RDA Tax Increment Bond Issue - 2011

Recommended

Reference Number	Project Name & Description	Original Estimated Cost	City Operating Expense Increase/ Decrease/ Neutral	Nexus to Project Area	Recommended Funding Amount
1	Street Improvements near Bush/41, includes College Ave. RR Crossing	$ 3,200,000	increase - slight	In RDA Project Area	$ 2,754,559
2	Wastewater Treatment Plant Upgrade - Engineering/Planning	$ 2,000,000	nuetral	Benefits project area by reducing increase in rate paid by customers	$ 500,000
3	Revolving Loan Program	$ 750,000	increase -slight	For Businesses benefiting the RDA Project Area	$ 750,000
4	19th Avenue Interchange - Utility Relocation	$ 3,000,000	nuetral	In RDA Project Area	$ 3,000,000
5	Police & Fire Dispatch Center - Design and Equipment	$ 360,000	nuetral	In RDA Project Area	$ 360,000
6	Video Surveillance Camera System	$ 300,000	reduce	Placed in high profile locations in project area	$ 300,000
7	LED Street Light Conversion - 900	$ 435,000	reduce	In RDA Project Area	$ 425,000
8	Design/Engineering - Cedar Lane Extension and ROW Acquisition	$ 560,000	nuetral	Majority in RDA Project Area - Improve Circulation	$ 560,000

Reference Number	Project Name & Description	Original Estimated Cost	City Operating Expense Increase/ Decrease/ Neutral	Nexus to Project Area	Recommended Funding Amount
9	Storm Drainage Upgrade - Lemoore Industrial Park	$ 300,000	nuetral	In RDA Project Area	$ 300,000
10	Road Construction - Lot 11 - Lemoore Industrial Park	$ 1,000,000	increase - slight	In RDA Project Area	$ 1,400,000
11	Venture Place Road Construction - Lot 14 - Lemoore Industrial Park	$ 270,000	increase - slight	In RDA Project Area	$ 270,000
12	Underground Docksteader Ditch on Cinnamon Dr. and add Sidewalk, curb and gutter	$ 425,000	nuetral	In RDA Project Area	$ 460,000
13	Install Security Cameras at CMC	$ 150,000	reduce	In RDA Project Area	$ 150,000
14	ADA Sidewalks throughout Project Area	$ 2,000,000	nuetral	In Project Area	$ 890,695
15	Entrance & Wayfinding Signage	$ 100,000	increase - slight	Partially In RDA Project Area - Inadequate Public Improvements	$ 175,000
16	Downtown Irrigation System & Electrical to include D, E, C, Follett, Heinlen, Fox, (brick stamping, etc.)	$ 250,000	increase - slight	In RDA Project Area	$ 1,000,000
				TOTAL RECOMMENDED PROJECTS	$ 13,295,254

Reference Number	Project Name & Description	Original Estimated Cost	City Operating Expense Increase/ Decrease/ Neutral	Nexus to Project Area	Recommended Funding Amount
	Not Recommended				
17	Railroad Upgrades at Fox	$ 395,000	nuetral	In RDA Project Area	
17	Railroad Crossing at Daphne Lane	$ 900,000	increase - slight	Outside RDA Project Area - Improve Circulation	
17	Railroad Upgrade at Follett Street	$ 500,000	increase - slight	In RDA Project Area	
18	Idaho Avenue Water Line Extension	$200,000	increase - slight	In RDA Project Area	
19	Create Cooling Center at Senior Center by adding Solar PV System	$ 400,000	nuetral	Benefits Project Area Residents	
20	Expand front parking area at CMC	$ 75,000	increase - slight	In RDA Project Area	
21	Convert warehouse space into office space at CMC to accommodate Recreation and Planning staff	$ 400,000	nuetral	In RDA Project Area	
	Police & Fire Dispatch Center	$ 912,500	nuetral	In RDA Project Area	
	Highway Oriented Signage - Near SR 41 & Idaho	$ 190,000	increase - slight	In RDA Project Area	
	Cedar Lane Extension - Brooks Drive to Lemoore Avenue	$ 1,400,000	increase - slight	Majority in RDA Project Area - Improve Circulation	

Reference Number	Project Name & Description	Original Estimated Cost	City Operating Expense Increase/ Decrease/ Neutral	Nexus to Project Area	Recommended Funding Amount
	E Street Sidewalk and Curb Replacement	$ 160,000	nuetral	In RDA Project Area	
	Mural / Statue / Outdoor Art Project	$ 50,000	increase - slight	In RDA Project Area	
	19 1/2 Avenue Widening - Cinnamon Drive to Silverado Drive	$ 210,000	increase - slight	In RDA Project Area	
	Railroad Crossing Upgrade at 19th	$ 375,000	nuetral	In RDA Project Area	
	Bush Street Widening - 19th to 19 1/2	$ 266,000	increase - slight	In RDA Project Area	
	Storm Drainage Improvements - West of SR 41	$ 850,000	nuetral	Partially In RDA Project Area - Inadequate Public Improvements	
	Parallel Water Transmission Line from Wellfield	$ 2,500,000	increase - slight	Benefits project area by reducing increase in rate paid by customers	
	Increase Wastewater Outfall Capacity	$ 250,000	increase	Benefits project area by increasing capacity to servce	
	Wastewater Treatment Plant Upgrade	$ 40,000,000	increase - significant	Benefits project area by reducing increase in rate paid by customers	
	Downtown 2-Story Parking Structure	$ 5,000,000	increase - significant	In RDA Project Area	

Reference Number	Project Name & Description	Original Estimated Cost	City Operating Expense Increase/ Decrease/ Neutral	Nexus to Project Area	Recommended Funding Amount
	Downtown Mixed Use Project	$ 6,000,000	increase - significant	In RDA Project Area	
	Downtown Restaurant Incubator	$ 120,000	increase - significant	In RDA Project Area	
	Hanford-Armona Road Widening SR 41 to 19th	$ 2,000,000	increase - slight	Outside RDA Project Area - Improve Circulation and Commercial Facilities	
	Construct Roadway connecting Bush Street to Jackson Ave. via 21st Ave. alignment	$ 2,000,000	increase - slight	Relieves traffic from 41/Bush, which is in project area	
	Construct Public Improvements on the RR property located at E and Lemoore Ave, including a BMX Park	$ 500,000	increase - slight	In RDA Project Area	
	Aquatic Center Partnership with WHC	$ 2,000,000	nuetral	Serves RDA Project Area Residents	
	Tiger Sports Park - Partnership with LUHSD	$ 5,000,000	reduce	Serves RDA Project Area Residents	

Project: Street Improvements Near Bush/Highway 41 **Cost: $2,754,559**

Project Description:

On September 21, 2010, the RDA Board approved resolution 2010-02 (attached), which committed approximately $3,200,000 in RDA funding to make the following improvements on the West Side.

Project	Location	Improvement	Est. Cost
Bush Street	Semas to Belle Haven	Widen to 8 Lanes w/Median	$690,266
Belle Haven Dr.	Bush to RR Tracks	Realign/Construct 4 Lanes	$759,293
RR Crossing	College/RR Tracks	Construct RR Crossing	$517,500
Traffic Signal	Bush/Semas	Construct New Signal	$345,000
Traffic Signal	SR41/Bush SB Ramp Terminus	Construct New Signal	$460,000
Traffic Signal	SR41/Bush NB Ramp Terminus	Construct New Signal	$460,000
			$3,232,059

Need for Project:

- RDA Board already committed RDA increment towards these projects in order to promote business development on the West Side and keep West Side impact fees lower.
- Using RDA bond proceeds to pay for this improvement will free up future increment that is able to be spent more freely.

Drawbacks:

- Some of these improvements may not be needed in the near future if Walmart does not develop (widening of Bush Street, realignment of Belle Haven Drive, Bush and Semas traffic signal).
- Some of these improvements are not feasible to construct under the 3-5 year window (Railroad crossing)
- Traffic Signals at the off ramps of Highway 41 will require Caltrans approval and meet warrants.

Staff Recommendation:

Proceed with the following projects that can be completed within the timeframe needed:

Phase I: Commence warrant study for traffic signals at Highway 41 off ramps $20,000

Phase II: Proceed with the following projects if given Caltrans approval

Traffic Signal	SR41/Bush SB Ramp Terminus	Construct New Signal	$460,000
Traffic Signal	SR41/Bush NB Ramp Terminus	Construct New Signal	$460,000
		Total Phase I and II	**$940,000**

Phase III: If Walmart develops within the 3-5 year time window, complete the following projects:

Bush Street	Semas to Belle Haven	Widen to 8 Lanes w/Median	$690,266
Belle Haven Dr.	Bush to RR Tracks	Realign/Construct 4 Lanes	$759,293
Traffic Signal	Bush/Semas	Construct New Signal	$345,000
		Total Phase III	**$1,794,559**

Construct Railroad Crossing

Construct Traffic Signal

Widen to 8 Lanes With Median

Realign/Construct 4 Lanes

RESOLUTION NO. 2010-02

A RESOLUTION OF THE LEMOORE REDEVELOPMENT AGENCY DEDICATING FUNDING TO CERTAIN TRAFFIC IMPROVEMENTS WITHIN AMENDMENT 2 REDEVELOPMENT AREA

At a Regular Meeting of the Board of Directors of the Lemoore Redevelopment Agency duly called and held on September 21, 2010 at 7:30 p.m. on said day, it was moved by Board Member Rodarmel and seconded by Board Member Siegel and carried that the following Resolution be adopted:

WHEREAS the adopted goals of the Lemoore Redevelopment Agency include "encourag[ing] employment opportunities through environmental and economic improvements resulting from ... redevelopment activities" and "provid[ing] public infrastructure improvements and community facilities, such as the installation, construction, and/or reconstruction of streets, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area"; and

WHEREAS the City of Lemoore has identified long-term improvements within the territory added to the Redevelopment Project Area by Amendment #2 that would greatly benefit future commercial and industrial businesses that may locate within that area; and

WHEREAS funding the construction of said traffic improvements identified by the City, as listed below, would be in keeping with the goals of the Redevelopment Agency; and

Project	Location	Improvement	Current Est. Project Cost
Bush St	Semas to Belle Haven	Widen to 8 Lanes w/Median	$ 690,266
Belle Haven Dr	Bush to RR Tracks	Realign/Construct 4 Lanes	$ 759,293
RR Crossing	College/RR Tracks	Construct RR Crossing	$ 517,500
Traffic Signal	Bush/Semas	Construct New Signal	$ 345,000
Traffic Signal	SR41/Bush SB Ramp Terminus	Construct New Signal	$ 460,000
Traffic Signal	SR41/Bush NB Ramp Terminus	Construct New Signal	$ 460,000
			$ 3,232,059

WHEREAS the timing of the construction of said project may require funding in amounts beyond the current estimated total cost of $3,232,059 due to the inflationary nature of construction costs.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Lemoore Redevelopment Agency commits to fund each of the above traffic improvements in their entirety at such time as the improvements are needed to support the development of the territory added to the Redevelopment Project Area by Amendment #2.

BE IT FURTHER RESOLVED that we hereby direct staff to take all steps necessary to

establish an agreement between the Lemoore Redevelopment Agency and the City of Lemoore necessary to implement the commitment of funds.

* * * * *

Passed and adopted at a Regular Meeting of the Board of Directors of the Lemoore Redevelopment Agency held on the 21st day of September, 2010 by the following vote:

Ayes: Rodarmel, Siegel, Hornsby, Murray
Noes: Plourde
Absent: None
Abstaining: None

Approved:

John F. Murray
Mayor

Attest:

Nanci C.O. Lima, CMC
City Clerk

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, NANCI C.O. LIMA, City Clerk of the City of Lemoore do hereby certify the foregoing Resolution of the City Council of the City of Lemoore was duly passed and adopted at a Regular Meeting of the City Council held on the 21st day of September, 2010.

Dated: September 22, 2010

Nanci C.O. Lima, CMC
City Clerk

Project: Wastewater Treatment Plant Upgrade (Engineering/Planning) Cost: $500,000

Project Description:

The City of Lemoore will need to replace our wastewater treatment plant in the next 5 to 10 years because the system of ponds will no longer be in compliance with California Regional Water Quality Control Board requirements. In anticipation of this new requirement, the City of Lemoore increased Sewer rates to its customers in December of 2007. The entire project is anticipated to cost $40 million, and the engineering and planning cost is anticipated to be around $2 million.

Need for Project:

- Using RDA bond proceeds to pay this engineering and planning has the potential to alleviate some of the burden from the sewer rate payers.

Drawbacks:

- The entire $2 million in engineering and planning costs cannot be feasibly be spent within the 3-5 year window

Staff Recommendation:

Begin the portions of the engineering and planning for the wastewater treatment plant that can feasibly be completed during the bond timeframe at an anticipated cost of $500,000.

Project: Revolving Loan Program **Cost: $750,000**

Project Description:

This program will provide financial assistance in the form of a business loan to new and expanding businesses and industries within the City of Lemoore. Funds for the program may be loaned for construction, rehabilitation, equipment, furniture, fixtures, purchases, land acquisition, working capital, privately owned on-site infrastructure, a loan guarantee or other such items as approved by the Executive Director. Previously, the Board recommended loaning up to $100,000 for small businesses and up to $250,000 for large businesses. Interest rates would vary from 2% interest for projects involving no construction and market rate for project with construction. (Construction projects require the payment of prevailing wage rates if redevelopment funds are utilized at less than market rate.) These terms will be integrated into a comprehensive set of guidelines and will be brought back for Board approval during a future Agency meeting.

It is proposed that Kings County Economic Development Corporation (EDC) will underwrite and process this loan program, since they are experienced in business lending and have a loan officer on staff. If this program proceeds, we will work with the EDC to develop an MOU for the program.

Need for Project:

- Due to the inability to access conventional bank loans, this program is necessary for the support and continued growth of our local businesses.
- A revolving loan program will aid the business community for many years since moneys will continue to become available as payments are received on outstanding balances.

Drawbacks:

- Some businesses may default on the loan.

Recommendation:

Staff recommends using bond proceeds for this program.

Project: 19th Avenue Interchange – Utility Relocation **Cost: $3,000,000**

Project Description:

Prior to construction of the 19th Avenue Interchange over State Route 198, all utilities will need to be relocated so that they do not interfere with the project.

Project	Location	Improvement	Est. Cost
Utility Relocation	SR 198/19th Avenue	Sewer/Water/Storm/Irrigation	$3,000,000

Need for Project:

- On February 7, 1984, the City entered into an agreement with the State of California, for the future construction of an interchange at State Route 198/19th Avenue.
- This project is identified in the General Plan.
- The City Council and RDA Board have committed funding to this project in the form of granting rights-of-way to Caltrans.
    - The City is dedicating the park/ponding basin property at Vieira Field
    - The RDA is dedicating property adjacent to SR 198 and 19th Avenue
    - The RDA is dedicating properties on Carmel Drive and Stinson Drive that were purchased specifically for this project. The sites currently have housing units on them, which will need to be demolished or relocated.
- This project is necessary for its short and long-term economic benefits.
    - Short-term construction jobs
    - Long-term economic development in the Lemoore Industrial Park
- This project will eliminate one of the barriers to industrial development on the south side, which is easy access on and off the highway system.

