

**LEMOORE**  
CALIFORNIA

**LEMOORE CITY COUNCIL  
COUNCIL CHAMBER  
429 C STREET  
February 3, 2026  
5:30 P.M.**

**MEETING AGENDA**

*Please silence all electronic devices as a courtesy to those in attendance. Thank you.*

- a. **CALL TO ORDER**
- b. **INVOCATION**
- c. **PLEDGE OF ALLEGIANCE**
- d. **ROLL CALL**
- e. **AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS**

**1 – CEREMONIAL / PRESENTATION**

No Ceremonies / Presentations.

**2 – STUDY SESSION**

No Study Session.

**PUBLIC COMMENT**

**Public comment will be in accordance with the attached policy.** This time is reserved for members of the audience to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Council, any handouts for Council will be provided to the City Clerk for distribution to the Council and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Mayor opens the item to the public.

**3 – DEPARTMENT AND CITY MANAGER REPORTS**

3-1 Department & City Manager Reports

**4 – CONSENT CALENDAR**

Items considered routine in nature are placed on the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Council member or member of the public requests individual consideration.

- 4-1 Approval – Minutes – Regular Meeting – January 20, 2026
- 4-2 Information Only – Fire Department Update – December 2025
- 4-3 Information Only – Investment Report for the Quarter Ended December 31, 2025
- 4-4 Approval – Second Reading – Ordinance 2026-02 – Adopting Planned Unit Development NO. 2025-01 Located at 109 Hamlet Street in the City of Lemoore
- 4-5 Approval – Task Order for Rebid Phase and Construction Support Services – Daphne Storm Drain Improvement Project
- 4-6 Approval – Task Order for Design and Bid Phase Services – Liberty Drive and Glendale Avenue Sewer Lift Station
- 4-7 Approval – Offer of Dedication and Final Map – Southeast Corner of Bush and Acacia

**5 – PUBLIC HEARINGS**

Report, discussion and/or other Council action will be taken.

No Public Hearings.

**6 – NEW BUSINESS**

Report, discussion and/or other Council action will be taken.

- 6-1 Discussion and Direction – Adjusting City Council Stipends Consistent with Government Code Section 36516
- 6-2 Discussion and Direction – Appoint Member to Kings County Commission on Aging

**7 – CITY COUNCIL REPORTS AND REQUESTS**

- 7-1 City Council Reports / Requests

**CLOSED SESSION**

This item has been set aside for the City Council to meet in a closed session to discuss matters pursuant to Government Code Section 54956.9(d)(4). The City Attorney will provide an oral report regarding the Closed Session.

- 1. Government Code Section 54957.6  
Conference with Labor Negotiator  
Agency Designated Representatives: Christina D. Smith, City Attorney and Marissa Trejo,  
City Manager Employee Organizations: Unrepresented and General Association of  
Service Employees (G.A.S.E)

**ADJOURNMENT**

**Upcoming Council Meetings**

- City Council Regular Meeting, Tuesday, February 17, 2026
- City Council Regular Meeting, Tuesday, March 3, 2026

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk’s Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

**PUBLIC NOTIFICATION**

I, Lysandra Aquino, Deputy City Clerk for the City of Lemoore, declare under penalty of perjury that I posted the above Regular City Council Agenda for the meeting of February 3, 2026 at Council Chamber, 429 C Street and City Hall, 711 W. Cinnamon Drive, Lemoore, CA on January 27, 2026.

\_\_\_\_\_  
//s//  
Lysandra Aquino, Deputy City Clerk



**CITY COUNCIL REGULAR MEETING  
FEBRUARY 3, 2026 @ 5:30 p.m.**

*The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)*

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/89480548245?pwd=NpUatM0FDajQAP02d5ldJ1xYea97rT.1>
- Meeting ID: 894 8054 8245
- Passcode: 852247
- Phone: +1 669 900 6833

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: [cityclerk@lemoore.com](mailto:cityclerk@lemoore.com)**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

**General Public Comments & Comments on City Council Business Items**

For general public comments and comments regarding specific City Council Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the City Council meeting.

**Public Hearings**

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

**\*PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.\***

**January 20, 2026 Minutes  
Lemoore City Council Regular Meeting**

**CALL TO ORDER:**

*At 5:30 P.M., the meeting was called to order.*

**ROLL CALL:**

Mayor: MATTHEWS  
Council Members: BREWSTER, GORNICK, CRUZ  
Absent: LYONS

City Staff and contract employees present: City Manager Trejo; City Attorney Di Fillipo Smith; Police Chief Kendall; Management Analyst Baley; Administrative Assistant/ Fire Prevention Inspector Faria; Community Services Manager Greenlee; City Engineer Cowart; Management Analyst Hugie; Finance Director Valdez; Community Services Officer Perez; Building Inspector Oliver; Public Works Inspector Perez; Human Resources Assistant Aquino; City Clerk Avalos

**AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS**

*City Manager Trejo moved Item 4-3 to the next City Council meeting and requested that Item 4-7 be pulled from the consent calendar for separate consideration.*

**1 – CEREMONIAL / PRESENTATION**

- 1-1 Employee of the Month – Bruce German – December 2025 (Benavides)
- 1-2 Big Brothers Big Sisters of Central California Proclamation (Matthews)

**2 – STUDY SESSION**

- 2-1 Transient Occupancy Tax Review (Valdez)

*Finance Director Valdez presented Lemoore’s Transient Occupancy Tax Review. She asked for consensus to move forward with 12% TOT increase and consensus was received.*

**PUBLIC COMMENT**

*Alex Walker spoke on behalf of the Rotary Club and announced that they are excited to be one of the sponsors for the Flight Fest that the City of Lemoore is hosting. He stated that the Rotary Club is expanding and encourages the public to come visit a meeting or visit their website. He spoke about the upcoming trip that the Lemoore Rotary club is attending to Guatemala with Hanford Rotary Club and other rotary clubs. Another event that he is apart of with the LVFD is the upcoming golf tournament that will be held April 27<sup>th</sup>, 2026. He also spoke on behalf of the Chamber and stated that it is not too late to get tickets for the Chamber dinner.*

*Mr. Wells spoke on behalf of the Chamber and stated that the Installation dinner is their upcoming event on January 30, 2026. On February 5<sup>th</sup>, 2026, the City of Lemoore and the Chamber will partner to host a lunch mixer at the recreation department, and it will be a good opportunity for all businesses.*

*The Girl Scouts from Troop 7127 stated they attended the City Council meeting because they are working on their Democracy badge. They stated they are starting pre-order season for Girl Scout*

cookies, and their deliveries will begin February 1<sup>st</sup>. Their booths will be open February 17<sup>th</sup> to order in person.

