



04/16/2024
City Council Regular Meeting

**Handouts received after
agenda posted**

**Lemoore City Council
Golf Course Update
April 16, 2024**

Rounds Played at Lemoore Golf Course:

2022	2023	Difference
33951	33010	-2.8%

Breakdown of Rounds for 2023:

- Senior and Military..... 8099 Rounds or 24.5%
- Frequent Player/Monthly Pass..... 5346 Rounds or 16%
- On-line Bookings..... 4152 Rounds or 12%
- Junior/School Teams..... 1868 Rounds or 5.5%

Department Revenues from 2022 to 2023:

- Driving Range..... + 12%
- Food and Beverage..... + 8%
- Merchandise Sales..... + 4%

Rate Comparisons of Competition:

Green Fees with Cart

	Weekday	Weekend	Sr./Military Weekday	Sr./Military Weekend
Lemoore	55	61	44	46
Valley Oaks	59	65	46	48
Tulare	57	63	51	N/A
Ridge Creek	65	85	50	67
Madera	53	60	48	52
Riverside	52	62	42	N/A

Monthly Pass and Frequent Player Programs:

Frequent Player Plans

WELCOME TO LEMOORE GOLF CLUB

ALL USGAs APPLY
 1. No more than 3 Players (Golfers) per group
 2. No eating and drinking in Club Shop before beginning your round
 3. All Golfers Must appear in Club Shop before beginning your round
 4. All Golfers Must wear at least 10 Feet from Trees and Greens
 5. Please keep ALL golf carts at least 10 Feet from Trees and Greens
 6. Please keep ALL golf carts at least 10 Feet from Greens and Obstructions

PLAN	PRICE
7 Day Monthly	169.95
5 Day Monthly	139.95
4 Day Monthly	129.95
7 Day In & Out	199.95
5 Day In & Out	169.95
4 Day In & Out	139.95
Couples	289.95
Family	339.95

EVOLUTION	EVOLUTION COUPLES	CART PLAN
399.95	679.95	224.95

- Since July 1st of 2021, Sierra Golf Management continues to invest in Lemoore Golf Course by addressing deferred maintenance items as well as capital improvements. City Staff receives annually copies of our Capital Project Expenditures and back-up documentation. The Maintenance Items and Capital Projects listed below include but are not limited to:
 - **Bermuda Greens:** All 20 putting surfaces are dethatched and top dressed regularly and aerified annually to provide a consistent putting surface year round.
 - **Irrigation Pump Station:** Installed new butterfly valves on all 3 pumps allowing us to hold pressure in the system. Installed a new control module to sustain pump pressure.
 - **Main Irrigation Well:** Video inspected well, brushed the bottom 60 feet of the well and rebuilt the pump bowls.
 - **Revived Abandoned Well on Hole 2:** The abandoned well on hole 2 was brought back into service after many years of lying dormant. New electrical and new pump were installed to get us another water source.
 - **Revived Abandoned Well on Hole 9:** The abandoned well on hole 9 was brought back into service after many years of lying dormant. New electrical and new pump were installed to get us another water source.
 - **Clubhouse HVAC:** A new Ruud 4 ton Heat Pump / AC rooftop unit was installed along with evaporative coils.
 - **Irrigation System Improvements:** Added 300 feet of new Irrigation and Heads on holes 14 & 15. Replaced 5 Satellite Boxes for Irrigation system.
 - **Lemoore Canal Water Source:** Replaced existing pipe and repaired concrete tie in that feeds our irrigation pond from the canal.

Leagues and Promotions:

- We have been working with The Tachi Palace Casino not only for their Annual Tournament but we have also created a “Stay and Play” package for their patrons.
- “Little Linksters” Junior Program every Saturday from 9:00 to 10:00.
- “Tuesday Night League” Team play every Tuesday night until time changes.
- Wednesday Night is “9-Hole Scramble” . Fun and relaxed scramble format for beginners.
- Thursday Night is “Social Golf Night” another 9-hole league night put on by Spark Golf a company that promotes social golf across the country.



Utility Billing Software Implementation Update



UTILITY BILLING ISSUES

▶ Misapplied Payments:

- ▶ Misapplied payments are all resolved.

▶ Payments Online:

- ▶ Online Bill Pay website page has been updated.
- ▶ Since conversion, the payment processing portal (Paymentus) has been unable to link with customer accounts. Resulting in balances not being updated – this is still the case.
- ▶ All customers need their old account numbers to access paymentus online.
- ▶ Both portal (new and old systems) are being offered.
 - ▶ We are not moving forward with updating the old system.
 - ▶ One-time payments will be offered through the new portal soon.



ONLINE BILL PAY

Welcome to the City of Lemoore utility billing payment system! The City accepts credit card and e-check payments online.

Online Service Charges: Although the City of Lemoore does NOT charge any fees associated with the credit card/ATM or check by-phone payments, the credit card processor or an independent service provider does charge a convenience fee for each transaction.

If you would prefer to not have any service fees for making a payment, you can sign up for our EFT automatic payments. [EFT Automatic Payment Instructions](#) [CLICK HERE](#)

If water has been shut off and a payment has been made online, please notify the Utility billing office at (559) 924-6744 x 715 for service to be reinstated. The total delinquent billing amount plus the penalty charges and any fees must be paid in full to have your water, sewer, and refuse continued or reestablished.