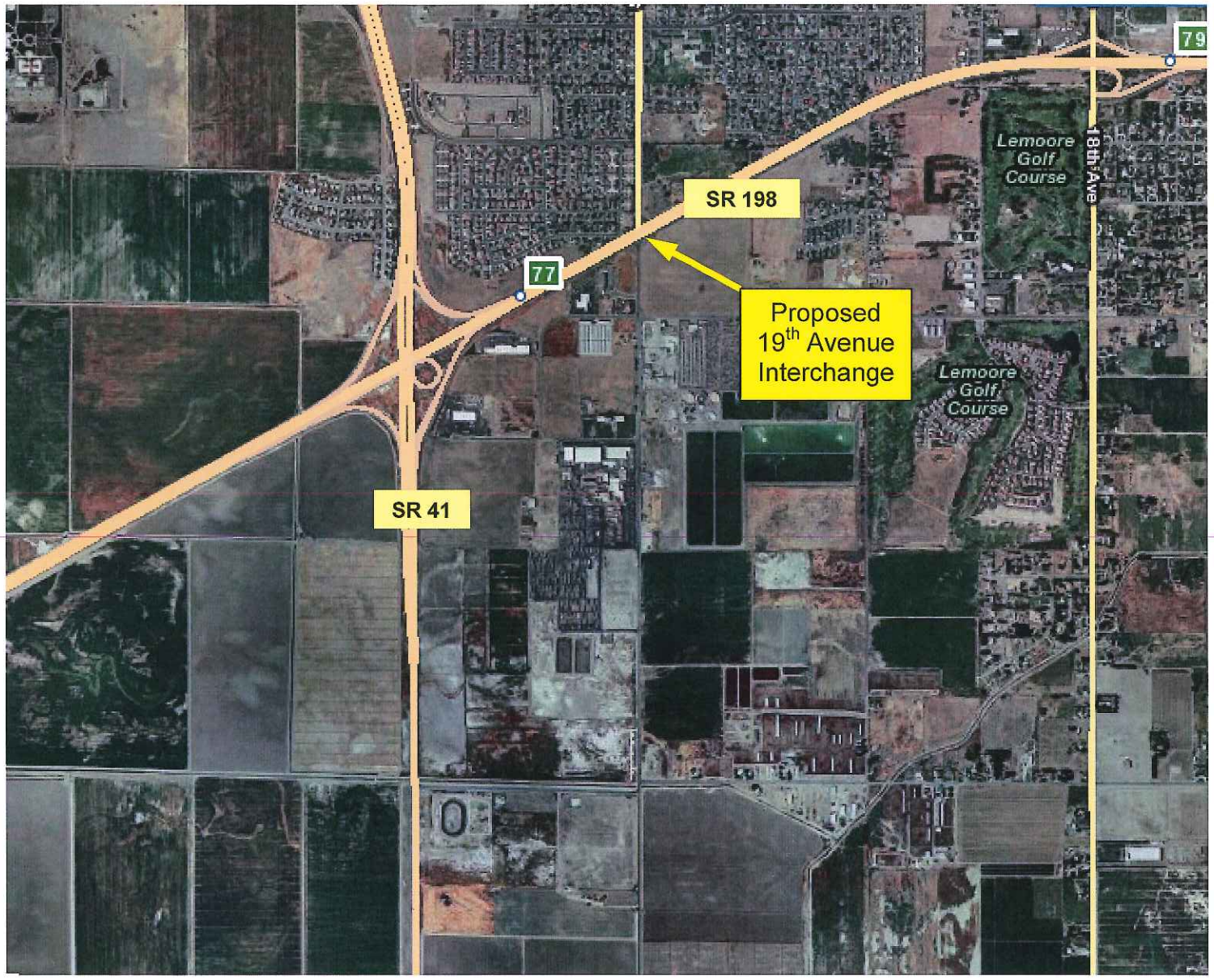
Drawbacks:

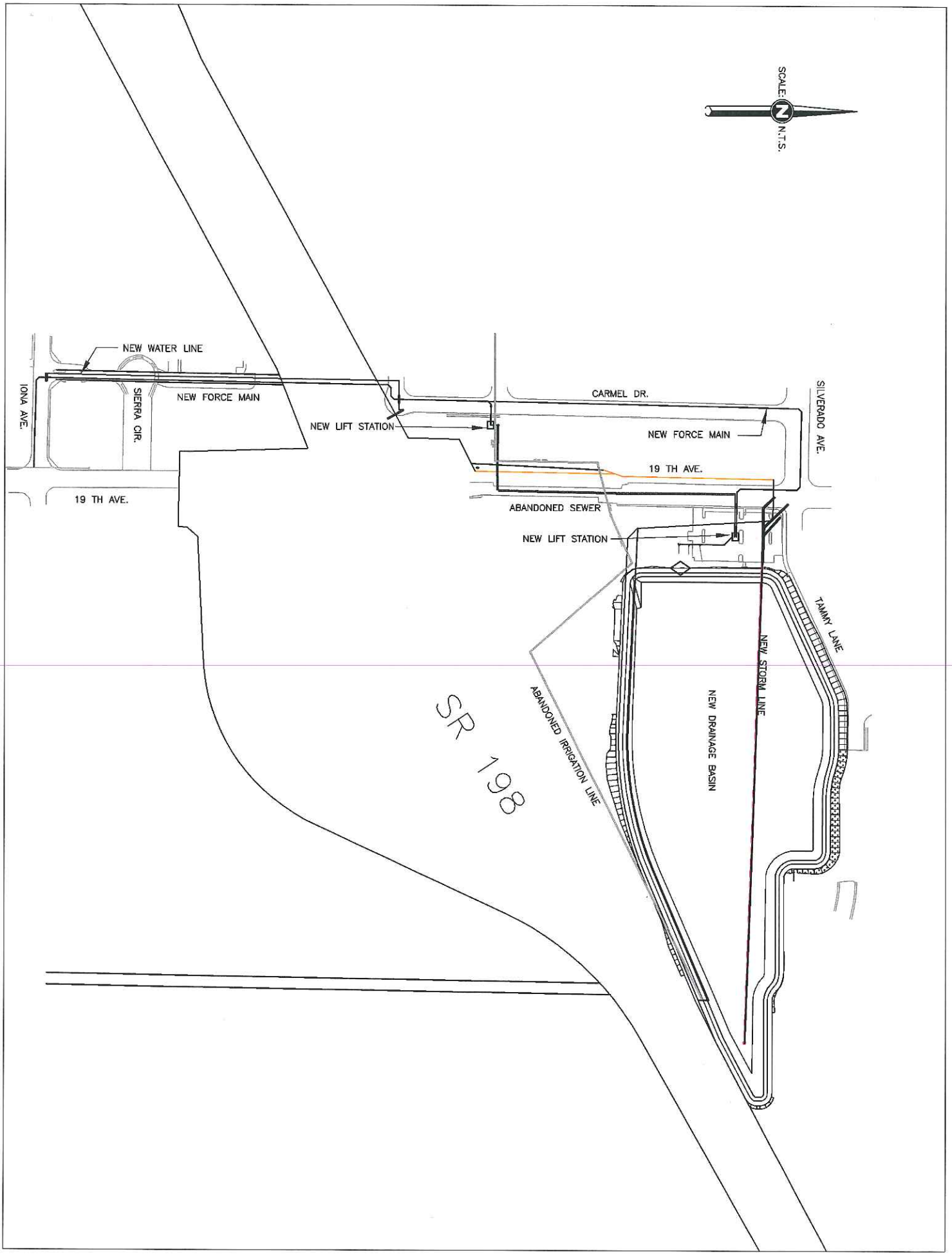
- Potentially, there may be other grant funding available through entities such as the Economic Development Administration (EDA), Corridor Mobility Improvement Account (CMIA), or the Community Development Block Grant (CDBG) – Enterprise Fund.
- Utility relocation could be premature, since there is no guarantee that the interchange will be built soon or whether it will be built at all.

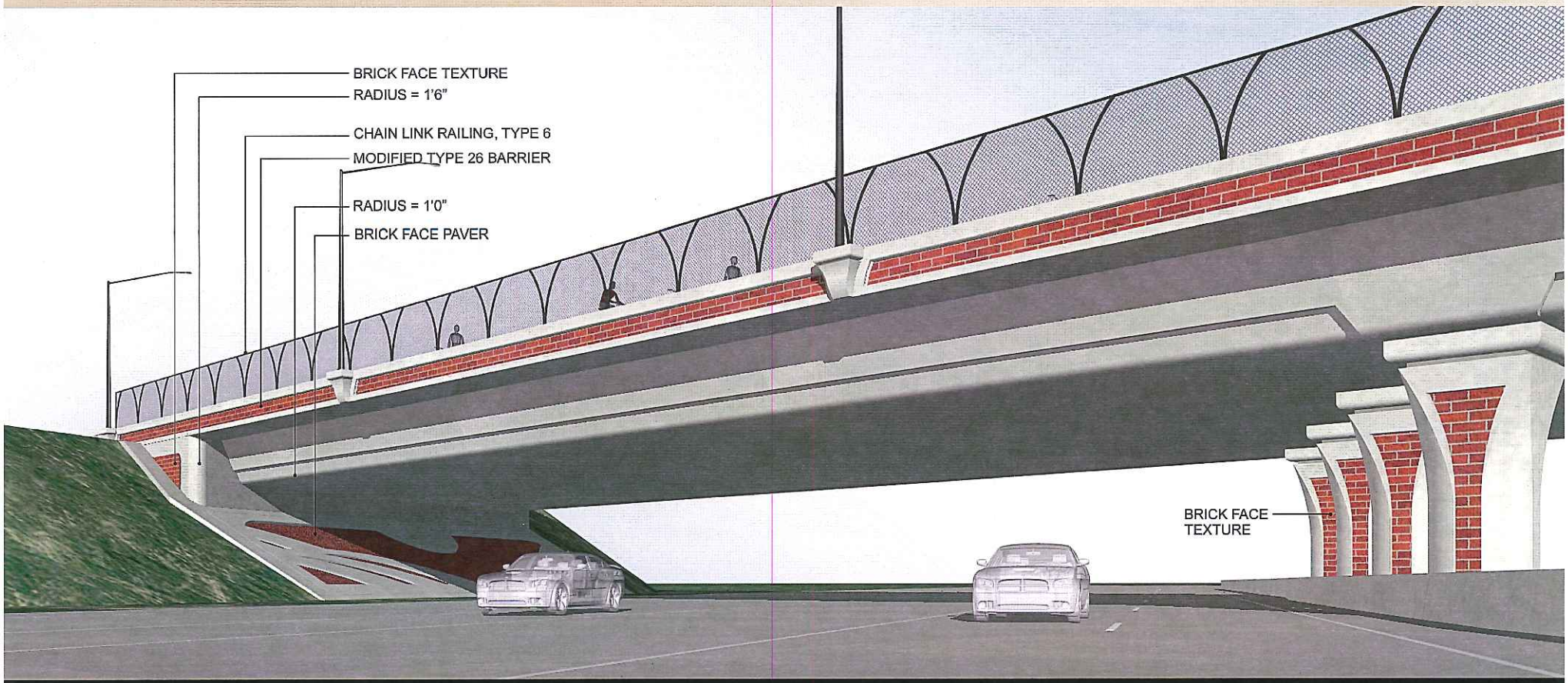
Recommendation:

This is a high priority. The Board should program $3,000,000 for this project. However, prior to expending any bond proceeds on this project, staff should continue to pursue grant opportunities that may be available.

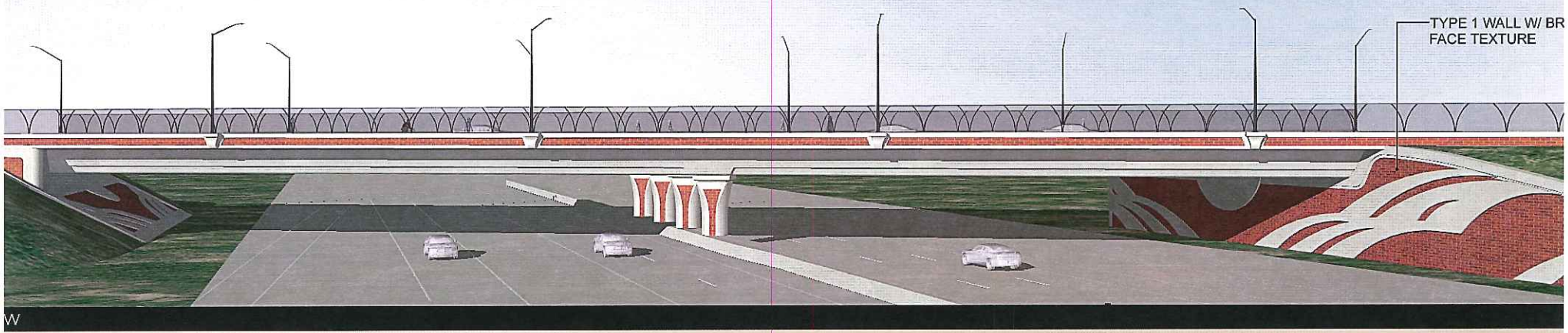
Interchange Project – SR 198 @ 19th Avenue
Lemoore, California




SCALE: N.T.S.
NEW WATER LINE
IONA AVE.
SIERRA CIR.
NEW FORCE MAIN
19 TH AVE.
NEW LIFT STATION
CARMEL DR.
NEW FORCE MAIN
SILVERADO AVE.
19 TH AVE.
ABANDONED SEWER
NEW LIFT STATION
TAMMY LANE
NEW STORM LINE
NEW DRAINAGE BASIN
ABANDONED IRRIGATION LINE
SR 198



IVE VIEW



W

19th AVE

DESIGN BY: I TASABIA
DRAWN BY: I TASABIA
DATE: 10/27/10

PREPARED BY DES BRIDGE

Project: Police & Fire Dispatch Center – Design and Equipment **Cost: $360,000**

Project Description:

In January of 2010, Council approved a concept for construction of a locally controlled dispatch center at the Lemoore Police Department. Council decided on a design option that included relocating the main entrance of the Police Department to the west end of the building and converting the covered carport to the dispatch center. Once this project is complete, the City will be able to perform its own dispatch service, instead of contracting with the City of Hanford. This proposed project includes $360,000 for the design and equipment costs for this new facility so as not to trigger prevailing wage, while the construction will be funded through Law Enforcement impact fees and COPS funding. To date, the balance in the Law Enforcement Impact Fee Account is $321,000 and the dedicated COPS Funding is $304,000, with an additional $100,000 expected to be received and dedicated to this project in FY 11/12. The total cost for construction is anticipated to be 810,000.

Need for Project:

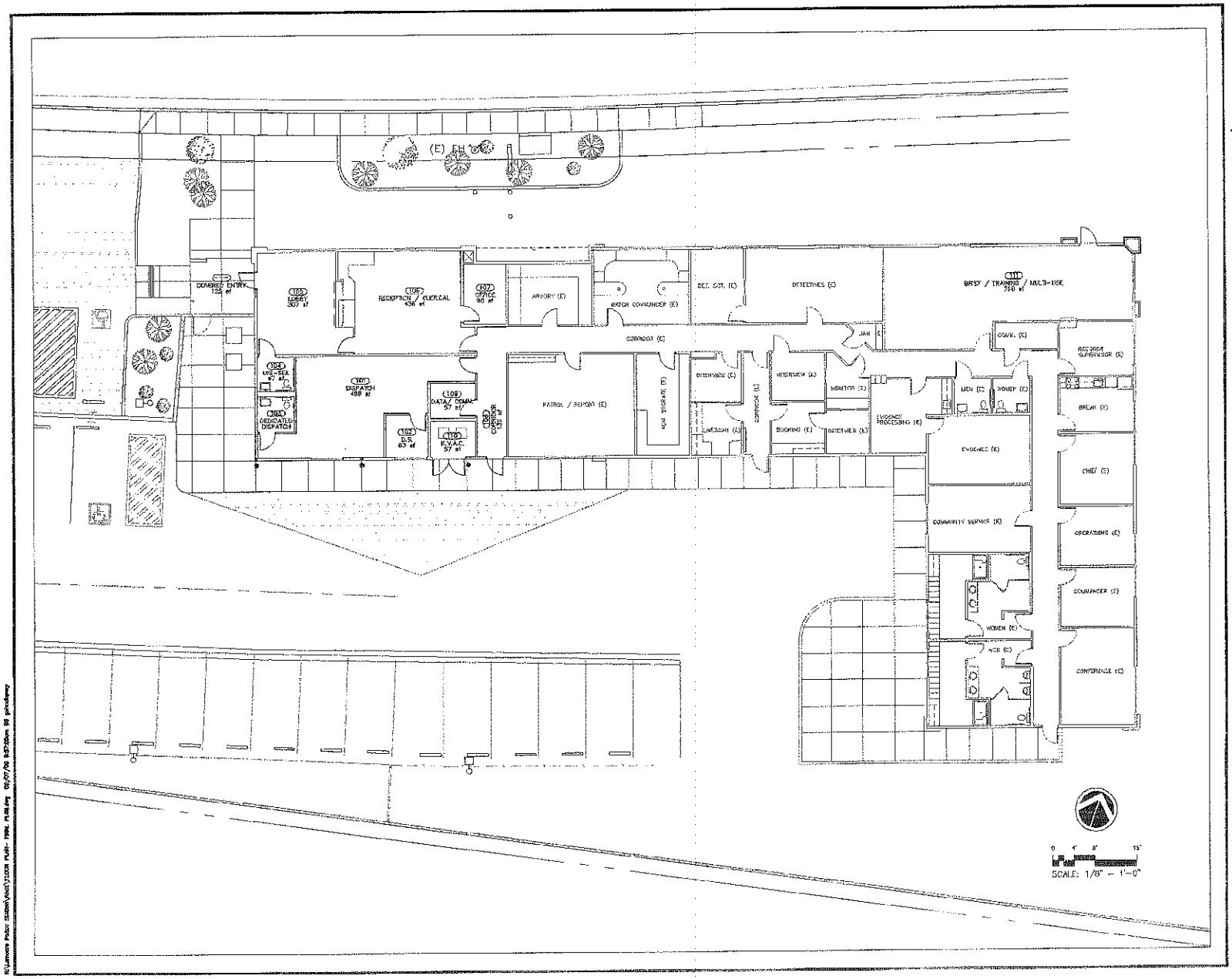
- This project will allow the City of Lemoore to have control over its own dispatch service and be more able to control the quality and the costs.