### **3 – DEPARTMENT AND CITY MANAGER REPORTS**

City Manager Trejo stated she had no reports.

Police Chief Kendall stated they are working on their annual report for 2025 and their numbers look very good. He shared the following status on whether numbers were up or down:

- Calls for Service: down
- Total Crime Cases: down
- Misdemeanor and Felony Arrests: up
- Robberies, Thefts, and Auto thefts: down
- Collisions and Criminal Traffic Collisions: down

He stated the Tulare Kings 162<sup>nd</sup> Academy graduation will be held this Thursday January 22<sup>nd</sup>, 2026, at 1:30 p.m. in Visalia and they have two officers graduating from this class.

### **4 – CONSENT CALENDAR**

- 4-1 Approval – Minutes – Regular Meeting – January 6, 2026
- 4-2 Information Only – Finance Department Update – December 2025
- ~~4-3 Approval – Lease Agreement Between City of Lemoore and Lemoore Gem and Mineral Club~~
- 4-4 Approval – Acceptance of Grant Funds from Gametime for Playground Equipment at Lemoore Little League Park and Budget Amendment
- 4-5 Approval – Budget Amendment for Awarding the Comprehensive Fee Study to IGService
- 4-6 Approval – Bid Award – S.A. Camp Pump and Drilling Company
- 4-7 Approval – Resolution 2026-03 Accepting Grant Funding from the Office of Local Defense Community Cooperation
- 4-8 Approval – Appointment of Lemoore Parks and Recreation Commissioners
- 4-9 Information Only – Police Department Update – December 2025
- 4-10 Approval – Appointment of Lemoore Planning Commissioners
- 4-11 Approval – Second Reading – Ordinance 2026-01 – Amending Title 4 of the Municipal Code to Establish an Event Based Entertainment Zone and Resolution 2026-01 Establishing the Boundaries and Activation Protocols for the "Lemoore Downtown Entertainment Zone"
- 4-12 Approval – Salary Schedule Updates Effective January 1, 2026 and January 5, 2026
- 4-13 Approval – Agreement Between the City of Lemoore and IGService for Wastewater Rate Study
- 4-14 Approval – Adoption of the City of Lemoore 2025-2026 State Legislative Program
- 4-15 Information Only – Strategic Planning Report 2022
- 4-16 Information Only – Old City Hall Update
- 4-17 Information Only – Building Division Update – December 2025
- 4-18 Approval – Early Retirement Incentive Program

Items 4-4, 4-7, 4-8, 4-10, 4-14, 4-15, 4-16, and 4-18 were pulled for separate consideration.

Motion by Council Member Brewster, seconded by Mayor Pro Tem Gornick, to approve the Consent Calendar, except items 4-4, 4-7, 4-8, 4-10, 4-14, 4-15, 4-16, and 4-18.

Ayes: Brewster, Gornick, Cruz, Matthews

Absent: Lyons

4-4 Approval – Acceptance of Grant Funds from Gametime for Playground Equipment at Lemoore Little League Park and Budget Amendment

*Motion by Council Member Brewster, seconded by Council Member Cruz, to approve the Acceptance of Grant Funds from Gametime for Playground Equipment at Lemoore Little League Park and Budget Amendment*

*Ayes: Brewster, Cruz, Gornick, Matthews*

*Absent: Lyons*

4-7 Approval – Resolution 2026-03 Accepting Grant Funding from the Office of Local Defense Community Cooperation

*Motion by Council Member Cruz, seconded by Mayor Pro Tem Gornick, to approve Resolution 2026-03 Accepting Grant Funding from the Office of Local Defense Community Cooperation*

*Ayes: Cruz, Gornick, Brewster, Matthews*

*Absent: Lyons*

4-8 Approval – Appointment of Lemoore Parks and Recreation Commissioners

*Motion by Council Member Brewster, seconded by Council Member Cruz, to approve Appointment of Lemoore Parks and Recreation Commissioners*

*Ayes: Brewster, Cruz, Gornick, Matthews*

*Absent: Lyons*

4-10 Approval – Appointment of Lemoore Planning Commissioners

*Motion by Council Member Brewster, seconded by Mayor Pro Tem Gornick, to approve Appointment of Lemoore Planning Commissioners*

*Ayes: Brewster, Gornick, Cruz, Matthews*

*Absent: Lyons*

4-14 Approval – Adoption of the City of Lemoore 2025-2026 State Legislative Program

*Consensus was received to table this item.*

4-15 Information Only – Strategic Planning Report 2022

*Consensus was received to table this item*

4-18 Approval – Early Retirement Incentive Program

*Motion by Council Member Brewster, seconded by Council Member Cruz, to approve Early Retirement Incentive Program with amendments.*

*Ayes: Brewster, Cruz, Gornick, Matthews*

*Absent: Lyons*

## **5 – PUBLIC HEARINGS**

Report, discussion and/or other Council action will be taken.

- 5-1 Public Hearing – First Reading – Ordinance 2026-02 – Adopting Planned Unit Development No. 2025-01 Located at 109 Hamlet Street in the City of Lemoore and Resolution 2026-02 Approving Tentative Parcel Map No. 2025-03 to Divide an Existing 0.44-Acre Parcel Into Four Parcels Located at 109 Hamlet Street in the City Of Lemoore (Apn 020-184-020) (Brandt)

Public Hearing was continued from the previous meeting.

Spoke: Steven Macias, Sequoia Investors LLC  
Danielle Macias, Sequoia Investors LLC

Public Hearing Closed: 7:22 p.m.

*Motion by Council Member Brewster , seconded by Mayor Mathews to approve the first reading of Ordinance 2026-02 – Adopting Planned Unit Development No. 2025-01 Located at 109 Hamlet Street in the City of Lemoore and Resolution 2026-02 Approving Tentative Parcel Map No. 2025-03 to Divide an Existing 0.44-Acre Parcel Into Four Parcels Located at 109 Hamlet Street in the City Of Lemoore (Apn 020-184-020) added an additional requirement that the homes constructed on the site substantially conform to the home plans presented at the hearing.*

*Ayes: Brewster, Mathews, Cruz*

*Noes: Gornick*

*Absent: Lyons*

## **6 – NEW BUSINESS**

- 6-1 Discussion and Direction – Adjustments of City Council Stipends Consistent with SB 329, reflecting a 5% Increase Per Year Since the Last Stipend Adjustment in 2007 (Trejo)

*Motion by Mayor Pro Tem Gornick, seconded by Council Member Brewster, approval to move forward with Adjustments of City Council Stipends Consistent with SB 329, reflecting a 5% Increase Per Year Since the Last Stipend Adjustment in 2007*

*Ayes: Gornick, Brewster, Cruz, Mathews*

*Absent: Lyons*

## **7 – CITY COUNCIL REPORTS AND REQUESTS**

*Council Member Brewster stated Little League sign ups have officially ended and there were over 300 kids registered. There will be try outs this weekend on Friday, Saturday and Sunday. He stated he will be attending the Public Safety Committee Policy meeting where they will be discussing fire preparation, Prop 36, law enforcement policy and other bills at state level they are trying to oppose or support. He congratulated Bruce on being the employee of the month and thanked City staff for all their hard work.*

*Council Member Cruz extended his deepest sympathies to Council Member Lyons' family. He thanked the leaders in NAS Lemoore for their continued investment, support and collaboration with the City of Lemoore. He also thanked the city staff and safety for all their efforts. He gave*

recognition to the Public Works Department for responding in a timely manner to all the flooding during the holidays.