To pay by phone, call 1-844-234-1827 (Old System).

If you would like to pay your bill online and view your account status, please visit the Customer Self Service Portal to register your account, view and pay your bill. You will need to have your account number as it appears on your bill for the initial setup of your account.

[Citizen Self Service Portal \(CSS\)](#)

Please be advised account balances are not updating currently in the old system below. For the time being, you will need to enter the amount of payment from your mailed statements and your old 11 digit account number (XXX-XXXX-XX). We apologize for the inconvenience.

[Online Bill Pay \(Old System\)](#)



UTILITY BILLING ISSUES

▶ Late Fees on credit balance accounts or zero balance accounts:

- ▶ The issue has been resolved.
 - ▶ Late fees will resume with billing this month – bills will be received the first week of May.
- ▶ Late fees have been on hold for two months while the issue was being resolved.



UTILITY BILLING ISSUES

▶ Payment Plan Applications:

- ▶ Tickets are still outstanding with Munis.
- ▶ Staff completed a manual work around to correct the issue.



UTILITY BILLING FIXES

- ▶ Business as usual has resumed in the Utility Office.
 - ▶ If citizens still have concerns regarding their utility bill, the best way to communicate them with staff is via email at finance@lemoore.com



AUTOPAY UPDATE

▶ Autopay has been live for one month

- ▶ Customers need to sign in to Customer Self Service (CSS), create their account if they haven't already, and enter their banking information on the EFT Automatic Payments page.
- ▶ Enrolling in autopay will only be available on CSS.
- ▶ It is a free service that customers can use to avoid any service fees.
- ▶ Flyer and instructions were posted on the website and social media in English and Spanish.
- ▶ **64 accounts currently enrolled in Autopay.**



Public Hearing for Lemoore Development Impact Fee Study

City Council Meeting April 16, 2024

Slide ▶ 1



Introduction

The City of Lemoore first adopted development impact fees in 1992.

Development impact fees are used to pay for capital expenses that occur because of new development in the city.

The fees have been raised from time to time. The last study that increased fees was approved in 2017.

State law recommends that a Study to review and update fees be conducted roughly every five years.



Types of Fees

Lemoore collects development impact fees for the following public improvement categories:

- Water supply, treatment, and storage
- Wastewater collection, treatment, and disposal
- Storm drainage collection and disposal
- Fire protection
- Police protection
- Parks
- Municipal facilities
- Community recreation facilities (Cinnamon Rec. Complex)
- Circulation (arterial streets and traffic signals)
- Refuse collection



Procedures

With some exceptions, the amount of the development impact fees a developer is required to pay is based on the square footage of the building being constructed and the type of use or land use category.

Fees are calculated when the building permit is issued and collected prior to the building receiving an occupancy permit.

If the developer constructs certain infrastructure that is meant to be paid for by development impact fees, they can be eligible for a fee credit.



The Law

Based on past Supreme Court cases, development impact fees...

1. Must be reasonably related to an impact created by the development.
2. Must be roughly proportional to the impact being created.

New fees set after 2022 must be based on the square footage of new buildings unless findings are made that a more reasonably related method exists.

Fees must be kept in separate accounts and only used for the purpose they were collected.



The Calculation

The calculation of development impact fees is basically a mathematical division problem.

The cost of the new services needed ...

is divided by ...

the total set of future development activity causing the impact.





Example – Wastewater Fee

Table 5-1
Wastewater System Improvements for Future Users

Item	Item Total
Pipeline Improvements	\$5,588,000
Lift Station Improvements	\$12,439,000
WWTP Improvements	\$9,453,000
Total Water System Costs for New Users	\$27,480,000

Table 5-2
Distribution of Wastewater Impact

Land Use Category	Available Land (acres)	Unit Flow Factor (gpd/acre)	Estimated Gallons per Day	% Impact	\$ Impact
Very Low Density Residential	39.7	450	17,865	0.9%	\$235,738
Low Density Single Family Residential	1,331.8	750	998,850	48.0%	\$13,180,346
Low Medium Density Residential	155.1	950	147,345	7.1%	\$1,944,294
Medium Density Multi-Family Residential	65.9	1,470	96,873	4.7%	\$1,278,290
High Density Multi-Family Residential	7.7	2,210	17,017	0.8%	\$224,548
Mixed Use (Residential)	50.7	1,470	74,529	3.6%	\$983,449
Residential Subtotal	1,650.9		1,352,479		\$17,846,665
Mixed Use (Commercial)	50.6	1,100	55,660	2.7%	\$734,463
Neighborhood Commercial	26.7	760	20,292	1.0%	\$267,764
Regional Commercial	129.3	760	98,268	4.7%	\$1,296,697
Professional Office	7.0	760	5,357	0.3%	\$70,694
Community Facilities	155.4	400	62,173	3.0%	\$820,411
Parks/Recreation	57.5	0	-	0.0%	\$0
Light Industrial	570.7	850	485,095	23.3%	\$6,401,081
Heavy Industrial	1.6	2,000	3,200	0.2%	\$42,226
Non-Residential Subtotal	998.9		730,046		\$9,633,335
Total	2,649.8		2,082,525		\$27,480,000