Drawbacks:

- The construction of the dispatch center is not completely funded using impact fees and COPS funding. There is a funding gap of $85,000 that needs to be addressed before we can complete this project.

Staff Recommendation:

Staff recommends that the RDA Board use bond proceeds to pay for this project.



NTD ARCHITECTURE

4500 West Kaweah Court, Suite 105
Visalia, California 93277
559/732.1800
www.ntd.com
San Diego • Los Angeles • Auburn • Visalia • Phoenix • Tucson

KEYNOTES

SEAL

AGENCY REVIEW

PROJECT
City of Lanteere
Police Station Dispatch Center

DRAWING TITLE
Existing Police Station
Floor Plan
-Final-

NO	DATE	ISSUE		
			DRAWN BY GCS	PROJECT NO. 2009-0185-00
			CHECKED BY GCS	DATE 08-07-2009
			DRAWING NO. A1.5	
			SHEET	OF

Project: Video Camera Surveillance System **Cost: $300,000**

Project Description:

Chief Laws has previously recommended that the City install video surveillance cameras in public areas throughout the City. For the proposed $300,000 project, 25 cameras would be installed throughout the City at the skate park, other parks, train depot, and other high volume public areas. These cameras would record 24 hours per day and the data stored on a server until the footage is needed. With the construction of the dispatch center, dispatchers would monitor the camera live feed. Chief Laws supports this project because similar systems have helped tremendously in helping the Police Department solve crimes in the City of Lemoore. Cameras are already installed at various schools where the footage has led to arrests. In the City of Fresno, police used surveillance footage to find a kidnapped child.

Need for Project:

- This project will help police solve crimes more efficiently and has the potential to reduce crime in the City of Lemoore.
- Rick Rayburn, Superintendent of Lemoore Union Elementary School District, has previously supported camera surveillance at the skate park, citing that a large number of the incidents at Liberty Middle School start or end at the skate park.
- This project is not eligible for impact fee use, and thus the only other potential funding source is the General Fund.

Drawbacks:

- If the cameras are damaged, there would be repair and replacement costs.

Staff Recommendation:

Staff recommends that the RDA Board use bond proceeds to pay for this project.

Project: LED Street Light Replacements **Cost: $425,000**

Project Description:

In December 2010, the City of Lemoore used Energy Efficiency and Conservation Block Grant (EECBG) funding from the American recovery and Reinvestment Act (ARRA) to replace 283 High Pressure Sodium Vapor (HPSV) street lights with LEDs. The areas that were completed were the street lights that the City owns east of Lemoore Avenue and portions of Cinnamon Drive.

LED streetlights use approximately one-third of the energy of HPSV lamps and their increased longevity promises reduced maintenance over the life of the fixture. Staff has identified approximately 900 additional street lights that are in the RDA project area, are not in a Public Facilities Maintenance District (PFMD), and are owned by the City, that are proposed to be replaced with this project

Need for Project:

- Chief Laws is in support of this project because the LED lights provide for better lit areas of the project area.
- The estimated annual General Fund cost savings from energy costs alone is $34,764. This constitutes a 12 year pay pack period.
- In addition, lower maintenance expenses have the potential to save an additional $6,300 annually.
- The only other source of funding for this project is the General Fund.

Drawbacks:

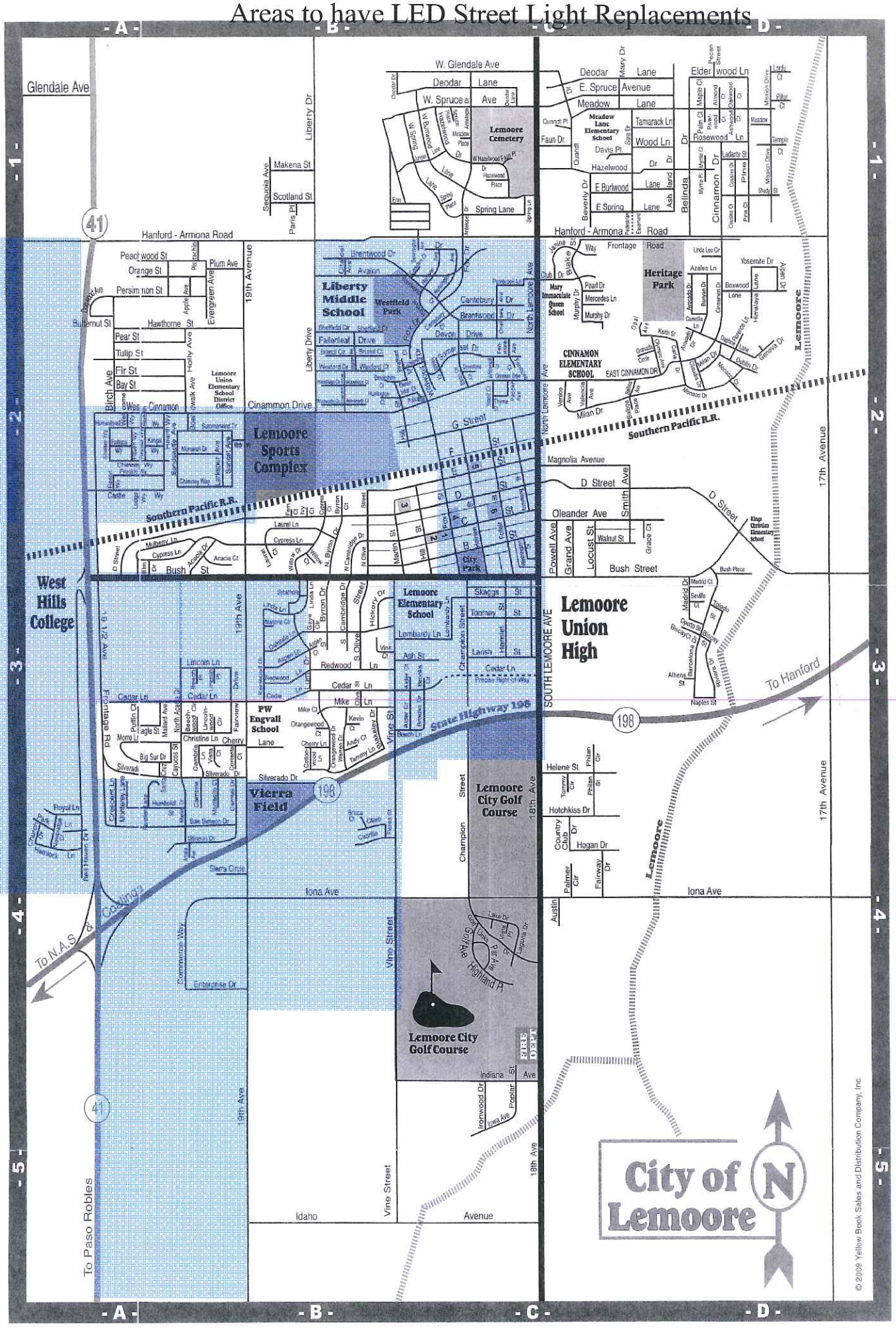
- These lights have a higher replacement costs than conventional HPSV fixtures.

Staff Recommendation:

Staff recommends that the RDA Board use bond proceeds to pay for this project.

Areas to have LED Street Light Replacements

Street lights on the West Side will also be replaced



Project: Cedar Lane Extension Design and Right of Way **Cost: $560,000**

Project Description:

With the construction of the 19th Avenue interchange, the entrance to SR 198 at vine Street will be closed. This leaves an area of the City that now has to travel north to Bush Street and then south on Lemoore Avenue in order get access to SR 198. To help alleviate the traffic on Bush Street, our engineers have proposed extending Cedar Lane east to Lemoore Avenue. In order to do so, we will need to acquire right of way. This project is only for the design and right of way acquisition costs, so as not to trigger prevailing wage for construction.

Need for Project:

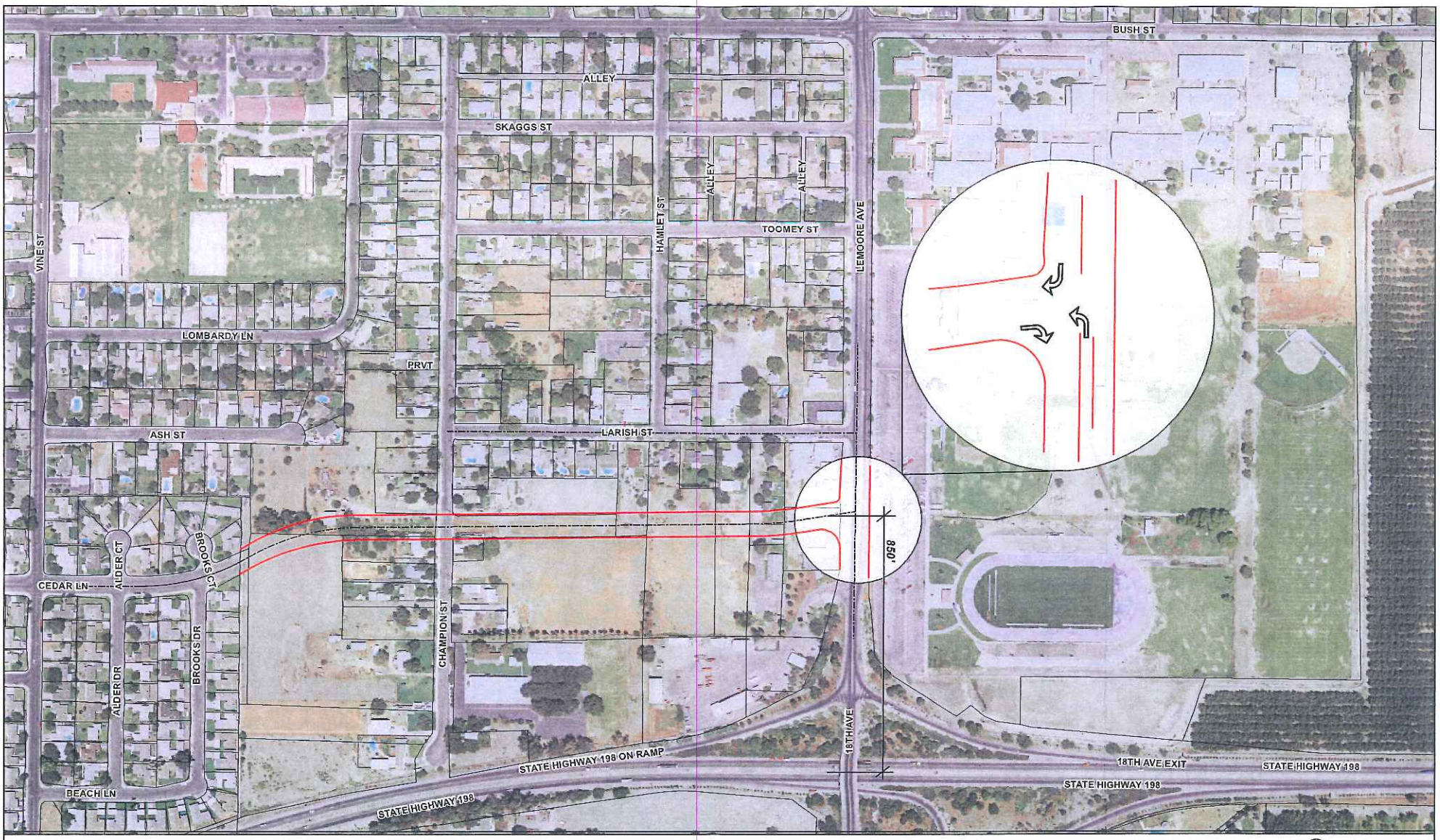
- This project will alleviate traffic congestion on Bush Street once the Vine Street entrance to SR 198 is closed.
- This project will require demolition of two residential units and restriction to a commercial business on Lemoore Avenue

Drawbacks:

- These improvements are not needed immediately and it is not known when the Vine Street entrance will close.

Staff Recommendation:

Staff recommends that the RDA Board use bond proceeds to pay for this project.



Cedar Lane between Vine St and Lemoore Ave

300 150 0 300

Feet

Project: Storm Drainage Improvements – Industrial Park **Cost: $300,000**

Project Description:

This project proposes alleviate flooding in the Lemoore Industrial Park. This project would include construction of a pump station on the 84-acre property owned by the RDA north of Idaho and West of 19th Avenue. This pump station would pump water into the canal and a drainage basin that would also be constructed as part of that project.

Need for Project:

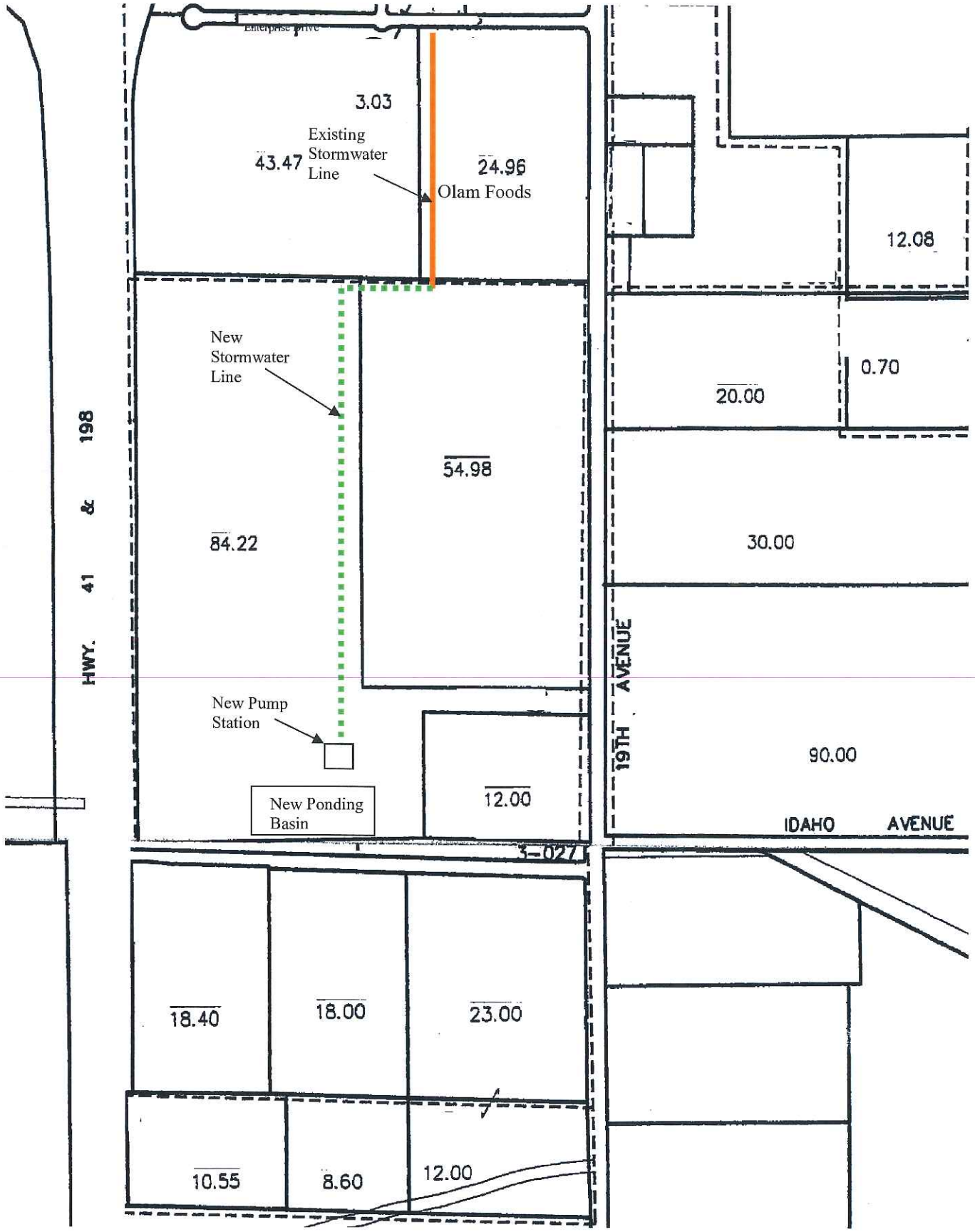
- This portion of the Lemoore Industrial park frequently floods in the winter. Alleviating this flooding may help attract businesses to the Lemoore Industrial Park.