Mayor Pro Tem Gornick encouraged the public to keep an eye out on the Groundwater Sustainability act the requirements it's putting on the farmers in the valley. He thanked the Girl Scouts who bravely spoke about their attendance and their upcoming sale on cookies. He gave appreciation to Mr. Macias and his spouse for speaking today and wished them luck on their upcoming project.

Mayor Matthews attended the Kings County Homelessness Collaborative meeting today. She highlighted their home project which is part of their home grant they received through KCAO in the amount of 6.8 million to help those who are currently experiencing homelessness or any financial hardships. She encouraged the public to go to KCAO website under their housing portal if anybody needs services or experiencing financial hardships. She stated for the March 4<sup>th</sup> meeting she will be in Sacramento for one of the boards she sits on the KCAG for policy council advocating in Sacramento for our region. She asked council if they would like to council the meeting or continue that meeting and they stated they would like to continue the meeting.

Council adjourned to Closed Session at 7:45 p.m.

### **CLOSED SESSION**

This item has been set aside for the City Council to meet in a closed session to discuss matters pursuant to Government Code Section 54956.9(d)(4). The City Attorney will provide an oral report regarding the Closed Session.

1. Government Code Section 54957.6  
Conference with Labor Negotiator  
Agency Designated Representatives: Christina D. Smith, City Attorney and Marissa Trejo,  
City Manager Employee Organizations: Unrepresented and General Association of  
Service Employees (G.A.S.E), Lemoore Police Officers Association (LPOA), Lemoore  
Police Sergeants Association (LPSU), Lemoore Police Department Professional Services  
Bargaining Unit (LPPSBU)

### **CLOSED SESSION REPORT**

The City Council voted to initiate a civil suit against Baker Revocable Trust, Leslie L. Baker (Trustee), and Anne W. Baker (Trustee), owners of 400-414 W. D Street (APN 20-062-009-000), Lemoore, California, and also to pursue criminal action relating to the same property. The City Council vote was 4-0, with one Council member absent.

### **ADJOURNMENT**

At 8:21 P.M., Council adjourned.

Approved the 3<sup>rd</sup> day of February 2026.

APPROVED:

\_\_\_\_\_  
Patricia Matthews, Mayor

ATTEST:

\_\_\_\_\_  
Lysaundra Aquino, Deputy City Clerk



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## Staff Report

Item No: 4-2

**To: Lemoore City Council**

**From: David Jones, Fire Chief**

**Date: January 8, 2025**

**Meeting Date: February 3, 2026**

**Subject: Fire Department Update – December 2025**

**Strategic Initiative:**

- |  |  |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community            | <input type="checkbox"/> Growing & Dynamic Economy         |
| <input type="checkbox"/> Fiscally Sound Government           | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable                    |

**Proposed Motion:**

Information Only.

**Subject/Discussion:**

The December 2025 update for the Fire Department is attached.

**Financial Consideration(s):**

N/A

**Alternatives or Pros/Cons:**

N/A

**Commission/Board Recommendation:**

N/A

**Staff Recommendation:**

Information Only.

**Attachments:**

- Resolution:
- Ordinance:
- Map
- Contract
- Other

List: December 2025 Fire Department Update

**Review:**

- City Attorney
- City Clerk
- City Manager
- Finance

**Date:**

- 1/27/2026
- 1/26/2026
- 1/26/2026

# LVFD December 2025 Monthly Report



	December 2024	December 2025	YTD 2024	YTD 2025	YTD +/-
Training	7	8	70	85	+15
Fire Calls	25	27	306	366	+60
EMS Calls	146	116	1511	1614	+103

**EVENTS/PUBLIC EDUCATION:**

- December 2, 2025-Truck Inventory Night
- December 4, 2025- Santa Rosa Rancheria Parade
- December 6, 2025- Lemoore Christmas Parade
- December 7, 2025- Stratford Christmas Parade
- December 16, 2025- Board of Supervisors 100 Year Tree Recognition & Training Night
- December 19, 2025- Battle of Badges Blood Drive
- December 20, 2025- Lily of the Valley Christmas Food Drive Event
- December 22, 2025- Presents on Patrol
- December 23, 2025- Training Night

**Vehicle/Equipment Repairs:**

Truck#7-did not pass smog-in shop for repairs

Engine#11- Jaws of life back in service, at the end of December.

Truck #13- Still have loaner Jaws of Life Spreader. Waiting on parts to fix ours and will be shipped back soon. -Parts are now in and being replaced at manufacturer. Waiting for final notification when it will be sent back

Engine #15- Radios having issues, truck has a recall for door locks, water sensor level not working correctly waiting for an appointment to get it in for repairs.

**Building Repairs:**

NEW ROOF: A new roof has been installed on the FOX Station

**Training:** Working on Fire Training Facility -Cement pad has been poured, working on C-Train configuration.



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## Staff Report

Item No: 4-3

**To:** Lemoore City Council  
**From:** Josalynn Valdez, Finance Director  
**Date:** January 22, 2026      **Meeting Date:** February 3, 2026  
**Subject:** Investment Report for the Quarter Ended December 31, 2025

**Strategic Initiative:**

- |   |  |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community             | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence    |
| <input type="checkbox"/> Community & Neighborhood Livability  | <input type="checkbox"/> Not Applicable            |

**Proposed Motion:**

Council receive the investment report for the quarter ended December 31, 2025.

**Subject/Discussion:**

The total cash and investment portfolio book value (cost) held by the City as of December 31, 2025 was \$81,365,160.

The cash and investments held by the City include the following components: Managed Investment Portfolio (\$47,566,293), State of CA Local Agency Investment Fund (\$31,967,079), California Asset Management Program (CAMP) Pooled Investment Fund (\$48,378), Cash/Time Deposits (\$1,361,316), and accrued interest on investments (\$422,094). *Earned interest is the interest earned on investments over a specific time period, accrued interest is the interest that an investment has earned, but hasn't yet been received, and paid interest is the interest that has already been received as payment.*

Cash and investments held by the City and the trustees continue to be invested in accordance with the Government Code and the Council Investment Policy.