Example – Wastewater Fee

Table 5-3
Wastewater Impact Fee

Land Use Category	\$ Impact	Estimated Square Feet	Fee Per 1,000 Square Feet
Very Low Density Residential	\$235,737.98	218,350	\$1,079.63
Low Density Single Family Residential	\$13,180,346.08	11,626,614	\$1,133.64
Low Medium Density Residential	\$1,944,294.03	1,465,695	\$1,326.53
Medium Density Multi-Family Residential	\$1,278,289.70	1,107,120	\$1,154.61
High Density Multi-Family Residential	\$224,548.18	145,838	\$1,539.71
Mixed Use (Residential)	\$983,448.98	432,116	\$2,275.89
Mixed Use (Commercial)	\$734,462.69	661,241	\$1,110.73
Neighborhood Commercial	\$267,763.51	290,763	\$920.90
Regional Commercial	\$1,296,697.45	1,408,077	\$920.90
Professional Office	\$70,693.58	76,766	\$920.90
Community Facilities	\$820,410.93	677,069	\$1,211.71
Parks/Recreation	\$0.00	0	
Light Industrial	\$6,401,081.22	4,971,938	\$1,287.44
Heavy Industrial	\$42,225.67	13,939	\$3,029.32
Alternative Industrial Fee per EDU			\$2,094.48



Comparisons

A perfect comparison of fees to past fees or to fees of nearby cities is not possible because there are several different variables. That said, it appears that...

- Single-family dwelling fees will increase around 11%, depending on size.
- Multi-family dwelling fees will decrease around 14% depending on size.
- Commercial and industrial fees will increase 24% and 25% respectively.

It should be noted that it is estimated construction costs have also increased since the last update.

When compared to nearby cities, the new fees are in a similar range. Hanford's fees are currently lower, but they are about to begin their own new study.



Fee Credits

Certain improvements that are constructed by the developer are eligible for fee credits. Examples would be oversizing a water or wastewater pipe, or constructing a traffic signal. The amount of the credit will be calculated during the development's plan check and written into a reimbursement agreement.

Table 15-1
Available Impact Fee Credits from Impact Fee Accounts

Item	Credit per Unit	Unit
Water Reimbursable Items		
8" Pipeline - not reimbursable	\$180.00	lineal foot
10" Pipeline	\$225.00	lineal foot
12" Pipeline	\$235.00	lineal foot
14" Pipeline	\$310.00	lineal foot
16" Pipeline	\$310.00	lineal foot
20" Pipeline	\$390.00	lineal foot
Storage tank	\$1.50	gallon
Booster Pump (less than 100hp)	\$5,000.00	hp
Booster Pump (bet. 100hp and 500hp)	\$3,000.00	hp
Booster Pump (bet. 600hp and 1,000hp)	\$2,500.00	hp
Booster Pump (1,000hp or larger)	\$2,000.00	hp

NOTE: Actual credit is the difference between the credit amount of an 8" water line and the credit amount of the required size



Effective Date and Automatic Yearly Increase

The resolution states that...

- the new fees would become effective on July 1, 2024.
- Fees would automatically increase each July 1 based on the State Department of General Service's published Construction Cost Index.
- The amount of fee credits would also increase per the Construction Cost Index.



Staff recommends that the City Council approve:

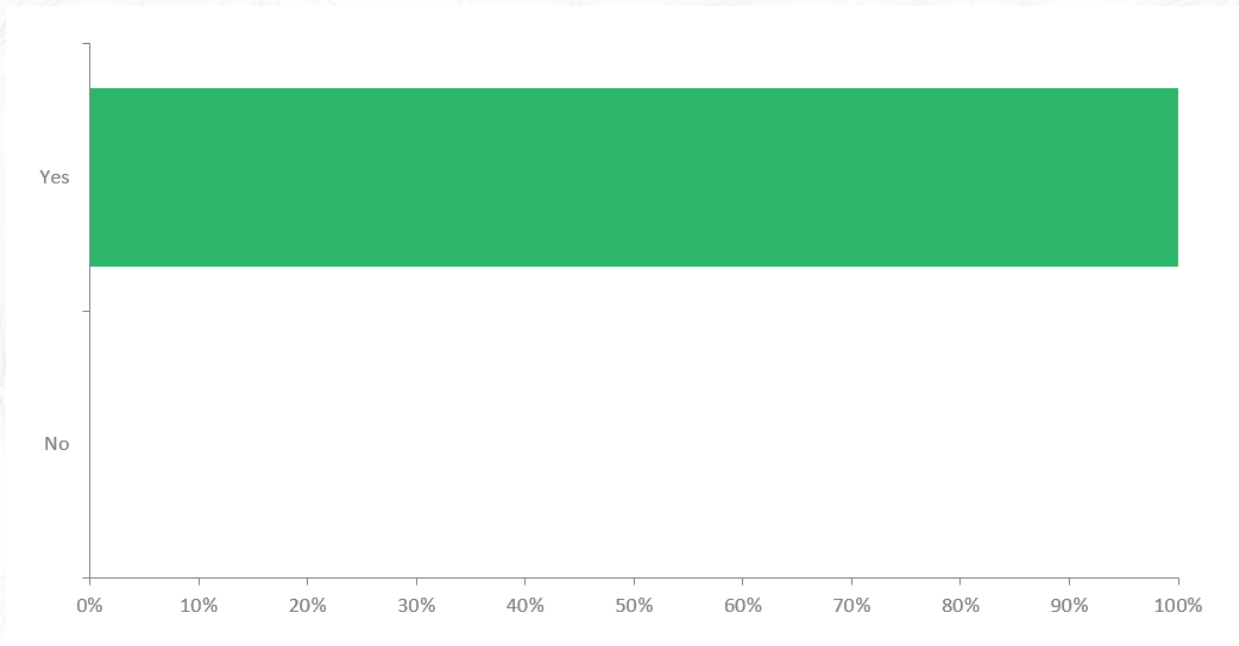
Approve the development impact fee study by adoption of Resolution No. 2024-09.