Drawbacks:

- These improvements are not needed now because there is no development in this area.

Staff Recommendation:

Staff recommends that the RDA Board use bond proceeds to pay for this project.


Enterprise Drive
3.03
Existing
Stormwater
Line
43.47
24.96
Olam Foods
12.08
New
Stormwater
Line
0.70
20.00
54.98
84.22
30.00
HWY. 41 & 198
19TH AVENUE
New Pump
Station
90.00
New Ponding
Basin
12.00
IDAHO AVENUE
3-027
18.40
18.00
23.00
10.55
8.60
12.00

Project: Road Construction – Lot 11 – Lemoore Industrial Park Cost: $1,400,000

Project Description:

This project will provide street access to approximately 85 acres of vacant RDA land in the Lemoore Industrial Park, which will be used for future development. The project consists of a road off Enterprise Drive heading south to Idaho Avenue and a road off 19th Avenue south of Olam Tomato Processors heading west to the site. The project also includes undergrounding the D1 Ditch, installation of water, sewer and storm drain lines, and a sewer lift station. This is part of a comprehensive project that the Kings County Economic Development Corporation (KEDC) has submitted to the federal Economic Development Administration (EDA) called the Kings County Comprehensive Economic Development Strategy (CEDS). The total project cost of this project is estimated at $3,500,000 of which, $1,400,000 is the local match. This project will also benefit the City/RDA vacant property south of Idaho Avenue by bringing City utilities to just north of the properties located there.

Project	Location	Improvement	Est. Cost
Lot 11	Lemoore Industrial Park	Install Infrastructure	$3,500,000

Need for Project:

- This project will open up 85 acres of unimproved City owned property in the Lemoore Industrial Park for future business development and job creation.
- This project will bring City utilities to the north side of Idaho Avenue, which will be in close proximity for additional development to occur south of Idaho Avenue on the vacant 72 acres owned by the City/RDA and will benefit the Lemoore Racing Enterprises site, as well.
- This project is identified in the Kings County CEDS Report (attached).
- This project is necessary for its short and long-term economic benefits.
    - Short-term construction jobs
    - Long-term economic development in the Lemoore Industrial Park

Drawbacks:

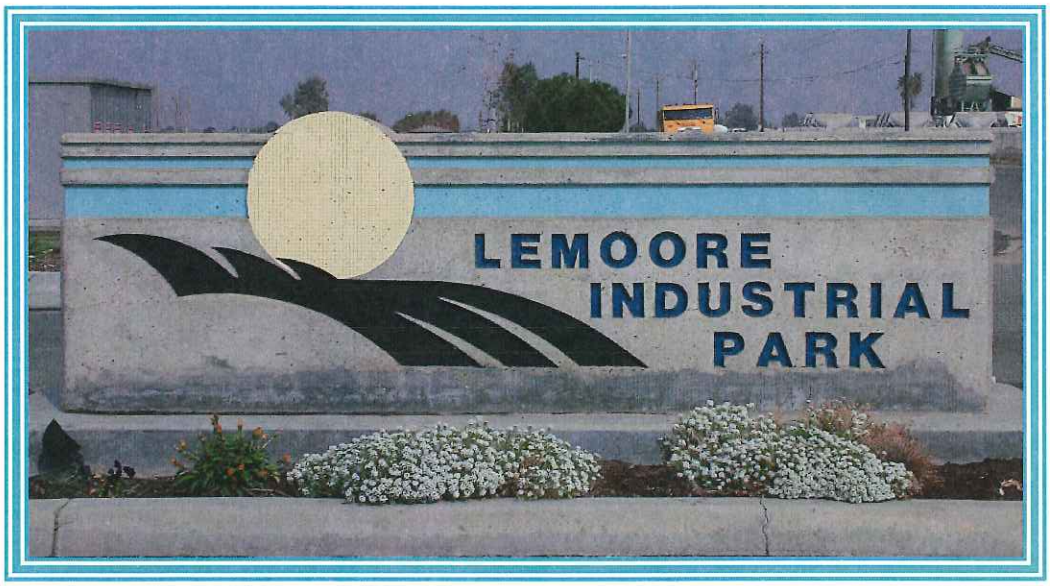
- EDA funding to complete the comprehensive project may take several years to obtain.
- No ROW off Enterprise Drive through lot labeled SSC Farming LLC.
- No guarantee on the number of jobs that will be created.

Recommendation:

Staff recommends that the RDA Board use $1,400,000 in bond proceeds for the grant match and apply for EDA grant funds in order to complete the comprehensive project as outlined in the CEDS Report.

CITY OF LEMOORE

PROPOSED EDA PROJECTS



1) Lemoore Industrial Park Infrastructure Improvements

2) 19th Avenue Utility Relocation & Capacity Improvements

SUBMITTED TO

KINGS COUNTY

COMPREHENSIVE ECONOMIC DEVELOPMENT

STRATEGY COMMITTEE

JUNE 30, 2011

CITY OF LEMOORE

PROJECT 1

1. ***Title or Name of Project Application:*** Lemoore Industrial Park Infrastructure

2. ***Purpose:*** The purpose of this project is to prepare 155 acres of unimproved industrially zoned property for future development, thereby creating employment opportunities and stimulating the economy.

3. ***Location:*** This project is located in the Lemoore Industrial Park southeast of State Routes 41 and 198.

4. ***Financing (Tentative):***

E.D.A. (grant, loan)	$2,100,000
City / RDA	1,400,000
TOTAL COST	$3,500,000

5. ***Economic Impact:*** We are seeking federal aid for the construction of streets, water and sewer lines, and a sewer lift station, and the undergrounding of a canal in the Lemoore Industrial park. This project consists of 155 acres of unimproved industrially zoned land, which is available for development. However, the property lacks the necessary infrastructure to be considered "buildable". Over half of the property, approximately 83 acres, is located behind other industrial development and lacks access. An additional 72 acres of unimproved land is located directly south of the 83 acres and would be able to tie into the City utilities as well, thus opening up a total of 155 acres for immediate development. The addition of streets, city utilities and access to property where a canal currently exists would cause these properties to rank much higher for developers seeking a Central California. This property is ideal for industrial development since it is located adjacent to State Route 41 and within a half mile of State Route 198. Without financial assistance, this property is cost prohibitive.

6. ***Job Creation Impact:*** Potentially over 350 new job opportunities will be created.

7. ***Priority:*** High. There are over 155 acres of unimproved, industrially zoned, land adjacent to State Route 41 that requires streets, water & sewer lines, sewer lift station and undergrounding a canal in order to attract business development. Interest in this area quickly disappears when developers learn that the property lacks the necessary infrastructure.

8. ***Are local funds available for a 50% match?*** The City of Lemoore meets the necessary requirements to receive funding at a 60/40 grant match. The City of Lemoore has local funds available for the required 40% match.

9. ***Are plans and specifications available?*** No.

   Can plans and specifications be completed in 30 days? No.

   Can plans and specifications be completed in 60 days? Yes.

10. ***Are there any known environmental problems?*** No.

11. ***Can the project go to bid in 90 days?*** No, the project would take approximately six months to go to bid.

12. ***Contact:*** Judy Holwell, Redevelopment Project Manager
    City of Lemoore, 119 Fox Street, Lemoore, CA 93245
    Ph: (559) 924-6704 ◆ Fax: (559) 924-9003 ◆ Email: jholwell@lemoore.com

CITY OF LEMOORE

PROJECT 2

1. ***Title or Name of Project Application:*** 19th Avenue Utility Relocation & Capacity Increase

2. ***Purpose:*** The purpose of this project is to relocate the utilities leading to the Lemoore Industrial Park and increase the capacity of such, thereby creating an opportunity for the expansion of existing businesses and being shovel-ready for future business development.

3. ***Location:*** This project is located at State Route 198 and 19th Avenue in Lemoore, California.

4. ***Financing (Tentative):***

E.D.A. (grant, loan)	$2,263,800
City / RDA	1,509,200
TOTAL COST	$3,773,000

5. ***Economic Impact:*** We are seeking federal aid to relocate utilities along 19th Avenue to the Lemoore Industrial Park and increase the capacity of the stated utilities. There are over 400 acres in the industrial park, of which over 250 acres are vacant. Increasing the capacity of the utilities will provide additional capacity so that existing industries in the Industrial Park can expand and so that there will be enough capacity for future development. The economic impact these improvements will have on the community is the expected job creation opportunities for local residents and the stimulation to the local economy.

6. ***Job Creation Impact:*** Potentially over 350 new job opportunities will be created as a result of the increased capacity of the utilities.

7. ***Priority:*** High. There are over 400 acres of commercial and industrial zoned property south of State Route 198. In order for new business development and business expansion to occur in this location, the existing utilities running under State Route 198 will need to be relocated and in some cases, the capacity increased. The following improvements are needed:

Sewer Relocation – Lift Stations and Force Main	$990,000
Waterline Relocation	90,000
Storm Basin Reconstruction	920,000
Gas Line Relocation	825,000
Electric Line Relocation	830,000
Irrigation Line Relocation	118,000
Total:	$3,773,000

8. ***Are local funds available for a 50% match?*** The City of Lemoore meets the necessary requirements to receive funding at a 60/40 grant match. The City of Lemoore has local funds available for the required 40% match.

9. ***Are plans and specifications available?*** No.

   Can plans and specifications be completed in 30 days? No.

   Can plans and specifications be completed in 60 days? Yes.

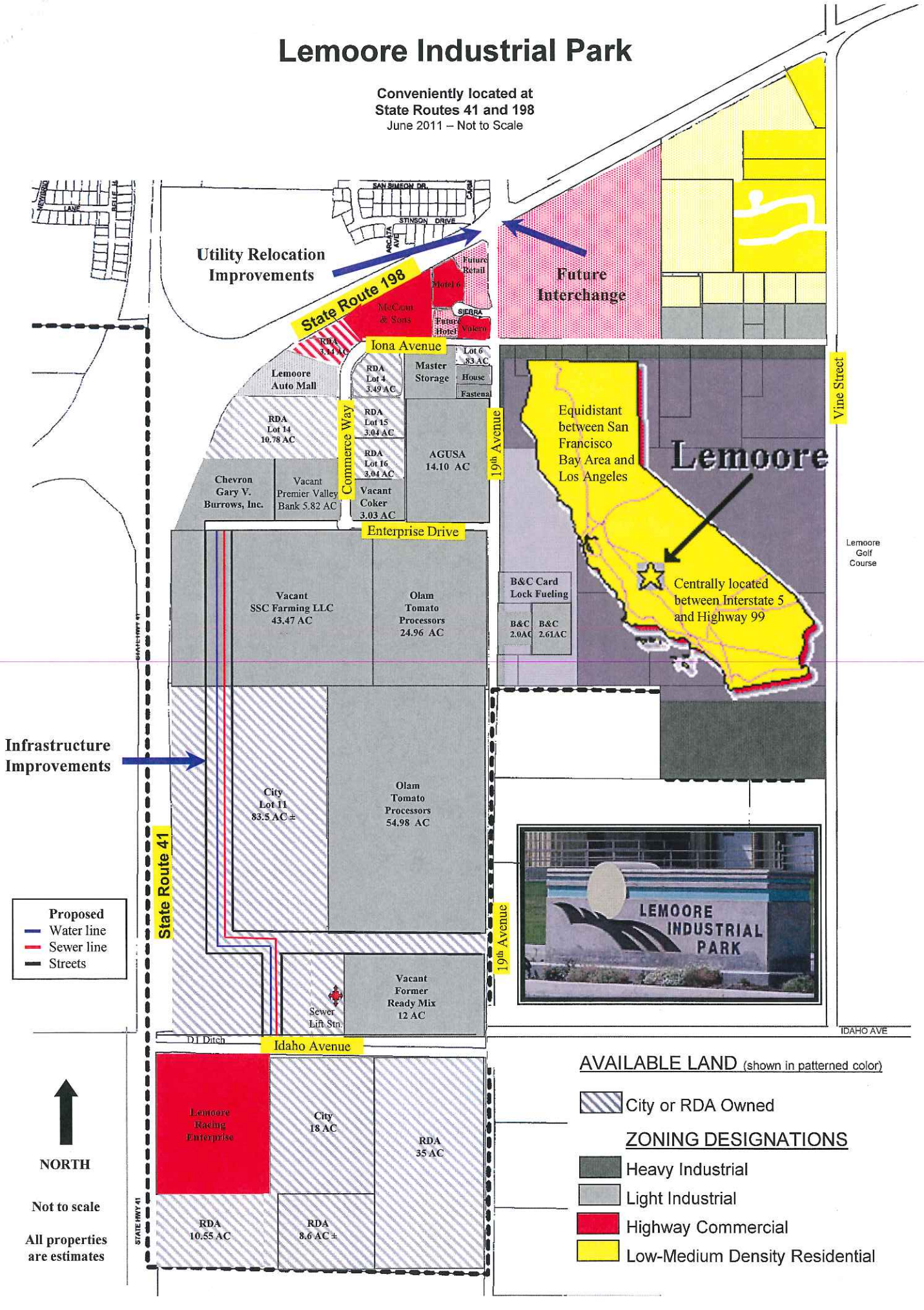
10. ***Are there any known environmental problems?*** No.

11. ***Can the project go to bid in 90 days?*** Yes.

12. ***Contact:*** Judy Holwell, Redevelopment Project Manager
    City of Lemoore, 119 Fox Street, Lemoore, CA 93245
    Ph: (559) 924-6704 ◆ Fax: (559) 924-9003 ◆ Email: jholwell@lemoore.com

Lemoore Industrial Park

Conveniently located at
State Routes 41 and 198
June 2011 – Not to Scale



Project: Venture Place Road Construction **Cost: $270,000**

Project Description:

This project proposes to divide Lot 14, which is currently a 10.78 acre parcel, into nine smaller parcels to create a Business Park in the Lemoore Industrial Park (map attached). There is currently an approved Tentative Parcel Map #2007-01(attached), which is valid until May 14, 2012.

Project	Location	Improvement	Est. Cost
Lot 14	Lemoore Industrial Park	Road for Business Park	$270,000

Need for Project:

- Construction of this road would open up opportunities for small businesses.
- This project is necessary in order to access all nine lots. Currently, the large single parcel abuts Commerce Way and only two of the proposed smaller lots would have access.
- Passing this cost onto the remaining small businesses could be cost prohibitive for them.

Drawbacks:

- The parcel may be better suited as one large parcel rather than nine smaller lots. However, a developer could always purchase multiple parcels, if needed.
- Water, sewer and storm drain lines are not included in the estimated cost.

Recommendation:

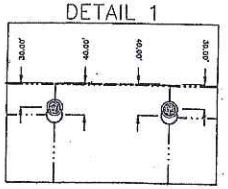
Staff recommends that the RDA Board use $270,000 in bond proceeds for this project.