During the quarter, five Certificates of Deposit in the amount of \$1,233,000 were purchased, two Federal Agency Bonds in the amount of \$1,258,793 were purchased, one Federal Agency Bond in the amount of \$1,000,000 matured, one U.S. Treasury Note in

*"In God We Trust"*

the amount of \$447,199 was purchased, and two U.S. Treasury Notes in the amount of \$2,000,000 matured.

Two-year Treasuries were yielding 3.60% at the beginning of the quarter and at 3.47% at the end of the quarter, which was a decrease of 13 basis points for the quarter.

As of December 31, 2025, the Weighted Yield to Maturity on the Managed Investment Portfolio was 4.26%.

At the end of this quarter, the Weighted Average Maturity of the Managed Investment Portfolio was 2.53 years.

The Federal Open Market Committee (FOMC) meets approximately every six weeks and determines the level of the Federal Funds Rate. *At the December 10th meeting, the Committee decided to lower the target range for the federal funds rate by 1/4 percentage point to 3-1/2 to 3-3/4 percent.*

**Summary from the December 10th meeting:**

*"Recent indicators suggest that growth of economic activity moderated in the first half of the year. Job gains have slowed, and the unemployment rate has edged up but remains low. Inflation has moved up and remains somewhat elevated.*

*The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. Uncertainty about the economic outlook remains elevated. The Committee is attentive to the risks to both sides of its dual mandate and judges that downside risks to employment have risen.*

*In support of its goals and in light of the shift in the balance of risks, the Committee decided to lower the target range for the federal funds rate by 1/4 percentage point to 4 to 4-1/4 percent. In considering additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.*

*In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments."*

Finance staff hired Optimized Investment Partners in March 2024 to help improve the investment returns for the city and to ensure compliance with California Government Code by ensuring safety of principal and sufficient liquidity for operations. Ongoing portfolio management activity will continue to be performed in partnership with Optimized Investment Partners, the City Manager, and the Finance Director.

**Financial Consideration(s):**

"In God We Trust"

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council members do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

Considering the projected timing of cash receipts and disbursements and the structure of the Pooled Investment Portfolio, the City should be able to comfortably meet overall cash flow needs over the next six months. There is no direct fiscal impact by this action.

**Alternatives or Pros/Cons:**

N/A

**Commission/Board Recommendation:**

N/A

**Staff Recommendation:**

Informational, council to receive report.

**Attachments:**

- Resolution:
- Ordinance:
- Map
- Contract
- Other

**Review:**

- City Attorney
- City Clerk
- City Manager
- Finance

**Date:**

- 1/27/2026
- 1/26/2026
- 01/22/2026

1. Summary of Cash and Investments as of December 31, 2025
2. Portfolio Summary and Key Statistics for the Quarter Ended December 31, 2025
3. US Bank Custodial Account Statement for Month End December 31, 2025

**City of Lemoore**  
**Summary of Cash and Investments for the Quarter Ended December 31, 2025**

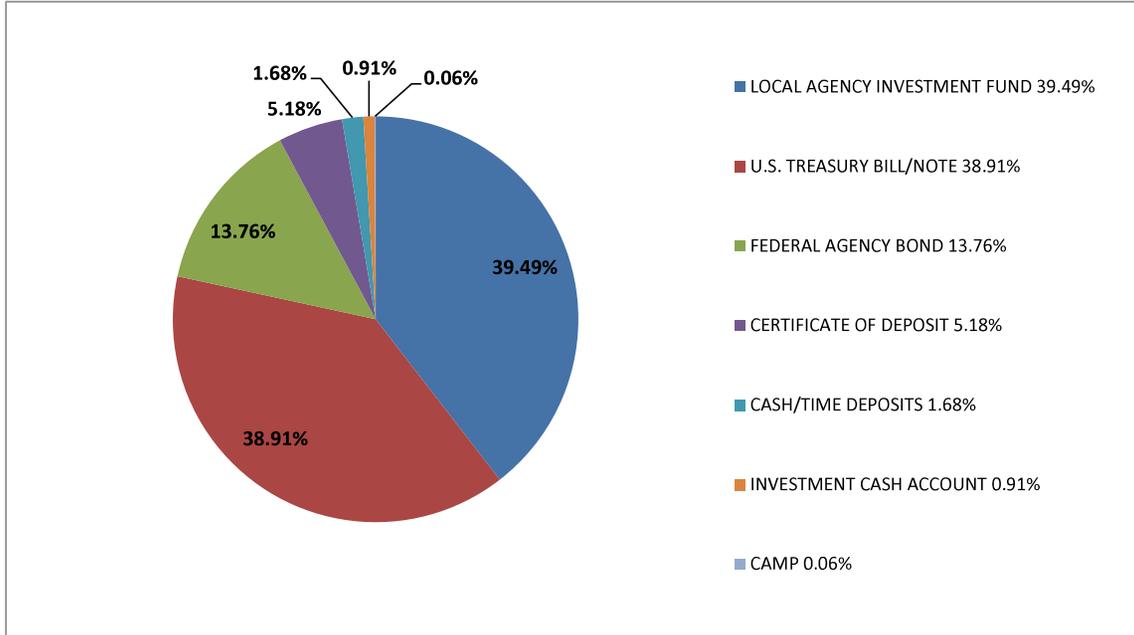
Portfolio Assets	Par Value (1)	Market Value (2)	Book Value (3)	% of Portfolio
<b>Cash &amp; Investments Held by City</b>				
<b>Investment Portfolio</b>				
<b>Managed Investments</b>				
U.S. Bank Custodial Cash Account	\$ 738,433	\$ 738,433	\$ 738,433	0.91%
U.S. Treasury Bill/ Note	32,035,000	32,155,481	31,498,620	38.91%
Federal Agency Bond	11,230,000	11,303,199	11,138,240	13.76%
Certificate of Deposit	4,191,000	4,191,976	4,191,000	5.18%
<b>Managed Investments Subtotal</b>	<b>\$ 48,194,433</b>	<b>\$ 48,389,088</b>	<b>\$ 47,566,293</b>	<b>58.77%</b>
<b>Pooled Investments</b>				
State of CA Local Agency Investment Fund	\$ 31,967,079	\$ 31,967,079	\$ 31,967,079	39.49%
CAMP	48,378	48,378	48,378	0.06%
<b>Pooled Investments Subtotal</b>	<b>\$ 32,015,457</b>	<b>\$ 32,015,457</b>	<b>\$ 32,015,457</b>	<b>39.55%</b>
<b>Investment Portfolio Subtotal</b>	<b>\$ 80,209,890</b>	<b>\$ 80,404,546</b>	<b>\$ 79,581,750</b>	<b>98.32%</b>
<b>Cash/Time Deposits</b>	<b>\$ 1,361,316</b>	<b>\$ 1,361,316</b>	<b>\$ 1,361,316</b>	<b>1.68%</b>
<b>Funds Available for Investment</b>	<b>\$ 81,571,206</b>	<b>\$ 81,765,862</b>	<b>\$ 80,943,066</b>	<b>100.00%</b>
<b>Accrued Interest</b>	<b>\$ 422,094</b>	<b>\$ 422,094</b>	<b>\$ 422,094</b>	
<b>Total Cash &amp; Investments Held by City</b>	<b>\$ 81,993,300</b>	<b>\$ 82,187,955</b>	<b>\$ 81,365,160</b>	