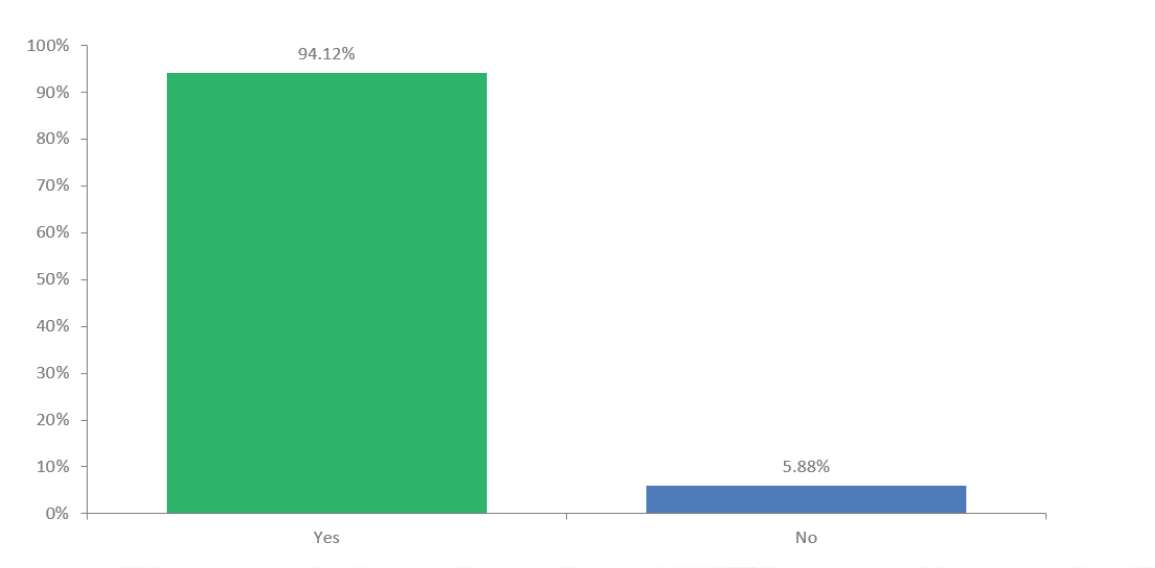
LEMOORE
CALIFORNIA

ALTERNATE WORK WEEK EMPLOYEE SURVEY

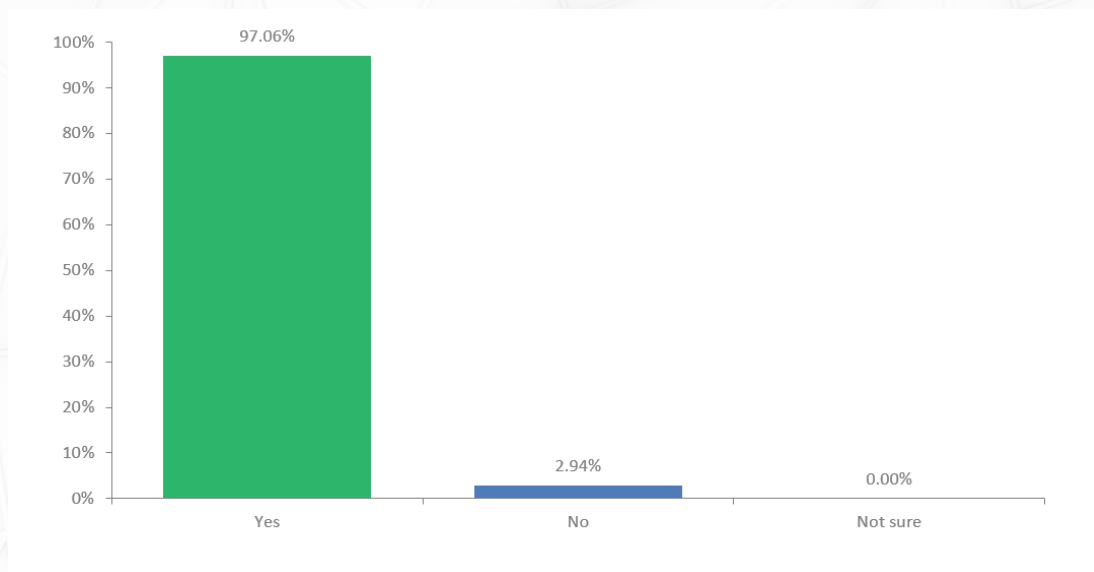
Q1: Do you currently work an alternate work schedule? If yes, please answer the remaining questions.



