of Unit #2.
7. Legion Street shall be improved from Branding Iron Drive to the western subdivision boundary prior to the issuance of Certificates of Occupancy for lots 252 through 259 of Unit #2.
8. South Imperial Avenue shall be improved from adjacent to the subdivision, from Wildcat Drive to the Railroad right-of-way no later than the issuance of the Certificates of Occupancy for the last 6 lots in Unit #1.

m/s/c Goyal/Smith 7-0

AYES:	Palacio, Goyal, Marquez, Smith, Bumbara, Castro, Hutchinson
NAYES:	None
ABSENT:	None
ABSTAIN:	None

7. INFORMATIONAL REPORTS

*Annual Report Presented by **Planning Director Gaste.**

8. ADJOURNMENT @ 8:52 pm

Gordon R. Gaste AICP CEP, Development Services Director



Fiscal Year 2018 - 19

Monthly Staffing Report for April 2019

Updated: 03/29/2019

Full-time Regular EE Groups	Authorized Positions	Filled Positions	Vacant Positions	Notes
Building & Community Develop.	5	5	0	
Finance	7	7	0	
Fire	18	18	0	
Personnel & Risk Management	1	1	0	
Information Technology	1	1	0	
Library	3	3	0	
Parks & Recreation	9	9	0	Interim Director
Planning	2	2	0	
Police	46	43	3	(2) Police Officers, Dispatcher. Police Officer to be sworn in April 16, 2019
Public Works	38	36	2	Asst Sts and Utilities Maintenance Supervisor recruitment in progress. Utility Worker 1 in backgrounds.
Records Management/City Clerk	3	3	0	Clerk as 2 positions
Council Members	5	5	0	
Treasurer	1	1	0	
City Manager	1	1	0	
Total	140	135	5	

Groups	Limited Term Positions	Temp & Part time Positions	Temp Agency Positions	
Planning/CDS	0	1	0	P/T Temp Code Enforcement Officer
Fire - Reserve/Call Paid	0	8	0	
Finance		1		1 P/T temp assisting with the workload
Library	3	6	0	
Parks & Recreation	0	11	0	Two temps for parks maintenance; one admin sec and sr ctr coord. One person to turn on and off lights; field supervisor for rec leagues. 4 lifeguards for lap swim . One temp to assist while employee on medical leave
Police	0	2	0	P/T Maintenance worker, F/T Graffiti Abatement
Public Works	0	3	0	Temporary workers in pretreatment and streets and utilities
Records Management	0	1	0	Currently utilizing temp worker from PD 10 hours per week

Prepared by: Shirley Bonillas, Personnel & Risk Management Administrator