Notes:

1. Par value is the principal amount of the investment on maturity.
2. Market values contained herein are received from sources we believe are reliable; however, we do not guarantee their accuracy.
3. Book value is par value of the security plus or minus any premium or discount on the security.

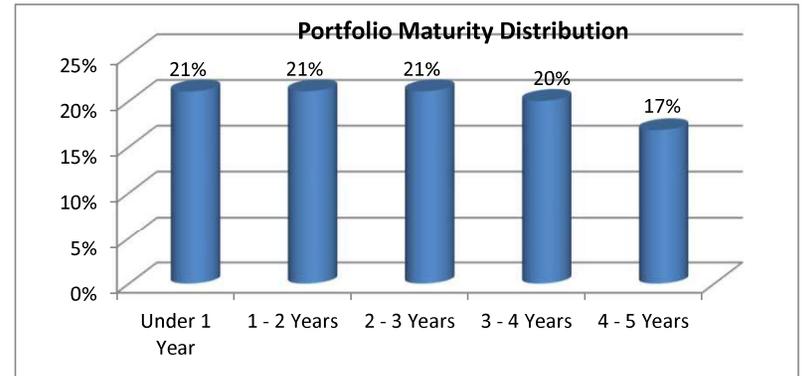
**City of Lemoore  
Investment Report for the Quarter Ended December 31, 2025**

**Investment Portfolio Summary and Key Statistics**



Portfolio Key Statistics	
PAR Value	\$ 80,209,890
Book Value (COST)	\$ 79,581,750
Market Value	\$ 80,404,546
Weighted Average Maturity (in years)	2.53
Weighted Yield to Maturity*	4.26%

\*Note: Cash/time deposits not included in WYTM



Excludes Pooled Investments and U.S. Bank Custodial Cash Account

**U.S. Treasury Yields - Quarterly Comparison**

Maturity	Dec 2025	Sep 2025	Change
3-Month	3.67%	4.02%	-0.35%
1-Year	3.48%	3.68%	-0.20%
2-Year	3.47%	3.60%	-0.13%
3-Year	3.55%	3.61%	-0.06%
5-Year	3.73%	3.74%	-0.01%
10-Year	4.18%	4.16%	0.02%

**2-Year U.S. Treasury Yield - Historical Data**

Dec 2025	Dec 2024	Dec 2023	Dec 2022
3.47%	4.25%	4.23%	4.41%

Portfolio Maturity	PAR Maturing	% Maturing
Under 1 Year	\$ 9,986,000	21%
1 - 2 Years	\$ 10,000,000	21%
2 - 3 Years	\$ 10,000,000	21%
3 - 4 Years	\$ 9,495,000	20%
4 - 5 Years	\$ 7,975,000	17%
<b>Total</b>	<b>\$ 47,456,000</b>	<b>100%</b>

Interest Earnings	FY 24-25	FY 25-26	Change
Oct	\$ 296,484	\$ 344,507	\$ 48,023
Nov	\$ 283,441	\$ 266,392	\$ (17,048)
Dec	\$ 286,985	\$ 224,488	\$ (62,497)
<b>Total for Quarter</b>	<b>\$ 866,909</b>	<b>\$ 835,387</b>	<b>\$ (31,522)</b>

Note: Interest Earnings figures do not include capital gains or losses



**QUESTIONS?**

If you have any questions regarding your account or this statement, please contact your Administrator.

**ACCOUNT NUMBER: 001051015919**

**CITY OF LEMOORE**

MARQUES MCNIESE  
CN-OH-W5IT  
425 WALNUT ST. 5TH FLOOR  
CINCINNATI OH 45202  
Phone 513-632-4147  
E-mail [marques.mcniese@usbank.com](mailto:marques.mcniese@usbank.com)

Portfolio Manager:  
TS CIN RC #4 - MANUAL  
CN-OH-W6TC

**This statement is for the period from December 1, 2025 to December 31, 2025**



000638099560422 S  
CITY OF LEMOORE  
711 W. CINNAMON DRIVE  
LEMOORE, CA 93245

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CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

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**SPECIAL MESSAGES**

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This notice, provided at least thirty days in advance, is to make you aware that the terms and conditions of Liquidity Plus are being amended to increase the limit on end-of-day cash that is swept to Deposit Banks to be eligible for FDIC insurance coverage. The "Deposit Limit" will increase from \$5,000,000 to \$10,000,000. The following sentences in your terms and conditions are being amended to reflect the change from \$5,000,000 to \$10,000,000. No other changes are being made to the terms and conditions at this time.

"The maximum amount of Federal Deposit Insurance Corporation ("**FDIC**") deposit insurance coverage available for funds swept under Liquidity Plus is currently \$10,000,000, subject to certain exceptions and the ability to place such cash balances, as more fully explained below ("**Deposit Limit**")."

and

"Customer's Deposits are deposited into interest-bearing omnibus deposit accounts at the Program Banks in a manner currently designed to provide Customer with up to \$10,000,000 of total FDIC deposit insurance coverage, subject to certain exceptions described herein. FDIC deposit insurance coverage is normally available for Customer's Deposits up to the FDIC standard maximum deposit insurance amount ("**SMDIA**"), which is currently \$250,000 per legal category of account ownership at each participating Program Bank when aggregated with all other deposits held by Customer in the same Program Bank and in the same legal category of account ownership."

These changes take effect on February 23, 2026. You can review the current list of Deposit Banks and opt out of any individual bank you already have deposit balances in the same ownership category by visiting <https://www.usbank.com/dam/en/documents/pdfs/investment-services/gfs-liquidity-plus.pdf>.