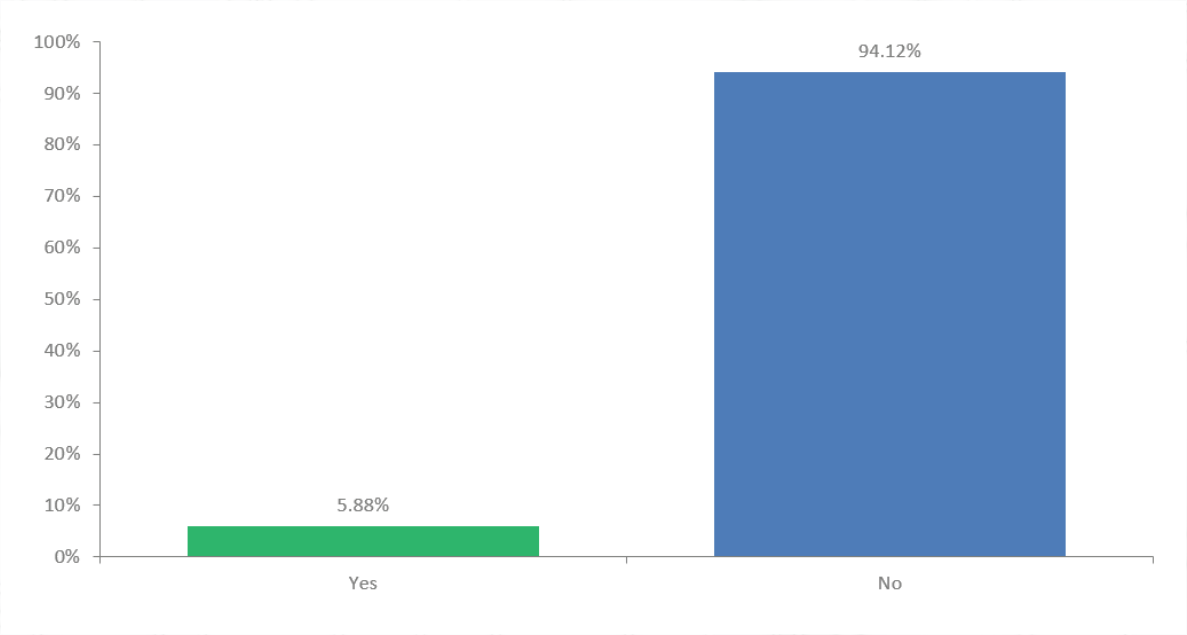
Q2: Prior to the start of the trial period, were you in favor of the alternate work schedule?



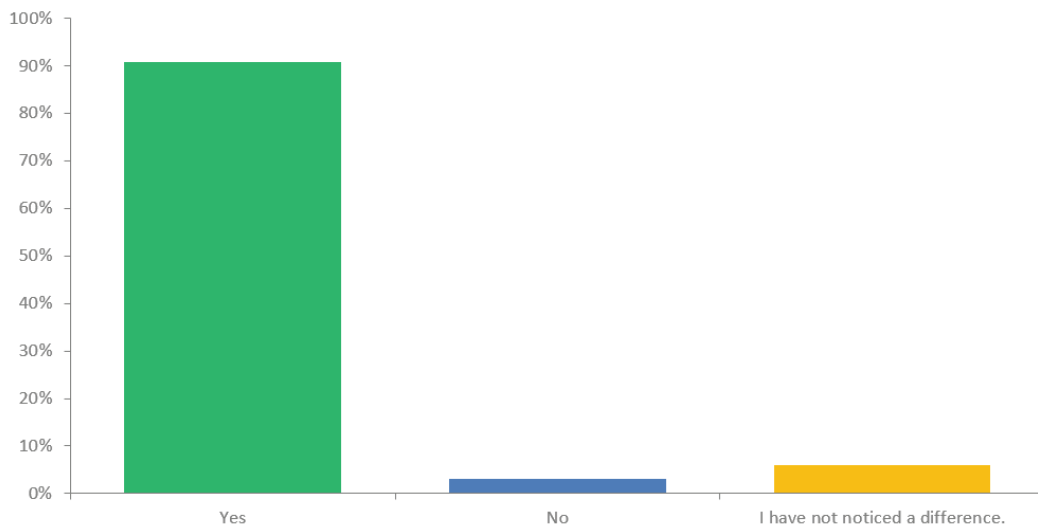
Q3: Now that you have experienced working the alternative work schedule, are you in favor of the alternate work schedule?