KINGS COUNTY RECORDER: Marlene G. Nelson DEPUTY DATE: 5-20-71

COUNTY TRACT NO. 614
LEMOORE INDUSTRIAL PARK NO. 1
CITY OF LEMOORE COUNTY OF KINGS STATE OF CALIFORNIA

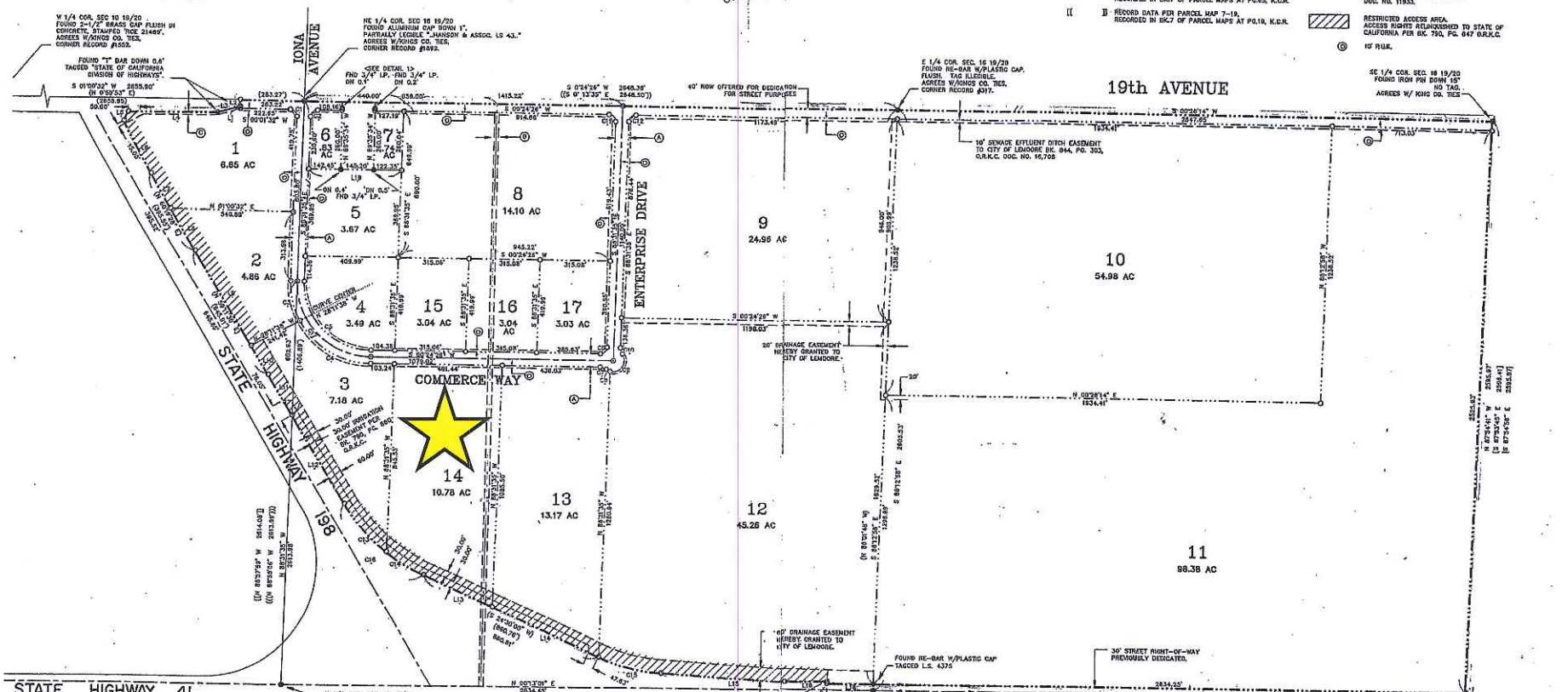
1" = 300'

DETAIL 1



LEGEND

- [ ] RECORD DATA PER CALIFORNIA DIVISION OF HIGHWAYS MAPS FOR DISTRICT 6, KINGS COUNTY, ROUTE 41, SHEET 4, POST MILE 37.88.
- ( ) RECORD DATA PER CALIFORNIA DIVISION OF HIGHWAYS MAPS FOR DISTRICT 6, KINGS COUNTY, ROUTE 198, SHEETS 1-4 OF 23.
- (( )) RECORD DATA PER PARCEL MAP 7-34, RECORDED IN BK.7 OF PARCEL MAPS AT PG.34, K.C.R.
- (. .) RECORD DATA PER PARCEL MAP 8-80, RECORDED IN BK.8 OF PARCEL MAPS AT PG.80, K.C.R.
- ((( ))) RECORD DATA PER PARCEL MAP 7-65, RECORDED IN BK.7 OF PARCEL MAPS AT PG.65, K.C.R.
- [[ ]] RECORD DATA PER PARCEL MAP 7-19, RECORDED IN BK.7 OF PARCEL MAPS AT PG.19, K.C.R.
- ● MONUMENTS FOUND AND ACCEPTED AS NOTED.
- ○ SET 3/4" X 20" IRON PIPE DOWN 6". SET TAG R.C.E. 27792
- ⊙ SET 2" BRASS CAP FLUSH IN CONCRETE. SET TAG R.C.E. 2
- (A) 80' ROW OFFERED FOR DEDICATION FOR STREET PURPOSES.
- (B) 20' SEWER EASEMENT TO CITY OF LEMOORE PER BK. 702, PG. 395, O.R.K.C.
- (C) 10' WATER MAIN EASEMENT TO CITY OF LEMOORE PER BK. 1380, PG. 83, O.R.K.C. DOC. NO. 11933.
- RESTRICTED ACCESS AREA. ACCESS RIGHTS RELINQUISHED TO STATE OF CALIFORNIA PER BK. 700, PG. 647 O.R.K.C.
- (G) 10' R.U.E.



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	C1	30.00'	47.22'	30.24'	42.50'	90°27'53"
5	C2	30.00'	46.57'	29.45'	42.03'	88°56'01"
2	C3	340.00'	186.41'	95.32'	184.33'	28°40'03"
3	C4	360.00'	380.78'	213.75'	367.08'	61°23'56"
4	C5	300.00'	476.82'	330.64'	428.19'	91°03'09"
17	C6	30.00'	46.57'	29.45'	42.03'	88°56'01"
13	C7	45.00'	29.74'	15.43'	29.20'	37°51'49"
13	C8	50.00'	19.84'	9.95'	19.51'	22°30'17"
12	C9	30.00'	124.03'	145.86'	94.80'	142°08'22"
12	C10	45.00'	29.74'	15.43'	29.20'	37°51'49"
8	C11	30.00'	47.68'	30.56'	42.92'	91°02'09"
9	C12	30.00'	46.57'	29.45'	42.03'	88°56'01"
3	C13	802.69'	288.09'	145.57'	286.47'	20°34'33"
14	C14	802.00'	197.62'	99.31'	197.12'	14°07'06"
12	C15	802.00'	280.39'	146.75'	288.78'	20°44'56"
12	(C15)	(802.00')	(290.33')			(20°44'30")
3,14	C16	802.00'	485.31'	250.62'	478.25'	34°40'34"
3,14	(C16)	(802.00')	(467.44')			(34°40'31")
	C17	330.00'	524.58'	338.20'	471.01'	91°03'58"

LINE	DIRECTION	DISTANCE	RECORDED DATA DIRECTION	RECORDED DATA DISTANCE
L1	N 89°59'59" W	10.00'		
L2	S 89°59'28" E	30.00'	(S 89°59'07" E)	(30.00')
L3	S 15°41'35" E	104.39'	(S 15°42'01" E)	(104.40')
L4	N 09°27'52" W	390.07'	(N 09°28'14" W)	(389.93')
L5	S 84°47'37" E	43.39'	(S 84°47'51" E)	(43.91')
L6	S 62°03'09" W	269.37'	(S 62°03'15" W)	(281.60')
L7	N 65°19'25" E	178.24'		
L8	N 65°19'25" E	218.26'		
L9	S 89°11'19" W	493.83'		
L10	N 89°11'19" E	150.00'		
L11	N 89°12'29" E	319.87'	(N 89°12'47" E)	(320.89')
L12	N 89°12'29" E	461.11'	(N 89°12'47" E)	(460.95')
L13	N 24°35'35" E	332.74'		
L14	N 24°09'39" E	923.07'		
L15	S 83°46'01" W	555.21'	(S 83°45'39" W)	(555.13')
L16	N 80°37'39" W	182.01'	(N 80°37'22" W)	(182.50')
L17	S 88°28'38" W	8.66'	(S 88°22'38" W)	(8.00')
L18	S 00°13'01" W	207.66'	(S 00°12'25" W)	(206.21')
L19	S 00°24'26" W	492.99'		
L20	S 89°46'59" E	30.00'		

N 1/4 COR. SEC. 16 19/20 FOUND "T"-BAR, FLUSH (STATE OF CALIFORNIA, DIVISION OF HIGHWAYS)

C 1/4 COR. SEC. 16 19/20 FOUND "T"-BAR FLUSH NO TAG

S 1/4 COR. SEC. 16 19/20 FOUND 2" BRASS CAP IN CONCRETE DOWN 0.73' IN MANHOLE TAGGED "CALIFORNIA DIVISION OF HIGHWAYS SEC. COR."

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, T 19S, R 20E, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE N 0°13'17" E PER STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, MAPS FOR DISTRICT 6, KINGS COUNTY, ROUTE 198, SHEET 2 OF 23.

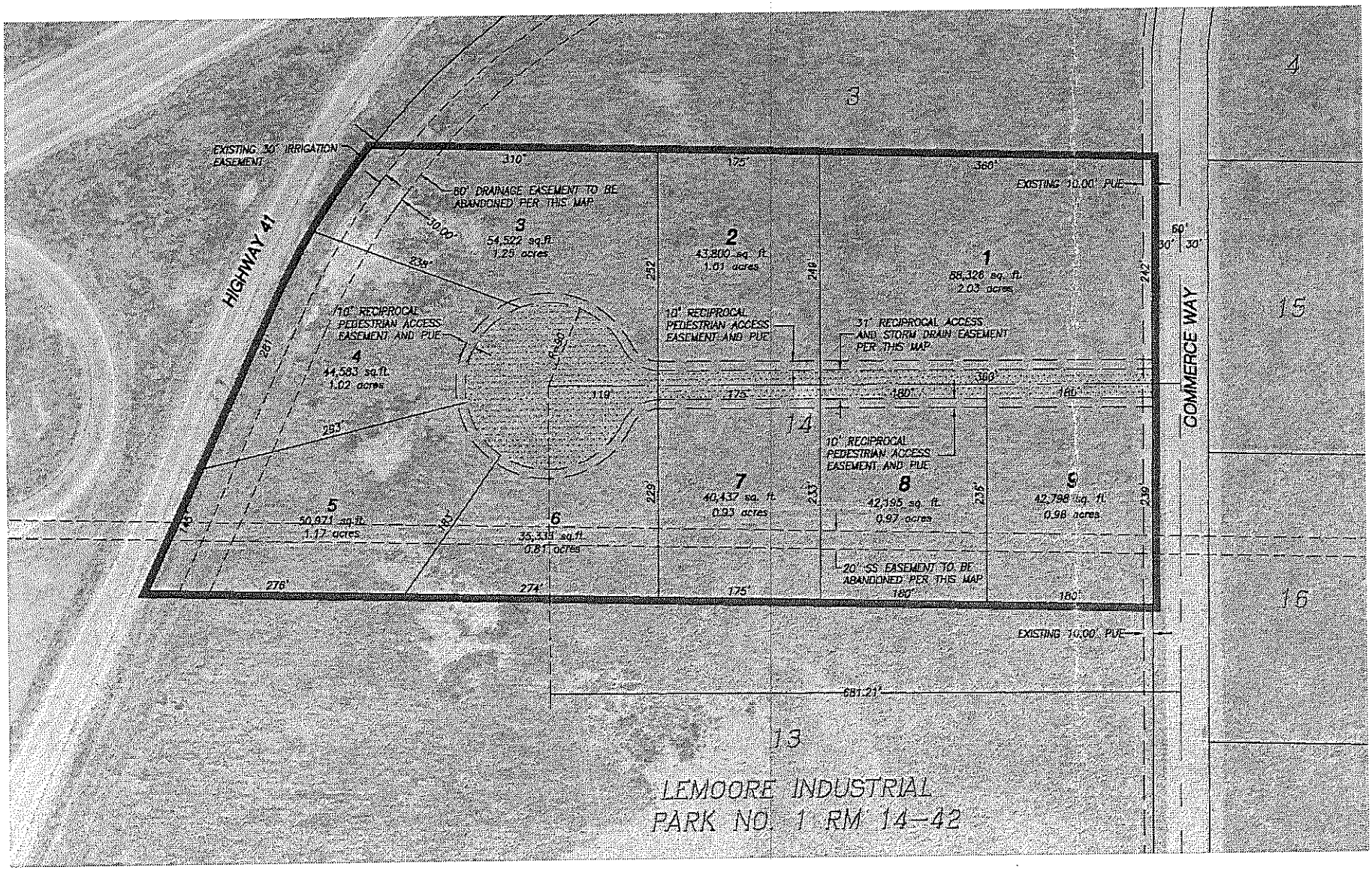
93728 PH. (209) 233-5895 FILE NO. 2809 SHEET TWO OF TWO SHEETS

Signed

Date

M.D.B.&M

FOR:



LEGEND

PUE PUBLIC UTILITY EASEMENT

LINE INDICATES PARCEL MAP BOUNDARY

N

SUBJE

Project: Underground Docksteader Ditch on Cinnamon Drive **Cost: $460,000**

Project Description:

The Docksteader Ditch is an open canal that runs along Cinnamon Drive between the Soccer Complex and Hill Street. A bridge crosses the canal at the entrance to the Cinnamon Municipal Complex (CMC). In order for the City of Lemoore Recreation Department to be fully relocated to the CMC, this canal will need to be undergrounded to allow for better vehicular and pedestrian access. Staff has submitted an application to the Community Based Transportation Planning Grant to pay for the engineering work involved in undergrounding this canal and installing curb, gutter, sidewalk, and bike lane. We should know this summer whether we have been awarded this grant. Staff is also working on an application to the Federal Safe Routes to School Program (SRTS) for the construction of the sidewalk, curb, gutter, and bike lane. The undergrounding of the canal itself is not eligible for these funds. The application is due July 15 and we should find out if we are awarded this grant in the fall. The canal undergrounding portion is approximately $243,000

Need for Project:

- This open canal is a safety concern for people walking along it, in particular children trying to jump across the canal to get to the CMC.
- This open canal currently limits access to the CMC. This project will be needed if the Recreation department is to be relocated to the CMC.
- Alternative sources of funding are sewer/storm drain fees, which can be used for other projects such as the construction of a new wastewater treatment plant.
- This project would create a safer and more direct walking path for students traveling between Liberty Middle School and the CMC.

Drawbacks:

- Grant awards are undetermined as of today.

Staff Recommendation:

Staff recommends that this project move forward in three phases:

1 - RDA Board should commit $243,000 to this project for actual canal undergrounding, which is not likely to be covered by any available grants

2- If grants are awarded, allocate necessary match funding (approximately $26,000) for the engineering and design, and/or construction of the curb, gutter, side walk, and bike lane

3- If grant funds are not awarded, commit an additional $215,000 for the above engineering and construction.

Cinnamon Drive Canal Pipeline
Preliminary Cost Estimate

Item	Approx. Quantity	Units	Description	Unit Price	Total
1	1	LS	Mobilization	$ 4,000.00	$ 4,000.00
2	1	LS	Traffic Control System	$ 1,000.00	$ 1,000.00
3	1	LS	Clearing and Grubbing	$ 5,000.00	$ 5,000.00
4	1	LS	Concrete Removal/Demolition	$ 15,000.00	$ 15,000.00
5	1,275	LF	Construct 48" Storm Pipe	$ 120.00	$ 153,000.00
6	2	EA	Manhole	$ 5,500.00	$ 11,000.00
7	1	LS	Sheeting, Shoring and Bracing	$ 5,000.00	$ 5,000.00
			SUBTOTAL		$ 194,000.00
			10% contingency		$ 19,400.00
			Construction TOTAL		$ 213,400.00
			Engineering Design		$ 30,000.00
			TOTAL		$ 243,400.00

City of Lemoore
Safe Routes To School
Preliminary Cost Estimate

Item	Approx. Quantity	Units	Description	Unit Price	Total
1	1	LS	Mobilization	$ 4,000.00	$ 4,000.00
2	1	LS	Traffic Control System	$ 1,000.00	$ 1,000.00
3	1	LS	Clearing and Grubbing	$ 5,000.00	$ 5,000.00
4	500	CY	Grading	$ 5.00	$ 2,500.00
5	1	EA	Relocate Fire Hydrant	$ 1,500.00	$ 1,500.00
10	17,750	SF	10' sidewalk	$ 6.00	$ 106,500.00
11	320	Ton	Asphalt Concrete	$ 85.00	$ 27,200.00
12	240	CY	Class II base	$ 75.00	$ 18,000.00
13	1	LS	Implementation of Storm Water Pollution Prevention Plan (SWPPP)	$ 5,000.00	$ 5,000.00
			SUBTOTAL		$ 170,700.00
			10% contingency		$ 17,070.00
			Construction TOTAL		$ 187,770.00
			Engineering Design		$ 25,000.00
			TOTAL		$ 212,770.00

Liberty Middle School
Freedom Dr
Privilege Way
Jubilee Ct
Constitution Ave
Jubilee Cir
Fallenleaf Dr
Sheffield Ct
Fallen Leaf Dr
Bristol Cir
Brighton Ave
Bristol Ct
Columbus Way
American Ave
Revere Way
Arlington Pl
Liberty Dr
Wexford Dr
Wexford Ct
Stratford Ct
Fox St
Woodridge Cir
Woodridge Ct
Cardiff Ave
Brookshire Ct
Hill St
Nation Way
Patriot Pl
Wentworth Cir
Wentworth Ct
Huntington Ct
Greenbriar Ct
Existing Open Canal
W Cinnamon Dr
Soccer Complex
City Recreation Facility
G Alley
Google
Image © 2011 DigitalGlobe
Imagery Date: Mar 30, 2007
36°18'27.95" N 119°47'31.77" W elev 228 ft
Eye alt 2814 ft

Project: Security Cameras at the Cinnamon Municipal Complex (CMC) **Cost: $150,000**

Project Description:

This project includes the installation of a video surveillance system at the City of Lemoore's Cinnamon Municipal Complex (CMC) for the purpose of protecting inventory and monitoring access of the building.