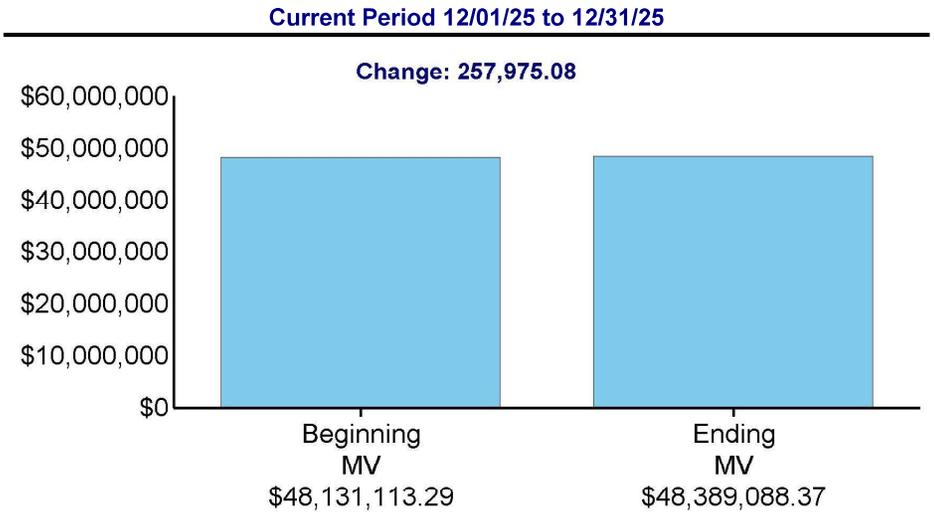


CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**MARKET VALUE SUMMARY**

	Current Period 12/01/25 to 12/31/25	Year-to-Date 01/01/25 to 12/31/25
<b>Beginning Market Value</b>	<b>\$48,131,113.29</b>	<b>\$49,198,973.26</b>
Taxable Interest	307,001.46	1,945,945.70
Taxable Dividends	1,830.69	23,137.80
Fees and Expenses	-399.89	-4,877.73
Cash Disbursements		-3,497,000.00
Long Term Gains/Losses	2,760.00	93,000.00
Change in Investment Value	-53,217.18	629,909.34
<b>Ending Market Value</b>	<b>\$48,389,088.37</b>	<b>\$48,389,088.37</b>



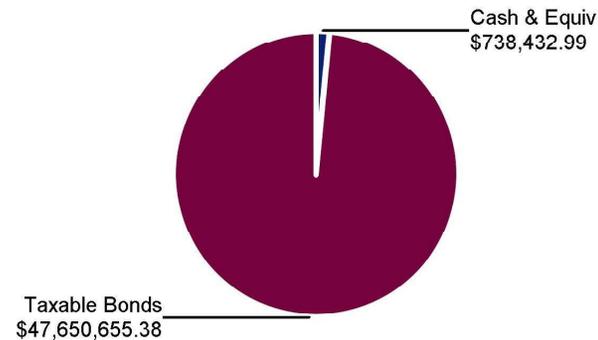


CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

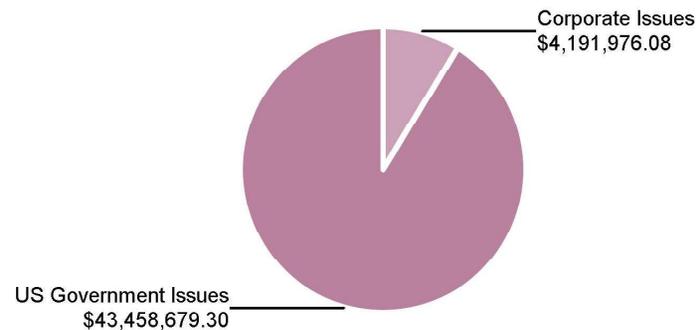
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December 1, 2025 to December 31, 2025

**ASSET SUMMARY**

<b>Assets</b>	<b>Current Period Market Value</b>	<b>% of Total</b>	<b>Estimated Annual Income</b>
Cash & Equivalents	738,432.99	1.50	25,419.55
Taxable Bonds	47,650,655.38	98.50	1,826,404.25
<b>Total Market Value</b>	<b>\$48,389,088.37</b>	<b>100.00</b>	<b>\$1,851,823.80</b>



**Fixed Income Summary**



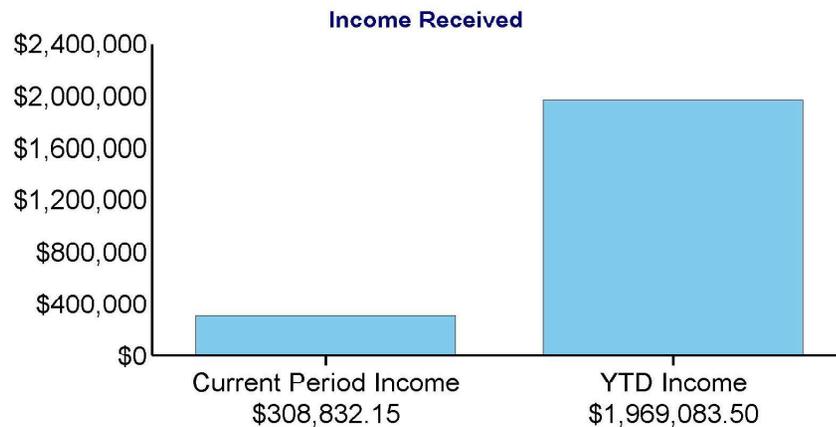


CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**INCOME SUMMARY**

	Income Received Current Period	Income Received YTD
Taxable Interest	307,001.46	1,945,945.70
Taxable Dividends	1,830.69	23,137.80
<b>Total Current Period Income</b>	<b>\$308,832.15</b>	<b>\$1,969,083.50</b>





CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

### ASSET DETAIL

#### Security Description

Shares/Face Amt	Price	Market Value	Tax Cost	Unrealized Gain/Loss	Percent of Total Portfolio	Estimated Annual Income	Estimated Current Yield
<b>Cash &amp; Equivalents</b>							
<b>Cash/Money Market</b>							
First American Government - 31846V567 Oblig Fd CI Z #3676							
40,000.000	1.0000	40,000.00	40,000.00	0.00	0.1	1,457.37	3.64
L Plus Platinum Class Z - USBLPPZ **							
698,432.990	1.0000	698,432.99	698,432.99	0.00	1.4	23,962.18	3.43
<b>Total Cash/Money Market</b>		<b>\$738,432.99</b>	<b>\$738,432.99</b>	<b>\$0.00</b>	<b>1.5</b>	<b>\$25,419.55</b>	
<b>Cash</b>							
Principal Cash		-2,926,315.76	-2,926,315.76		-6.0		
Income Cash		2,926,315.76	2,926,315.76		6.0		
<b>Total Cash</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0</b>	<b>\$0.00</b>	
<b>Total Cash &amp; Equivalents</b>		<b>\$738,432.99</b>	<b>\$738,432.99</b>	<b>\$0.00</b>	<b>1.5</b>	<b>\$25,419.55</b>	