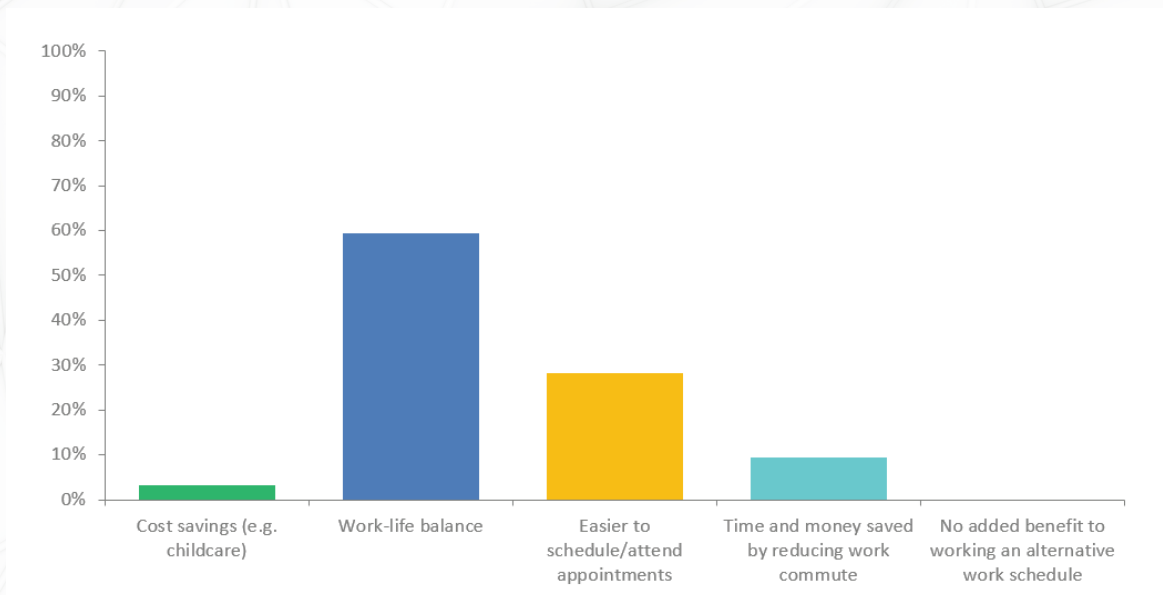
Q4: Would you want to return to the 5/8 work schedule if given the option?



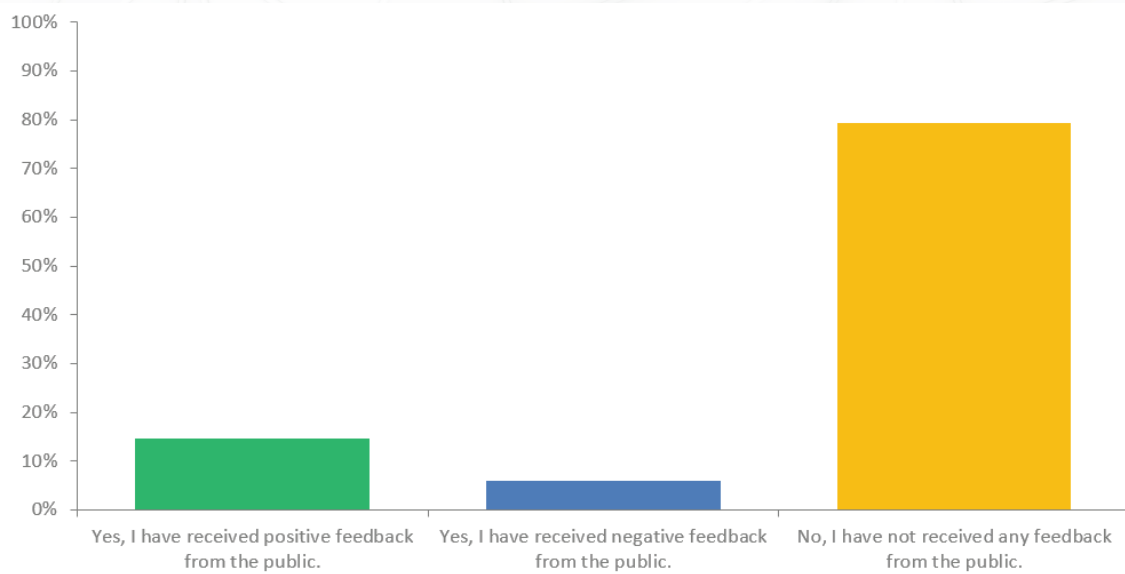
Q5: Does the alternative work schedule improve your effectiveness and well-being?



Q6: Which of the following would you consider to be the most important benefit of working an alternative work schedule?



Q7: Have you received any feedback from the public regarding the office being closed to the public on Fridays?