Need for Project:

- The City of Lemoore possesses valuable equipment and materials at the CMC, including vehicles, equipment, and tools. There have been many instances of vandalism and theft in the past. With a number of persons knowing the gate code for various reasons, it is difficult to investigate any thefts.

- The surveillance system would also monitor the time at which employees arrive to and leave from work.

- The General Fund is the only other source of funding for this project.

Drawbacks:

- The system would also require staffing hours to review tape in the event of incidents of theft, property destruction, and accident or injury, but will not be monitored on a continual basis.

Staff Recommendation:

Staff recommends that the RDA Board approve the use of bond proceeds for this project.

Project: ADA Sidewalks throughout Project Area **Cost: $890,695**

Project Description:

According to the Americans With Disabilities Act, the City of Lemoore is required to pursue a Transition Plan that will bring all City facilities into compliance with applicable disability access codes. Many miles of City sidewalks and hundreds curb cuts currently do not meet ADA standards. There is currently no particular funding source dedicated to mitigating these issues, which is anticipated to cost tens of millions of dollars. This project is the most flexible in its funding amount since it is composed of many small projects. For this reason, staff reduced the amount to $890,695 instead of the originally proposed $2 million to utilize the remainder of the bond proceeds. In the event that the other projects increase or decrease in their costs, the funding for the ADA sidewalk improvements can change accordingly.

Need for Project:

- Using RDA bond proceeds to pay this engineering and construction has the potential to alleviate some of the burden brought on by this unfunded Federal mandate.

Drawbacks:

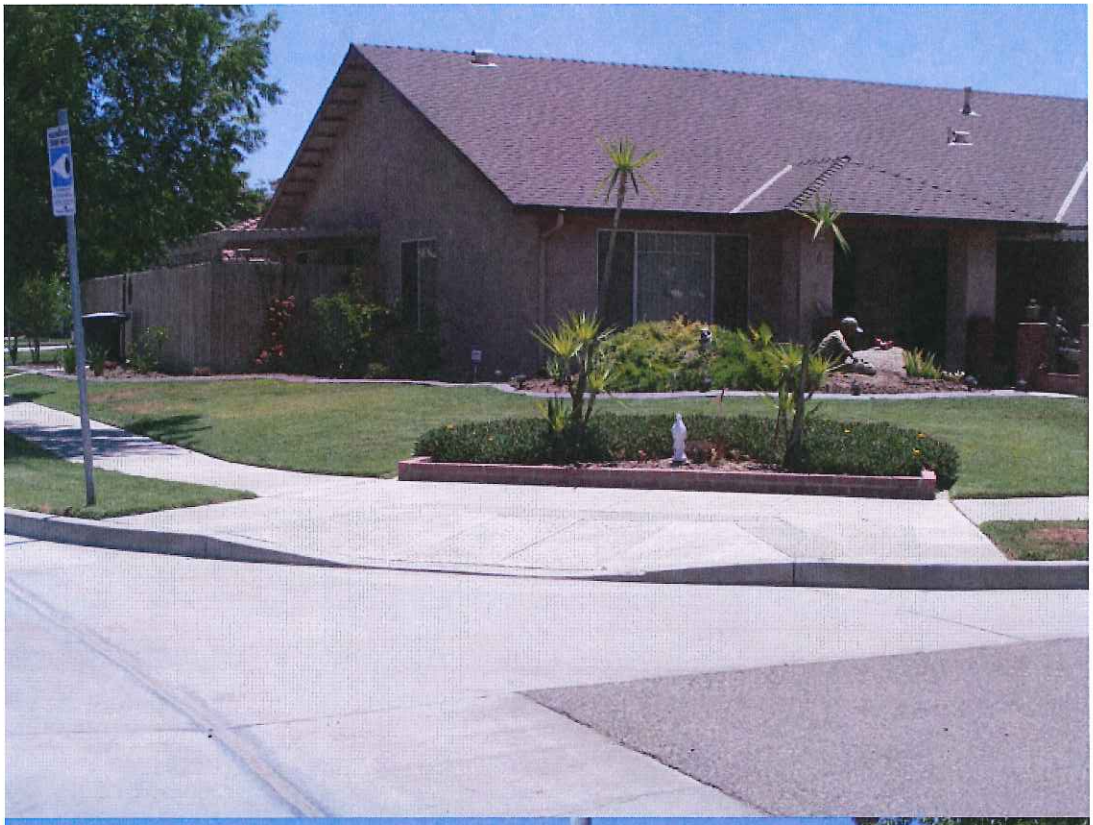
- Due to the nature of the existing infrastructure, costs of mitigation can vary significantly amongst the same type of mitigation. Replacing curb ramps can range in cost from $3,500 to 4,500 each. Focusing on curb ramps alone, $890,695 should be able to replace up 250 of them within the project area. However, repairs to adjoining sidewalks will likely reduce this number significantly.

Staff Recommendation:

Following the priorities adopted the Lemoore City Council as part of the City's Americans With Disabilities Act Transition Plan, dedicate $890,695 to survey, engineer, demolish non-compliant, and construct as many compliant sidewalks and curb cuts as possible within the RDA Project Areas. Adjust this amount accordingly as other projects costs are more accurately calculated.

BUSH

WELCOME
AMAZING GRACE
CHRISTIAN FELLOWSHIP



Project: Entrance & Wayfinding Signage **Cost: $175,000**

Project Description:

The 2030 General Plan recommends the placement of five signs to create several gateways into our community as shown in Exhibit A attached. These signs will serve as identifiers as travelers drive north and south on Highway 41 and east and west on Highway 198. The specific location of the signs will be determined upon property owner approval and public right-of-way or easement. It is recommended that a wayfinding sign at Gateway Entry 2, at the SR 41 off ramp at Bush Street, be erected to direct visitors to our local businesses and points of interest.

A discussion was held during a Study Session on April 5, 2011 regarding a preferred design. Council instructed staff to modify the designs presented and return at a future meeting to review and potentially approve a design. The Redevelopment Agency Budget includes $100,000 for public signage, which may be enough to construct the four entry signs. The wayfinding sign, however, is proposed as a sign structure with an LED display, which would serve to announce upcoming events to residents and visitors. The display would significantly increase the cost of the structure and could cost as much as $75,000. The total cost for the five signs, including construction, lighting, footings and installation, is estimated at $175,000. The signs should last well over 20 years with minimal cost to maintain.

Project	Location	Est. Cost
Entry Sign	Gateway Entry 1 – SR 198 @ Houston Ave.	$25,000
Entry Sign	Gateway Entry 3 – SR 41 @ Hanford/Armona Rd.	$25,000
Entry Sign	Gateway Entry 4 – SR 41 @ Idaho Ave.	$25,000
Entry Sign	Gateway Entry 5 – SR 198 @ Marsh Dr. (21st Ave.)	$25,000
Wayfinding Sign	Gateway Entry 2 – SR 41 @ Bush St. (near off ramp)	$75,000
		$175,000

Need for Project:

- Adding entry signs along SR 41 and SR 198 will identify Lemoore to travelers as they pass by while driving to and from the Central Coast, Yosemite, Interstate 5 & SR 99.
- Adding a wayfinding sign with an LED display will help direct residents and visitors to our local businesses and points of interests and alert them to events taking place in the community

Drawbacks:

- Currently the City/RDA only has control of one of the proposed sign locations.
- Costly one-time expense.

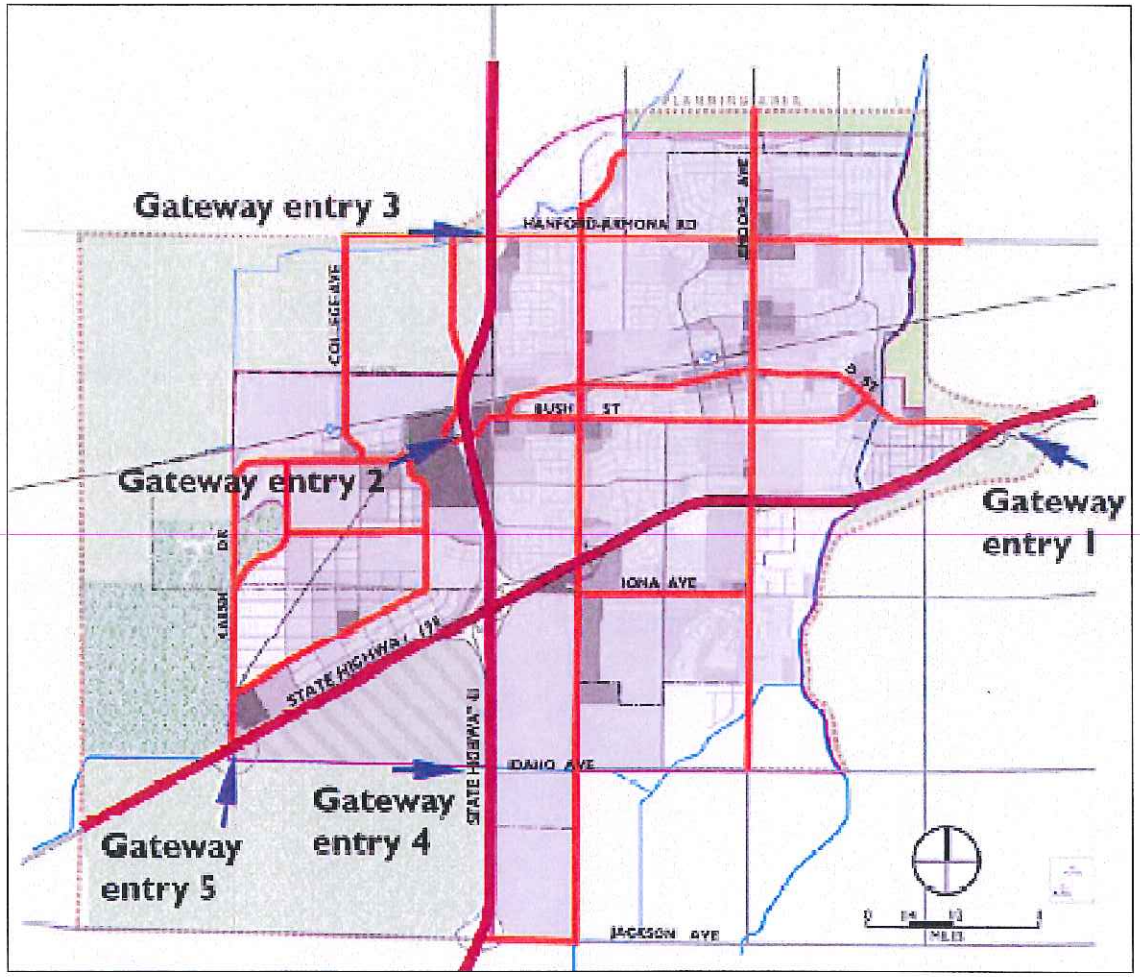
Recomendation:

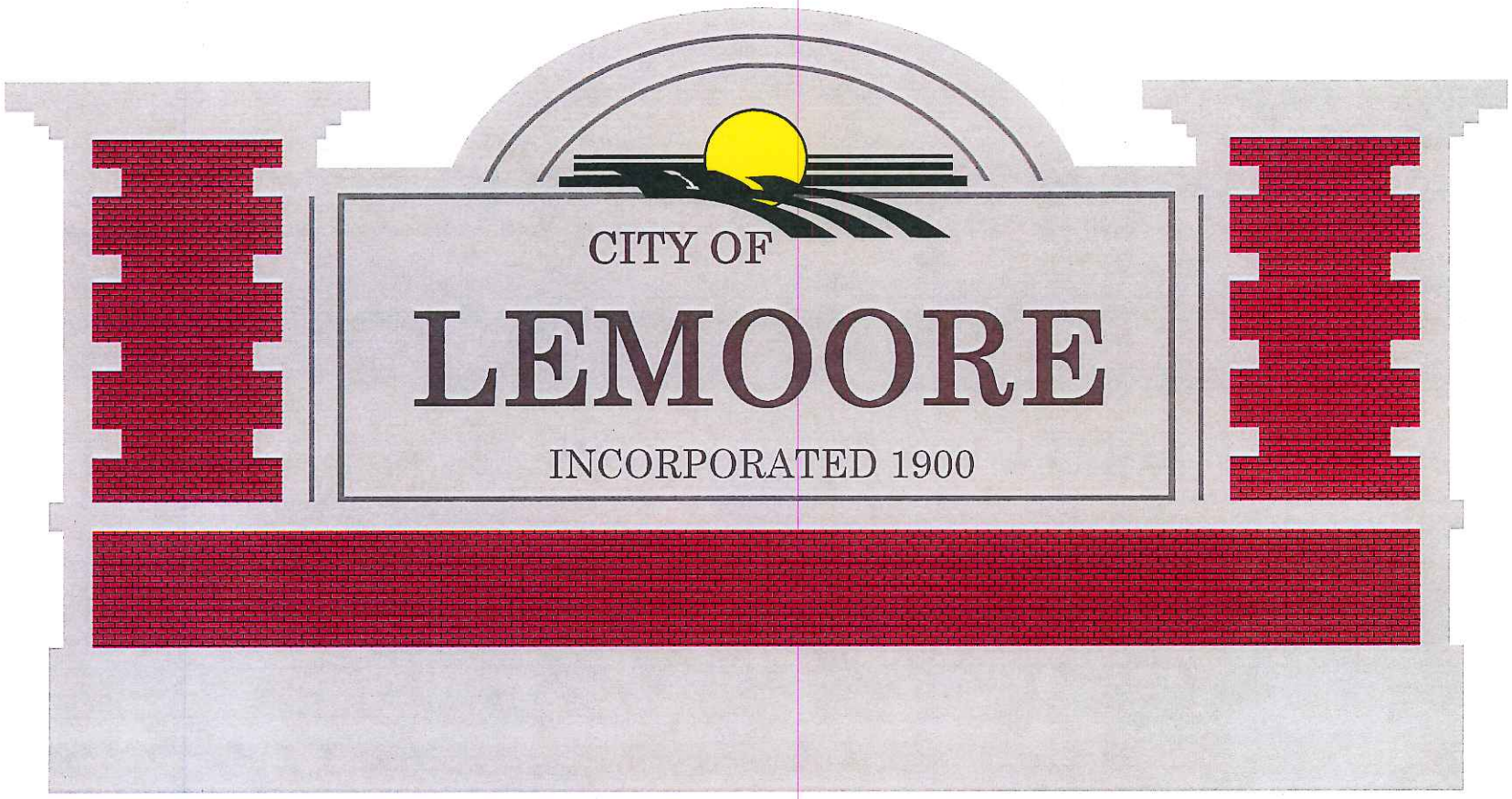
Install five signs at the proposed Gateway locations using $175,000 of bond proceeds.

Exhibit A

2030 General Plan

Chapter 3: Community Design – Figure 3-4 Gateway and Entries




CITY OF
LEMOORE
INCORPORATED 1900

WELCOME TO
LEMOORE
INCORPORATED 1900

Project: Downtown Irrigation, Electrical & Brick Stamping Cost: $1,000,000

Project Description:

This project proposes to add irrigation and electrical to the Downtown area (map attached). In doing so, trees would be replaced where needed, tree grates would be installed, sidewalks would be enhanced – resulting in new streetscape, brick stamping would be added throughout, string lights in trees would be replaced with uplighting from tree grates, and all curbs would become ADA compliant. The Lemoore Downtown Architectural Design Guidelines recommend these improvements to beautify the area and create a cohesive Downtown street environment. If the Board determines that this project should proceed, an architect/engineer would be hired to design the improvements and calculate the costs. A very rough estimate of what such improvements may cost is approximately $1,000,000.