Q7 Responses

PUBLIC FEEDBACK

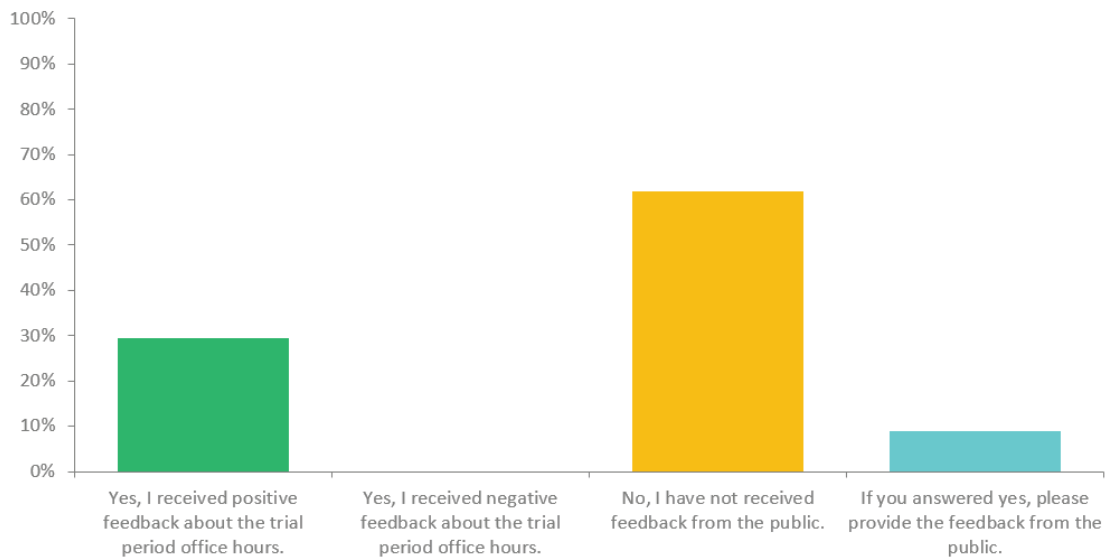
POSITIVE

- "I have heard for those working 9-5, it helps them come into the office before work when they were not able to before."
- "I have heard that they like that we're open for 10 hours because they have more time to come and take care of what's needed."
- "Yes, residents like that we are open for 30 more minutes. It saves them a lot of rushing especially those that are off work at 4:00 PM, they have a whole other hour now to come in. A lot of the contractors for the building department are in favor of it too. They like being able to in at 7:00 AM to get their permit and begin work that very same day."

NEGATIVE

- "Unable to pay bills in office on Fridays"

Q8: Have you received any feedback from the public regarding the trial period office hours of 7:00-5:00 during the trial period?



Q8 Responses

PUBLIC FEEDBACK

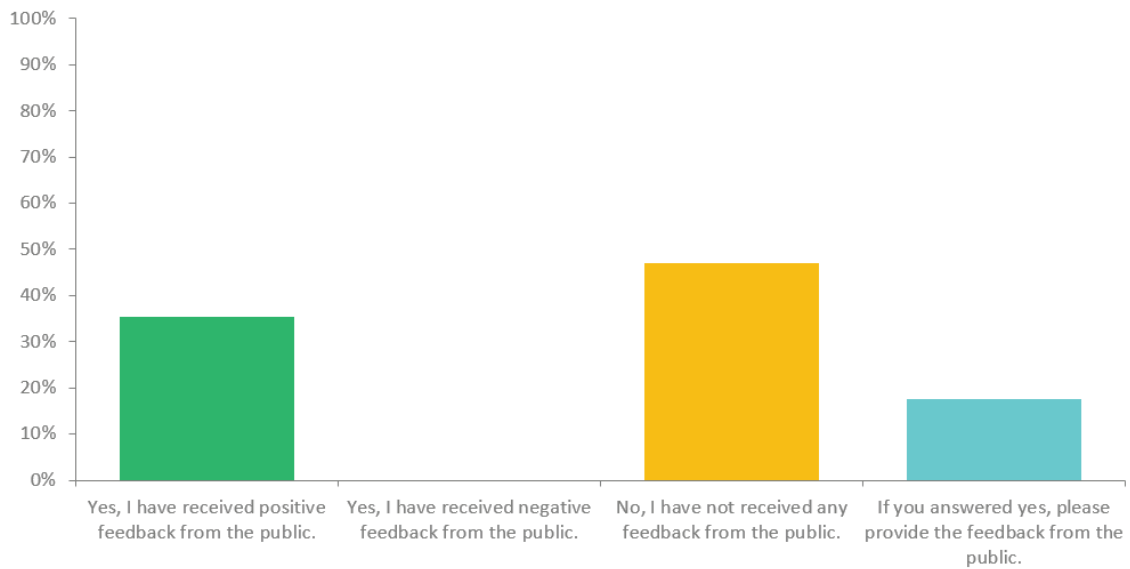
POSITIVE

- “Everyone I have come into contact with likes the early morning hours to have inspections done before business or school begins.”
- “I’ve heard positive feedback from the contractors that come to pull permits. They like that we are open before business hours because they can come pull their permits and immediately head to the job site.”
- “A lot of people said that they’ve liked this schedule because it comes in their favor especially those who come out at 4:00 or 4:30 because they still have time to call or make it into the office.”

NEGATIVE

- None received.

Q9: Have you received any feedback from the public regarding the office remaining open during the lunch hour?



Q9 Responses

PUBLIC FEEDBACK

POSITIVE

- I have had people say they like that they are able to come during the lunch hour.”
- “People have mentioned being able to go in during their lunch break has been nice.”
- “Residents like that we are open for lunch because there is always someone here to help them with what is needed. A lot of our residents come during their lunch breaks to care of what’s needed and most of them call during their breaks for any questions they’ve had. I’ve mostly heard positive feedback on my end regarding these hours. The contractors for the building department like it too, it saves them time when one is red tagged or needs a permit ASAP. We are more available to them.”

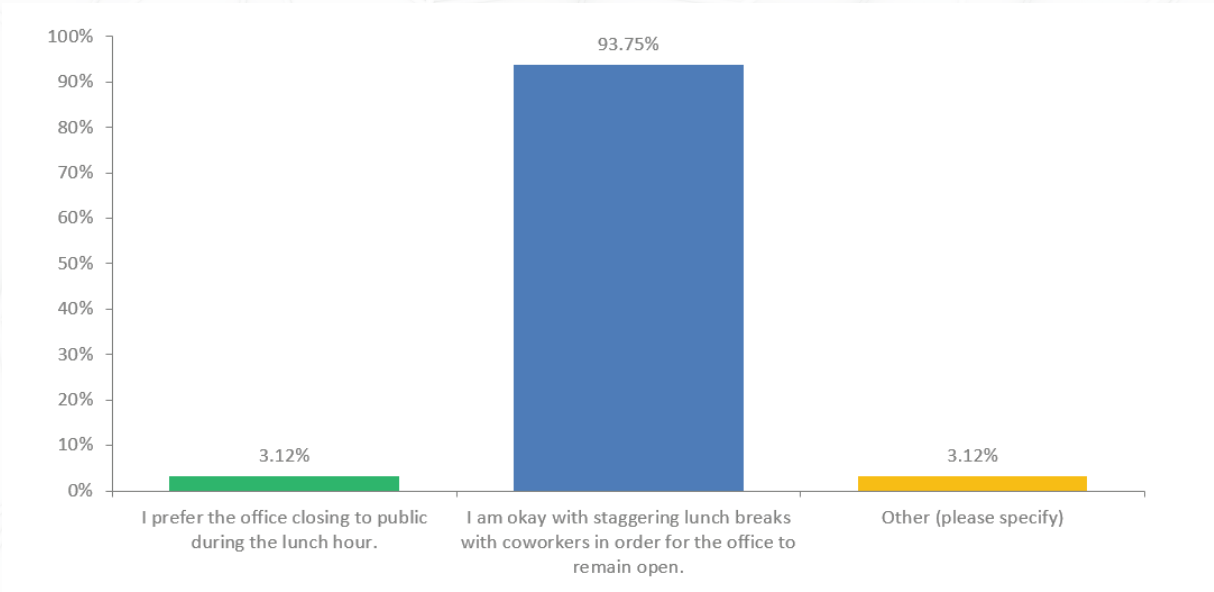
POSITIVE CONT.

- “It is beneficial to be open during lunch as it is the most convenient time for almost all residents.”
- “Yes, most businesses like that I can schedule inspections during lunchtime hours.”
- “People have said they prefer us being open for the lunch hour because many of them take their break and come to pay their bill or what is needed.”

NEGATIVE

- None received.

Q10: During the trial period, the office has remained open to the public during lunch. Which of the following is your preference for lunch breaks?



ADDITIONAL INFORMATION



UTILITY BILLING

Utility Billing payments are accepted:

- In Office - M-Th 7-5pm
- Online - 24/7
- Over the phone - 24/7
- Auto pay - Automatic Payments sent directly from customers financial institution
- Drop Box - 24/7



EMPLOYEE BENEFITS

- Due to budget constraints, the alternative work schedule provides a non-monetary benefit to City of Lemoore employees.
- Reduces employees commute by 20%.
- Work-Life Balance
- Employee Retention

ADDITIONAL INFORMATION



OPERATIONAL HOURS

- Affords the public more opportunity to conduct business since the office is open 40 hours per week, which is 2.5 hours more than 5/8 schedule.
 - Open during lunch hours



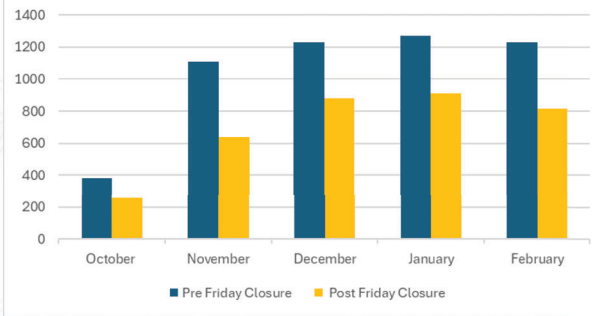
OTHER MUNICIPALITIES

- Surrounding agencies are offering alternative work schedules to boost employee retention
 - Kings County
 - City of Hanford
 - City of Coalinga

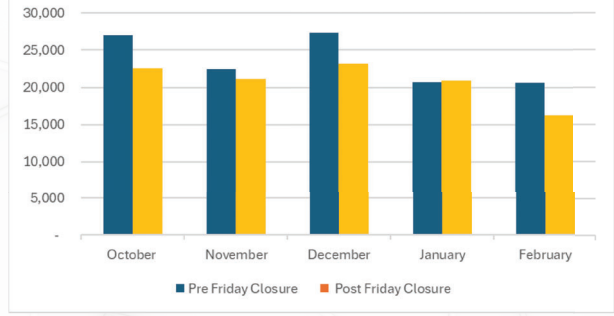
UTILITY USAGE



SoCalGas-Therms



PGE-KWH





QUESTIONS?