Need for Project:

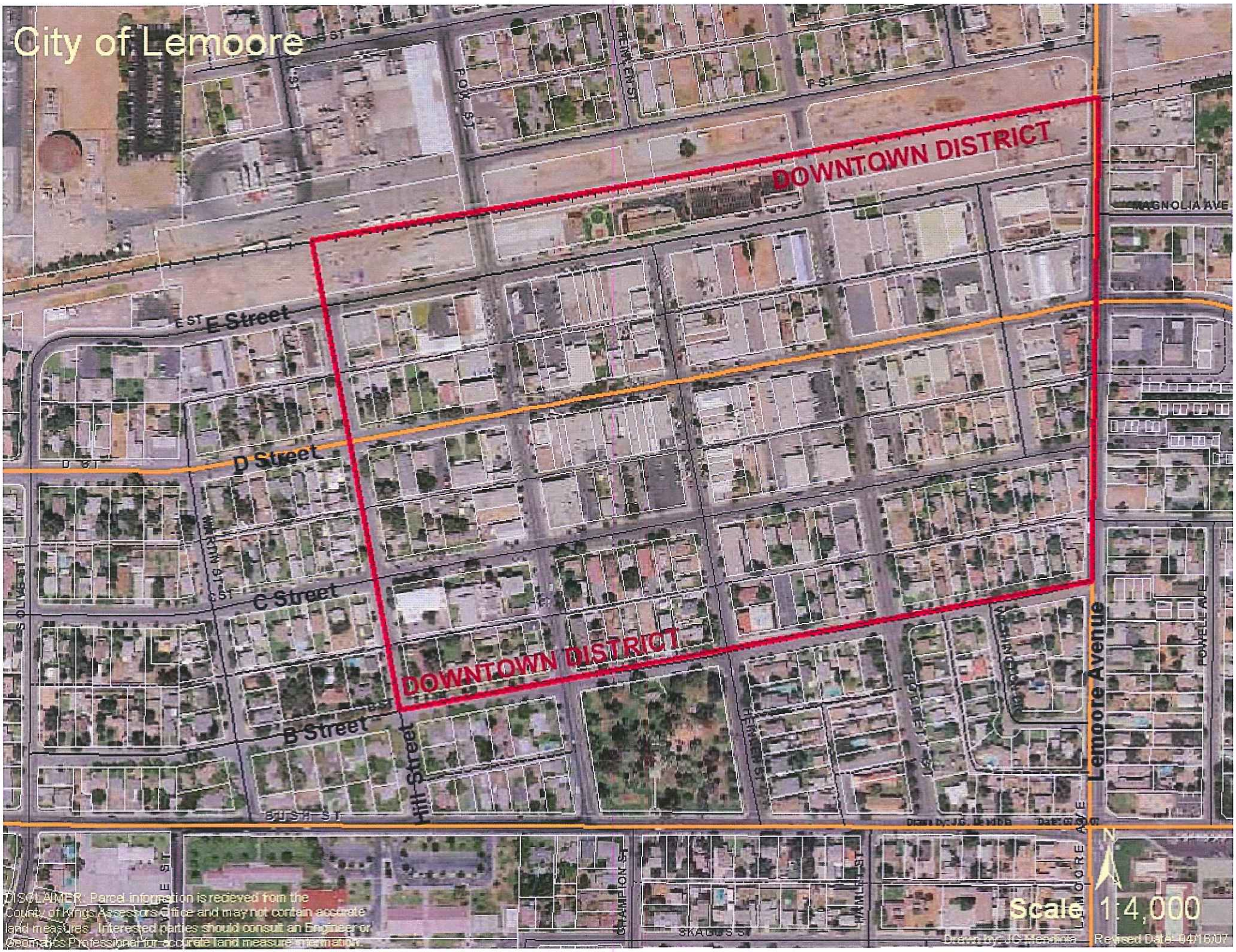
- Adding these improvements will enhance the landscaping, lighting, and sidewalks in the Downtown area.
- String lighting in the trees is high maintenance due to lights not working, persons tampering and pulling on them, and theft.
- Plants, trees, and flowers in the Downtown flowerbeds often die due to insufficient or lack of irrigation system.
- Improving the appearance of our Downtown will lead to greater attraction of businesses and patrons.
- Curbing in the Downtown area needs to be ADA compliant.

Drawbacks:

- Costly one-time expense.

Recomendation:

Staff recommends using bond proceeds for this project.


City of Lemoore
DOWNTOWN DISTRICT
DOWNTOWN DISTRICT
E Street
D Street
C Street
B Street
Hill Street
Lemoore Avenue
MAGNOLIA AVE
POWELL AVE
BUSH ST
SKAGGS ST
CHAMPION ST
HAMLET ST
MARTIN ST
S OLIVE ST
POX ST
HEINLEN ST
F ST
E ST
D ST
C ST
B ST
Drawn by: J.G. Mendiola
Date: 07/06/07
N
Scale 1:4,000
Drawn by: JG Mendiola
Revised Date: 04/16/07
DISCLAIMER: Parcel information is recieved from the County of Kings Assessors Office and may not contain accurate land measures. Interested parties should consult an Engineer or Geomatics Professional for accurate land measure information.

Project: Railroad Crossings **Cost: $2,170,000**

Project Description:

There is a need for a new railroad crossing at Daphne Lane and improvements to the railroad crossings at Fox Street, Follett Street, and 19th Avenue. Staff has begun the process with the Public Utilities Commission (PUC) of obtaining permission to construct a new crossing at Daphne Lane, but the San Joaquin Valley Railroad and Union Pacific Railroad are not in favor of our application. The railroads do not like the increased liability of an additional crossing on their lines. To make our application more likely to be accepted, Staff has proposed making upgrades to the existing crossings at Fox Street, Follett Street, and 19th Avenue hoping to use these improvements as leverage for the new crossing at Daphne Lane.

Need for Project:

- Upgrading the crossings at Fox Street, Follett Street, and 19th Avenue would increase safety on those streets. The crossings at Fox Street and Follett Street currently do not have any gates.
- The addition of the Daphne Lane crossing is necessary because of current and proposed development in that area.

Drawbacks:

- The Daphne Lane Crossing may not be able to be completed in the bond timeframe because of the length of time required to get permission from the railroads and the application and appeal to the PUC.
- Constructing the improvements at Fox Street, Follett Street, and 19th Avenue now will make them ineligible to use for leverage in the Daphne Lane crossing later.
- Impact Fees and RDA tax increment are alternative funding sources for this project.

Staff Recommendation:

Staff recommends that the RDA Board not use bond proceeds to pay for these projects because of timing issues.

SAN JOAQUIN VALLEY RAILROAD

221 North F Street • P.O. Box 937 • Exeter, CA • 93221 • Phone: 559.592.1857 • Fax: 559.592.1859

July 12, 2011

David Wlaschin
Public Works Director
711 W. Cinnamon Drive
Lemoore, CA 93245

Dear Mr. Wlaschin:

The SJVR is in receipt of your letter dated May 20, 2011 requesting formal approval for an additional grade crossing in the City of Lemoore at Daphne Lane.

In order to support the addition of an at grade crossing the SJVR will require the closure of at least one existing at grade crossing as an offset. This is consistent with the policies of most Railroads in the US to reduce or at least not increase the number of grade crossings.

The SJVR recommends the closure of Fox Street and/or Follett Street that has access to cross the tracks via Lemoore Avenue to the east and Fox Street to the west. In addition, CPUC Standard No. 9 crossing warning devices should be installed at Fox Street if it is to remain open.

Another alternative that does not involve the risks of a new at grade crossing that should be explored is an additional canal crossing between Hanford Armona Road and D Street. This would facilitate the east-west flow of traffic to the north-south route of 17th Avenue.

Thank you,

Marc Bader
Chief Engineer – West Region

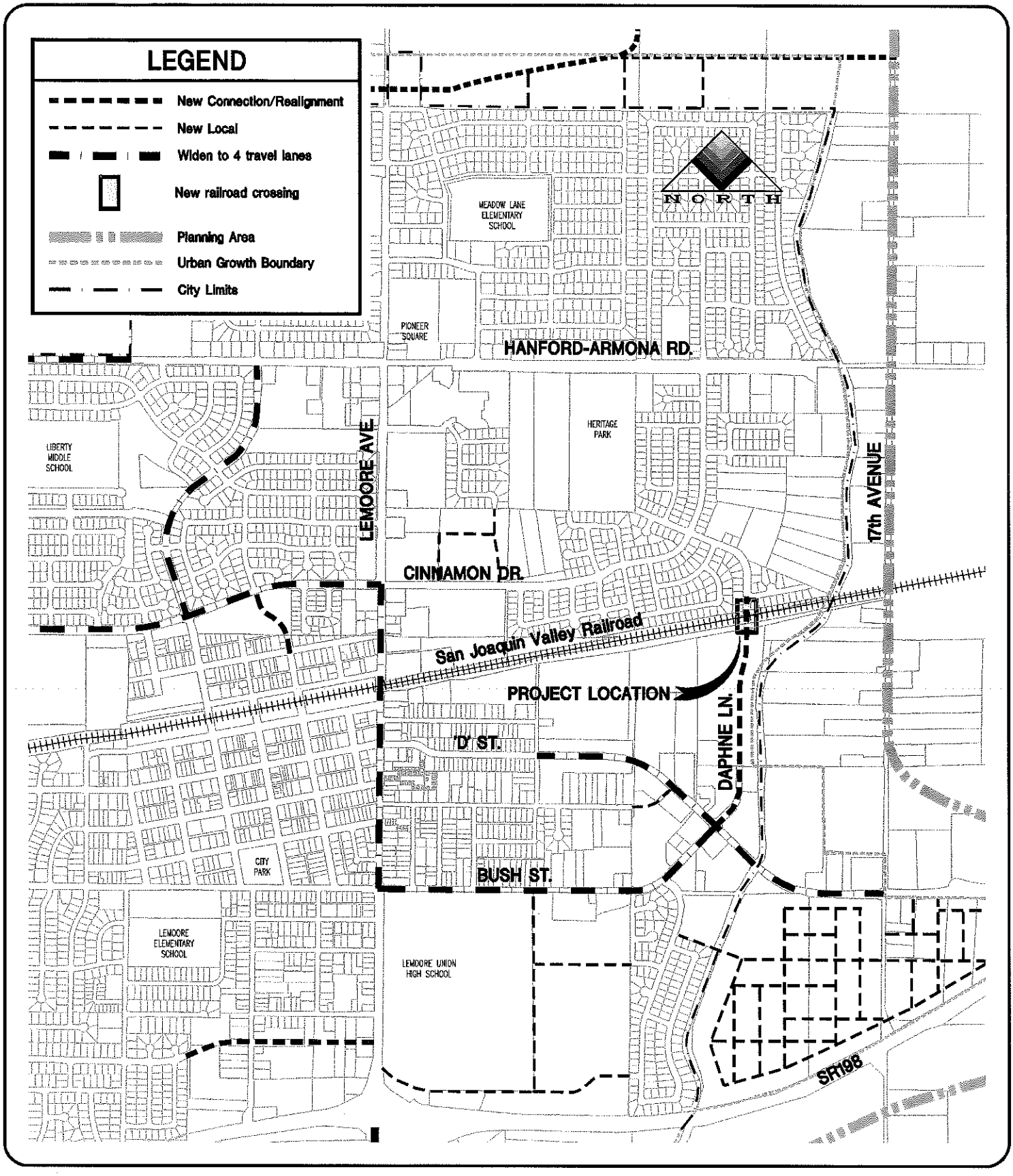
Cc: Randy Perry – General Manager
John Mollart – Regional Manager Signal & Communication
Marvin Kennix – CPUC
Jim H. Smith - UP

Legend
White dots: Existing at-grade crossings
Black dot: One grade separation for State Route 41
Yellow dots: Approximate locations of two **proposed** at-grade crossings

Follett Street

19th Avenue

Fox Street



PLOT DATE: Sep-20-2010 02:49PM
JOB NO. L100002
DWG. NAME: L100002-RR EXHIBITS.DWG
SCALE: 1" = 1/4 MILE
SHEET NO.: 3 OF 3

CITY OF LEMOORE
119 FOX STREET
LEMOORE, CA 93245

2030 PROPOSED CIRCULATION

PREPARED BY:
Quad Knopf
5110 W. CYPRESS AVE.
P.O. BOX 3699
VISALIA, CA 93278
TEL: (559) 733-0440
FAX: (559) 733-7821

DRW BY: R.WEBB | CHK BY: L.WALLIS-DUTRA

Project: Idaho Water Line Extension **Cost: $200,000**

Project Description:

This project proposes to extend the existing public water line along Idaho Avenue. The water line currently runs down 19th Avenue and ends at Idaho Avenue. This proposed project would construct a water line from the end of the current water line at 19th Avenue westward towards Highway 41, serving approximately 140 acres or property in the Lemoore Industrial Park.

Need for Project:

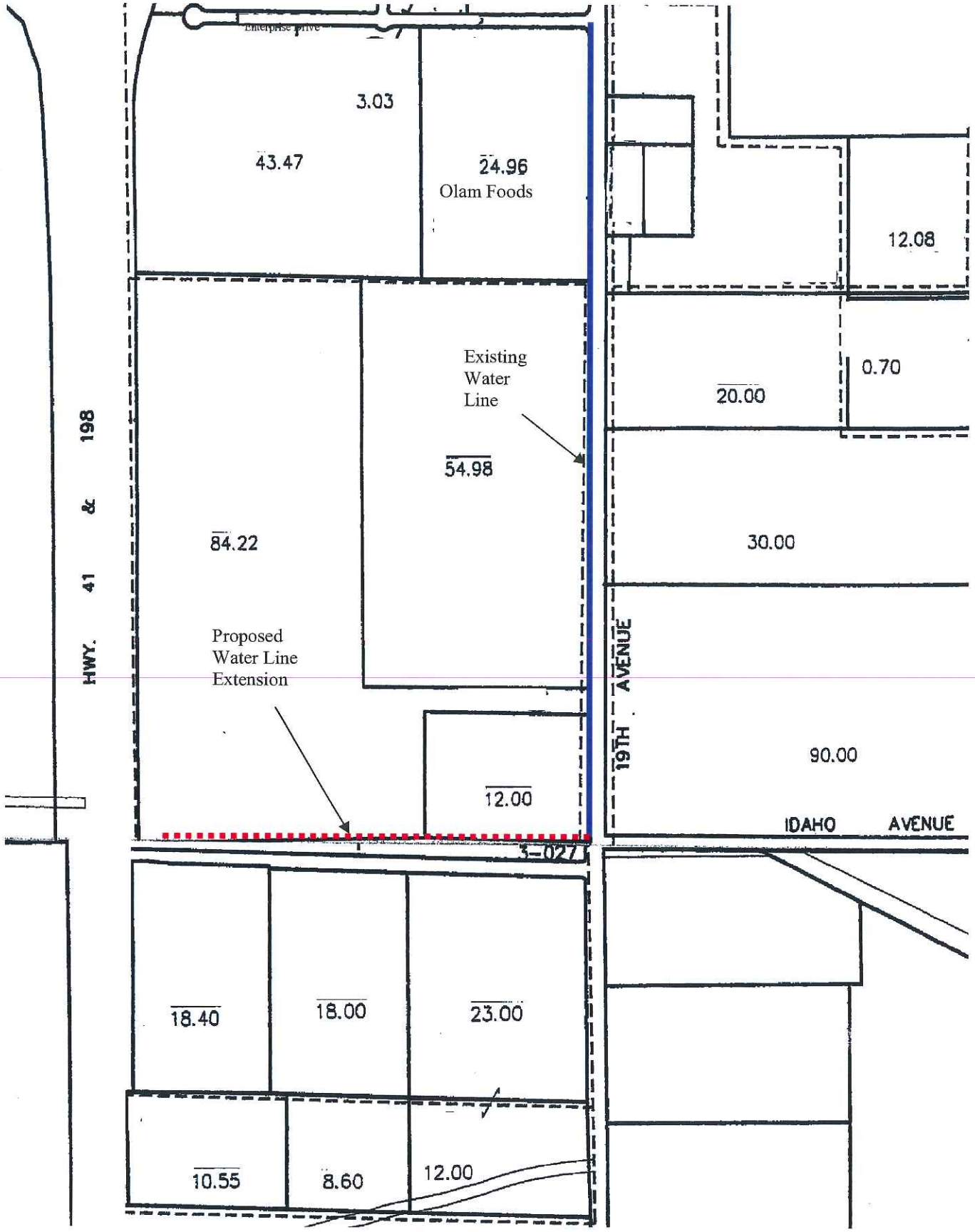
- This project would serve an additional 140 acres of property with water service in the Lemoore Industrial Park, perhaps attracting businesses.

Drawbacks:

- The current line along 19th Avenue, south of Olam Foods, often has standing water due to lack of demand. Bacterial growth often accompanies standing water, and without any demand along Idaho Avenue, it is likely the newly constructed water line would have the same concerns.

Staff Recommendation:

Staff recommends that the RDA Board not use bond proceeds to pay for this project, because it is not needed at this time.


Enterprise Drive
3.03
43.47
24.96
Olam Foods
12.08
Existing
Water
Line
0.70
20.00
54.98
84.22
30.00
HWY. 41 & 198
Proposed
Water Line
Extension
19TH AVENUE
90.00
12.00
IDAHO AVENUE
3=027
18.40
18.00
23.00
10.55
8.60
12.00

Project: Create Cooling Center at Senior Center by adding Solar Panels Cost: $400,000

Project Description:

Previously, Council has discussed the option of paying for the installation of solar panels for the Lemoore Senior Center to help lower their energy costs, and using the Senior Center as a public cooling center in exchange.

Need for Project:

- The City currently recommends using available public buildings, such as the Kings County Library, as make-shift cooling centers during normal operating hours. These buildings are not operated in the evening hours.

Drawbacks:

- The Lemoore Senior Center has expressed interest in receiving solar panels to offset their electricity costs, but has never expressed interest in running a cooling center to the necessary level in exchange.
- A cooling center needs to be run mainly in the afternoon and evening, and the Lemoore Senior Center is currently only open in the mornings, and only 4 days per week.

Staff Recommendation:

Staff recommends that the RDA Board not use bond proceeds to pay for this project due to the challenges that operating a cooling center presents to the Lemoore Senior Center.

Project: Expand Front Parking Area at Cinnamon Municipal Complex **Cost: $450,000 or $225,000**

Project Description:

The parking area in front of the Cinnamon Municipal Complex (CMC) currently holds approximately 22 vehicles and the employee parking on the side of the building holds 55 vehicles, but is frequently full between the weekday hours of 7AM and 4PM. While this parking is sufficient for current operations at the CMC, it will not be adequate if the Recreation Department relocates to this building. The parking lot will need to be expanded to accommodate the additional activities at the CMC.

The parking lot expansion has two options. The first is anticipated to cost $450,000, which includes engineering and design, landscape and tree removal, paving and grading and adding 185 additional spaces for a total of approximately 262 parking spaces. The second option is anticipated to cost $225,000 and provide an additional 58 spaces for a total of 135 parking spaces. Both options include the appropriate number of handicap spaces, a 6-foot side walk from Cinnamon Drive to the parking lot, parking lot landscape curbs, light poles, and landscape and irrigation.

Need for Project:

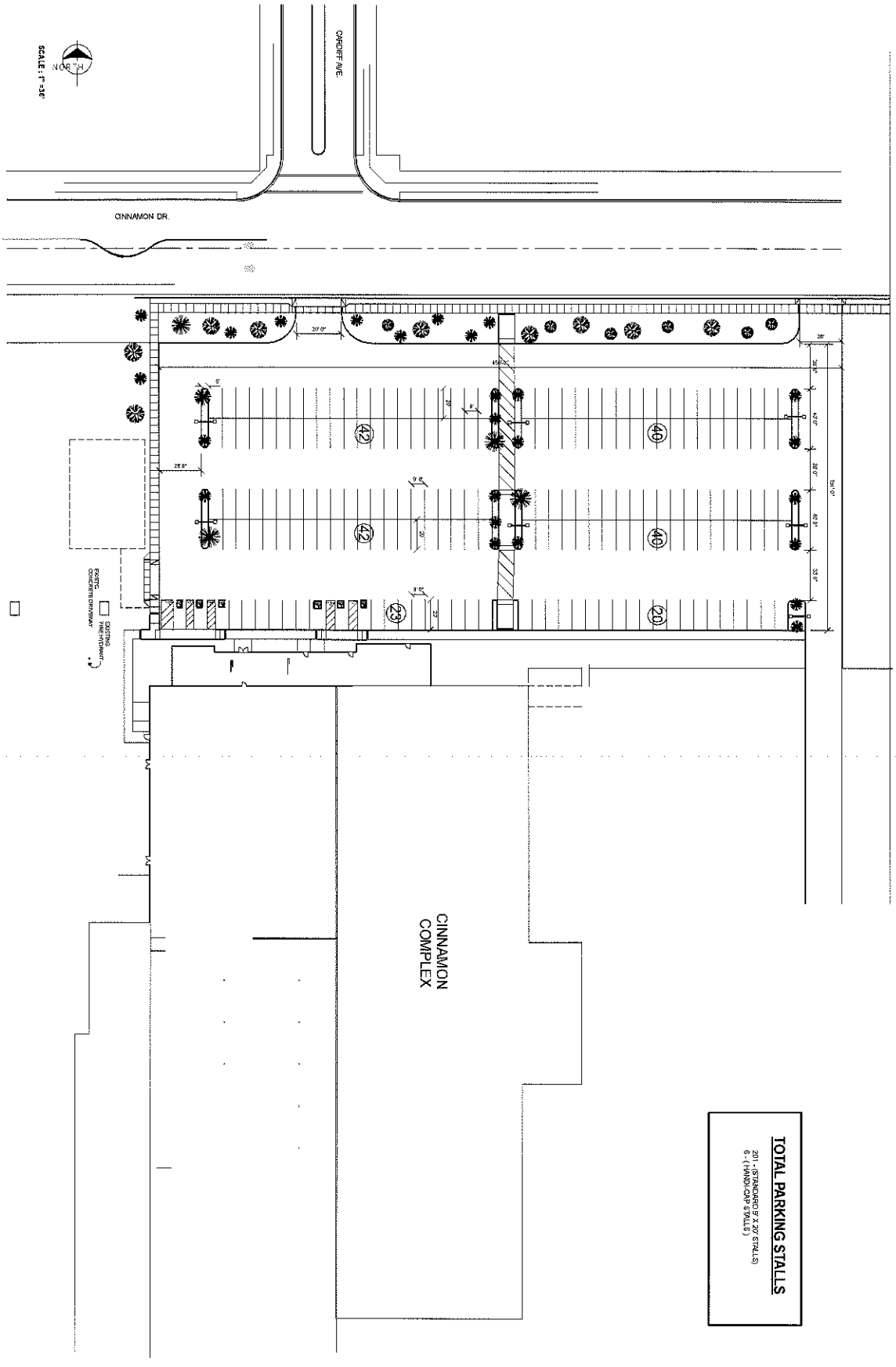
- This project will make it easier for the relocation and expansion of the Recreation Department to the CMC to take place

Drawbacks:

- This could be paid for out of impact fees because it is growth related. The Recreation Facilities impact fee account currently has a balance $502,000 and the General Municipal Facilities impact fee currently has an account balance of 524,000.
- The first option provides an additional 185 spaces that are not necessary now or in the near future. The second option which creates 58 spaces meets our needs much better.
- There is additional maintenance cost associated with expanding this parking lot, including lighting, asphalt maintenance, and landscape maintenance.

Staff Recommendation:

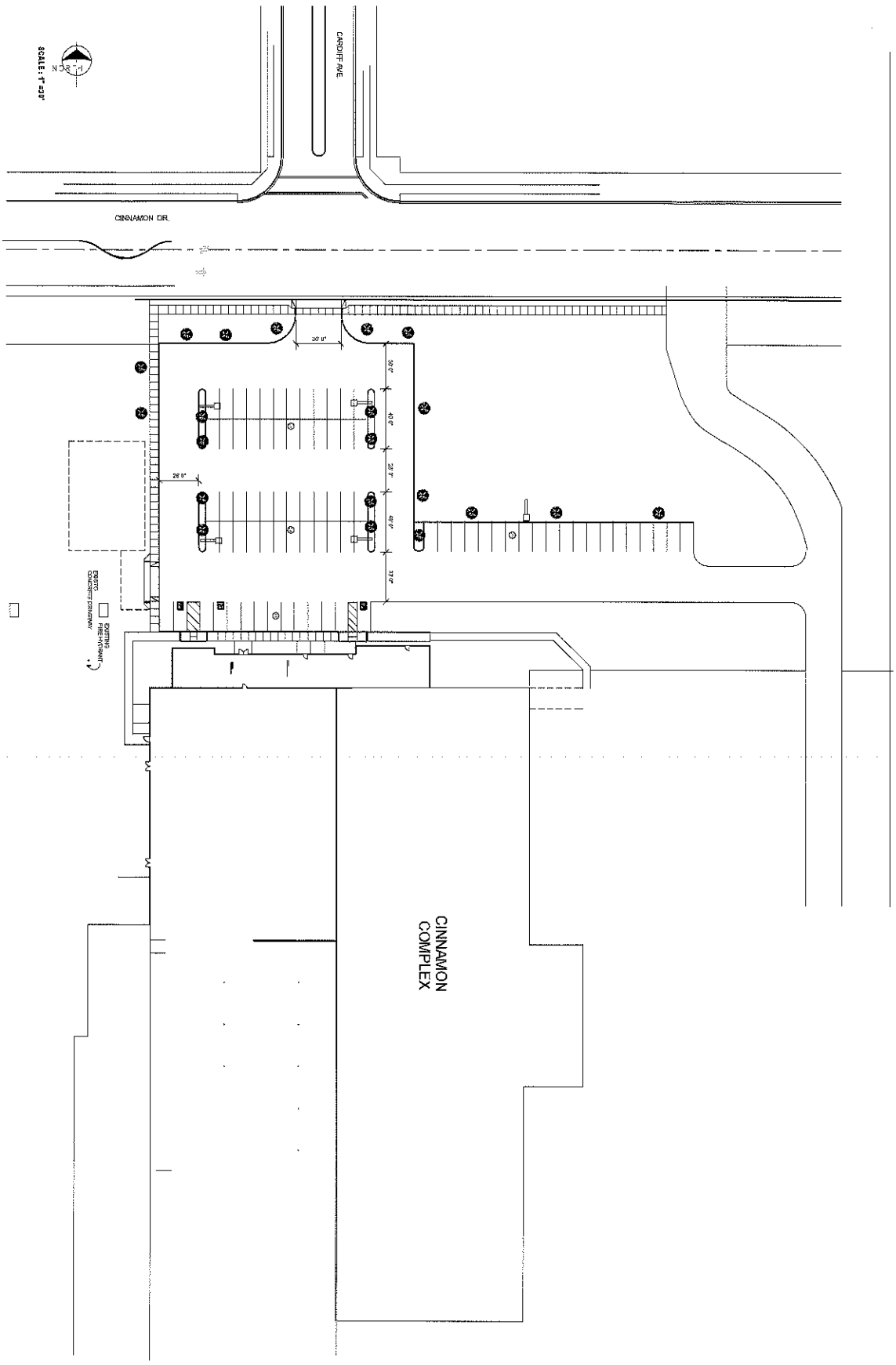
Staff recommends that the RDA Board not proceed with this project, and instead the City proceed with the $225,000 project using impact fees.



PRELIMINARY
SITE AND PARKING LAYOUT
711 CINNAMON DR.
LEMOORE CA, 93245

5-25-2011

DRAWN BY:
CITY OF LEMOORE
PUBLIC WORKS DEPT.



PRELIMINARY
SITE AND PARKING LAYOUT
711 CINNAMON DR.
LEMOORE CA, 93245

5-25-2011

DRAWN BY:
CITY OF LEMOORE
PUBLIC WORKS DEPT.

Project: Relocate Recreation Offices to CMC **Cost: $400,000**

Project Description:

In prior discussions, Council has shown an interest in relocating the Recreation and Planning offices to the Cinnamon Municipal Complex (CMC). As there is not enough office space to accommodate these departments now, new offices will need to be constructed in the warehouse area of the building to accommodate existing Public Works staff. The $400,000 cost will create approximately 5 new offices, a new restroom, copy room, conference room, and break room on the east side of the building, where Public Works staff and Planning staff will be located. The Recreation Department will occupy the west side of the building, and create a new public entrance for recreation customers.

Need for Project:

- This project will allow developers one-stop access to both the Building Department and Planning Department.
- This project allows for better utilization of the recreation facilities at the CMC by having staff permanently located in the building.

Drawbacks:

- This could be paid for out of impact fees because it is growth related. General municipal Facilities impact fee account currently has a balance $524,622.

Staff Recommendation:

Staff recommends that the RDA Board not use bond proceeds to pay for this project, and instead use impact fees.

FLOOR PLAN

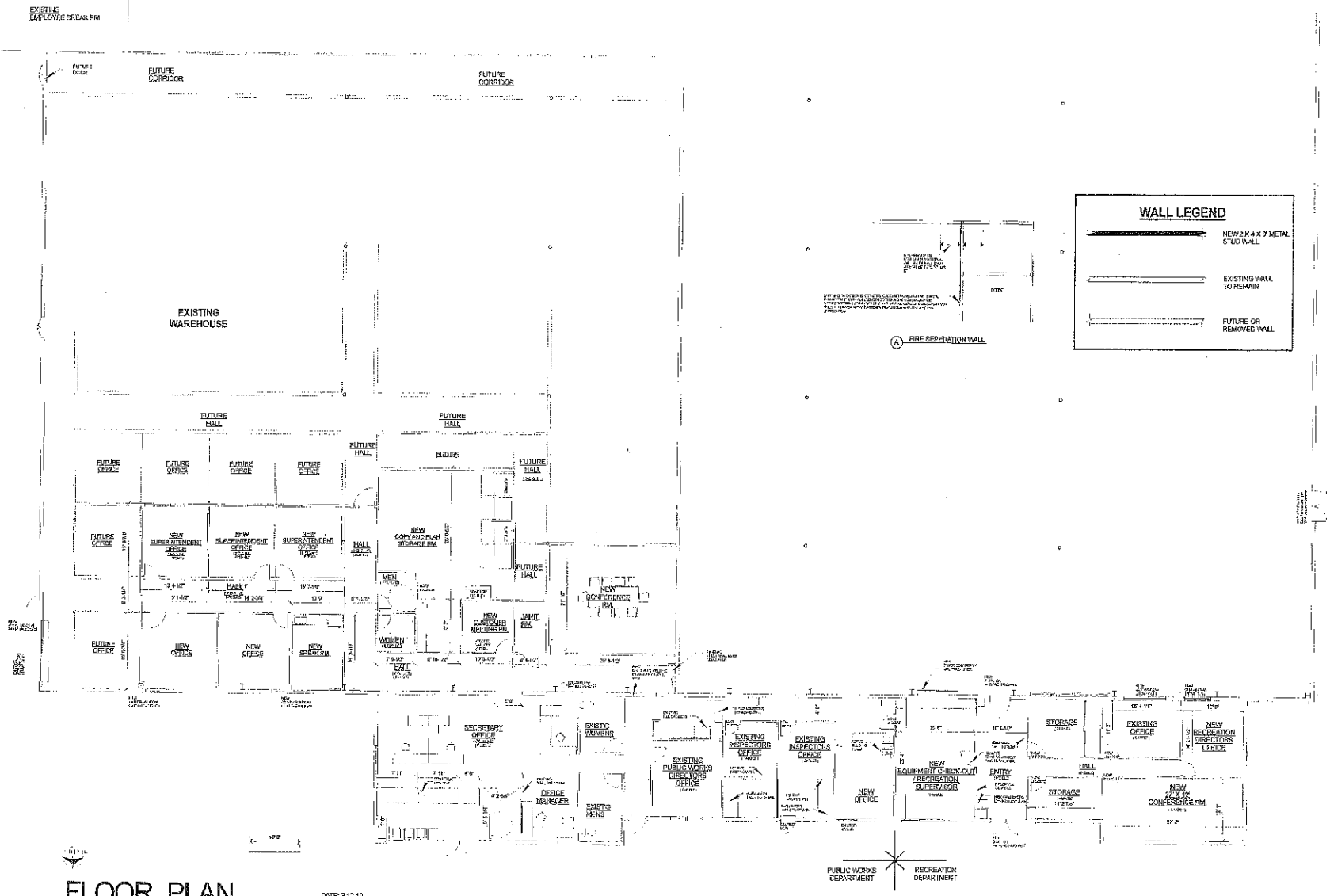
SCALE: 1/8" = 1'-0"

DATE: 3-12-10

REV: 4-19-10 1-25-11

CINNAMON COMPLEX REMODEL

CINNAMON COMPLEX REMODEL



FLOOR PLAN

SCALE : 1/8" =1'-0"

DATE: 3-12-10
REV 4-11-10 1-25-17