#### Taxable Bonds

##### US Government Issues

U S Treasury Note - 91282CGE5  
3.875 01/15/2026

1,000,000.000	100.0040	1,000,040.00	985,857.00	14,183.00	2.1	38,750.00	3.88
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U S Treasury Note - 91282CHH7  
4.125 06/15/2026

2,000,000.000	100.2780	2,005,560.00	1,980,714.00	24,846.00	4.1	82,500.00	4.11
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CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**ASSET DETAIL (continued)**

**Security Description**

	<b>Shares/Face Amt</b>	<b>Price</b>	<b>Market Value</b>	<b>Tax Cost</b>	<b>Unrealized Gain/Loss</b>	<b>Percent of Total Portfolio</b>	<b>Estimated Annual Income</b>	<b>Estimated Current Yield</b>
U S Treasury Note - 91282CHM6 4.500 07/15/2026	2,000,000.000	100.5130	2,010,260.00	1,997,266.00	12,994.00	4.2	90,000.00	4.48
Federal Farm Credit Bks - 3133EPSW6 4.500 08/14/2026	1,000,000.000	100.5490	1,005,490.00	998,834.00	6,656.00	2.1	45,000.00	4.47
U S Treasury Note - 91282CJC6 4.625 10/15/2026	1,000,000.000	100.8060	1,008,060.00	1,002,973.00	5,087.00	2.1	46,250.00	4.59
U S Treasury Note - 912828U24 2.000 11/15/2026	1,000,000.000	98.6790	986,790.00	938,031.00	48,759.00	2.0	20,000.00	2.03
U S Treasury Note - 91282CJP7 4.375 12/15/2026	1,000,000.000	100.7840	1,007,840.00	997,259.00	10,581.00	2.1	43,750.00	4.34
U S Treasury Note - 91282CJT9 4.000 01/15/2027	1,000,000.000	100.4800	1,004,800.00	987,608.00	17,192.00	2.1	40,000.00	3.98
Federal Farm Credit Bks - 3133EAUX4 2.850 06/21/2027	2,000,000.000	99.0200	1,980,400.00	1,902,762.00	77,638.00	4.1	57,000.00	2.88
U S Treasury Note - 91282CFB2 2.750 07/31/2027	2,000,000.000	98.8710	1,977,420.00	1,897,076.00	80,344.00	4.1	55,000.00	2.78
U S Treasury Note - 91282CFH9 3.125 08/31/2027	1,000,000.000	99.4260	994,260.00	959,600.00	34,660.00	2.1	31,250.00	3.14
U S Treasury Note - 91282CFM8 4.125 09/30/2027	1,000,000.000	101.0700	1,010,700.00	991,400.00	19,300.00	2.1	41,250.00	4.08



CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**ASSET DETAIL (continued)**

**Security Description**

	<b>Shares/Face Amt</b>	<b>Price</b>	<b>Market Value</b>	<b>Tax Cost</b>	<b>Unrealized Gain/Loss</b>	<b>Percent of Total Portfolio</b>	<b>Estimated Annual Income</b>	<b>Estimated Current Yield</b>
U S Treasury Note - 91282CFU0 4.125 10/31/2027	1,000,000.000	101.1090	1,011,090.00	991,189.00	19,901.00	2.1	41,250.00	4.08
U S Treasury Note - 91282CFZ9 3.875 11/30/2027	1,000,000.000	100.7110	1,007,110.00	982,874.00	24,236.00	2.1	38,750.00	3.85
Federal Home Loan Bks - 3130AXQJ0 4.750 12/10/2027	1,000,000.000	102.0530	1,020,530.00	1,011,108.00	9,422.00	2.1	47,500.00	4.65
U S Treasury Note - 91282CGH8 3.500 01/31/2028	1,000,000.000	100.0200	1,000,200.00	969,653.00	30,547.00	2.1	35,000.00	3.50
U S Treasury Note - 91282CHK0 4.000 06/30/2028	2,000,000.000	101.1720	2,023,440.00	1,975,112.00	48,328.00	4.2	80,000.00	3.95
U S Treasury Note - 91282CHQ7 4.125 07/31/2028	2,000,000.000	101.4920	2,029,840.00	1,984,540.00	45,300.00	4.2	82,500.00	4.06
U S Treasury Note - 91282CHX2 4.375 08/31/2028	1,000,000.000	102.1130	1,021,130.00	1,002,584.00	18,546.00	2.1	43,750.00	4.28
U S Treasury Note - 91282CJA0 4.625 09/30/2028	1,000,000.000	102.8280	1,028,280.00	1,012,830.00	15,450.00	2.1	46,250.00	4.50
U S Treasury Note - 91282CJF9 4.875 10/31/2028	1,000,000.000	103.5430	1,035,430.00	1,023,373.00	12,057.00	2.1	48,750.00	4.71
U S Treasury Note - 9128285M8 3.125 11/15/2028	1,000,000.000	98.8830	988,830.00	950,854.00	37,976.00	2.0	31,250.00	3.16



CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**ASSET DETAIL (continued)**

**Security Description**

	<b>Shares/Face Amt</b>	<b>Price</b>	<b>Market Value</b>	<b>Tax Cost</b>	<b>Unrealized Gain/Loss</b>	<b>Percent of Total Portfolio</b>	<b>Estimated Annual Income</b>	<b>Estimated Current Yield</b>
Federal Home Loan Bks - 3130AFEC7 3.500 12/08/2028	1,000,000.000	99.6040	996,040.00	964,866.00	31,174.00	2.1	35,000.00	3.51
U S Treasury Note - 91282CJW2 4.000 01/31/2029	1,000,000.000	101.2730	1,012,730.00	988,203.00	24,527.00	2.1	40,000.00	3.95
Federal Home Loan Bks - 3130B1BC0 4.625 06/08/2029	1,000,000.000	103.2850	1,032,850.00	1,013,375.00	19,475.00	2.1	46,250.00	4.48
U S Treasury Note - 91282CLC3 4.000 07/31/2029	2,000,000.000	101.2930	2,025,860.00	1,977,672.00	48,188.00	4.2	80,000.00	3.95
U S Treasury Note - 91282CFJ5 3.125 08/31/2029	1,000,000.000	98.3130	983,130.00	978,492.00	4,638.00	2.0	31,250.00	3.18
Federal Home Loan Bks - 3130A35P5 3.500 09/24/2029	225,000.000	99.3710	223,584.75	217,103.40	6,481.35	0.5	7,875.00	3.52
U S Treasury Note - 91282CLN9 3.500 09/30/2029	775,000.000	99.5350	771,396.25	777,821.00	-6,424.75	1.6	27,125.00	3.52
U S Treasury Note - 91282CLR0 4.125 10/31/2029	750,000.000	101.7110	762,832.50	744,622.50	18,210.00	1.6	30,937.50	4.06
U S Treasury Note - 91282CFY2 3.875 11/30/2029	1,000,000.000	100.8360	1,008,360.00	988,595.00	19,765.00	2.1	38,750.00	3.84
Federal Home Loan Bks - 3130ATUT2 4.500 12/14/2029	1,500,000.000	103.1170	1,546,755.00	1,523,458.50	23,296.50	3.2	67,500.00	4.36



CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**ASSET DETAIL (continued)**

**Security Description**

	Shares/Face Amt	Price	Market Value	Tax Cost	Unrealized Gain/Loss	Percent of Total Portfolio	Estimated Annual Income	Estimated Current Yield
U S Treasury Note - 91282CGJ4 3.500 01/31/2030	1,000,000.000	99.4260	994,260.00	965,223.00	29,037.00	2.1	35,000.00	3.52
Federal Agri Mtg Corp M T N - 31424WH39 3.850 07/03/2030	1,000,000.000	100.7700	1,007,700.00	998,860.00	8,840.00	2.1	38,500.00	3.82
Federal Agri Mtg Corp M T N - 31424WP89 3.800 08/13/2030	250,000.000	100.2400	250,600.00	250,450.00	150.00	0.5	9,500.00	3.79
Federal Farm Credit Bks - 3133ETYU5 3.500 09/23/2030	1,000,000.000	99.0260	990,260.00	998,630.00	-8,370.00	2.0	35,000.00	3.53
Federal Farm Credit Bks - 3133ETH67 3.625 10/17/2030	500,000.000	99.5830	497,915.00	502,615.00	-4,700.00	1.0	18,125.00	3.64
U S Treasury Note - 91282CAV3 0.875 11/15/2030	510,000.000	87.4180	445,831.80	447,198.60	-1,366.80	0.9	4,462.50	1.00
Federal Farm Credit Bks - 3133ET2G1 3.625 11/26/2030	755,000.000	99.4800	751,074.00	756,177.80	-5,103.80	1.6	27,368.75	3.64
<b>Total US Government Issues</b>			<b>\$43,458,679.30</b>	<b>\$42,636,859.80</b>	<b>\$821,819.50</b>	<b>89.8</b>	<b>\$1,658,393.75</b>	

**Corporate Issues**

Bmw Bk North Amer Salt Lake - 05580A6M1 C D 4.650 09/22/2026	244,000.000	100.7460	245,820.24	244,000.00	1,820.24	0.5	11,346.00	4.62
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CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**ASSET DETAIL (continued)**

**Security Description**

	<b>Shares/Face Amt</b>	<b>Price</b>	<b>Market Value</b>	<b>Tax Cost</b>	<b>Unrealized Gain/Loss</b>	<b>Percent of Total Portfolio</b>	<b>Estimated Annual Income</b>	<b>Estimated Current Yield</b>
First Natl Bk Of Mich - 32114VCQ8 C D 4.700 09/22/2026	249,000.000	100.7950	250,979.55	249,000.00	1,979.55	0.5	11,703.00	4.66
American Natl Bk - 02772JFF2 C D 4.550 09/25/2026	249,000.000	100.7090	250,765.41	249,000.00	1,765.41	0.5	11,329.50	4.52
Partners Bk Mission Viejo - 70212YBS0 C D 4.650 09/28/2026	244,000.000	100.8160	245,991.04	244,000.00	1,991.04	0.5	11,346.00	4.61
Customers Bk Phoenixville Pa - 23204HQH4 C D 3.500 10/15/2029	245,000.000	98.8580	242,202.10	245,000.00	-2,797.90	0.5	8,575.00	3.54
Bny Mellon - 05584CXY7 C D 3.950 06/11/2030	245,000.000	100.3720	245,911.40	245,000.00	911.40	0.5	9,677.50	3.93
Celtic Bk Salt Lake City Utah - 15118RW78 C D 4.000 06/12/2030	249,000.000	100.5910	250,471.59	249,000.00	1,471.59	0.5	9,960.00	3.98
Medallion Bk Salt Lake City Utah - 58404DXW6 C D 4.150 06/17/2030	249,000.000	101.2140	252,022.86	249,000.00	3,022.86	0.5	10,333.50	4.10
Security First Bk Lincoln Neb - 81425PBY6 C D 3.950 06/18/2030	245,000.000	100.3710	245,908.95	245,000.00	908.95	0.5	9,677.50	3.93



CITY OF LEMOORE  
ACCOUNT NUMBER: 001051015919

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December 1, 2025 to December 31, 2025

**ASSET DETAIL (continued)**

**Security Description**

	<b>Shares/Face Amt</b>	<b>Price</b>	<b>Market Value</b>	<b>Tax Cost</b>	<b>Unrealized Gain/Loss</b>	<b>Percent of Total Portfolio</b>	<b>Estimated Annual Income</b>	<b>Estimated Current Yield</b>
Goldman Sachs Bk USA - 38150V4S5 C D 3.850 08/19/2030	245,000.000	99.9040	244,764.80	245,000.00	-235.20	0.5	9,432.50	3.85
First Premier Bk Sioux Falls - 33610RWW1 C D 3.700 08/20/2030	245,000.000	99.2730	243,218.85	245,000.00	-1,781.15	0.5	9,065.00	3.73
Genoa Bkg Co Ohio - 372348DP4 C D 3.700 08/22/2030	249,000.000	99.3010	247,259.49	249,000.00	-1,740.51	0.5	9,213.00	3.73
Institution For Svgs In Newbur - 45780PDK8 C D 3.650 10/28/2030	249,000.000	99.0170	246,552.33	249,000.00	-2,447.67	0.5	9,088.50	3.69
Credit Human Fed Cr Un San Ant - 22537MAM9 C D 3.650 10/30/2030	249,000.000	99.0330	246,592.17	249,000.00	-2,407.83	0.5	9,088.50	3.69
Morgan Stanley Private - 61776NE82 C D 3.800 11/19/2030	245,000.000	99.6580	244,162.10	245,000.00	-837.90	0.5	9,310.00	3.81
Morgan Stanley Bk - 61778EJQ5 C D 3.800 11/19/2030	245,000.000	99.6580	244,162.10	245,000.00	-837.90	0.5	9,310.00	3.81



CITY OF LEMOORE  
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December 1, 2025 to December 31, 2025

**ASSET DETAIL (continued)**

**Security Description**

Shares/Face Amt	Price	Market Value	Tax Cost	Unrealized Gain/Loss	Percent of Total Portfolio	Estimated Annual Income	Estimated Current Yield
Sallie Mae Bk Salt Lake City Ut - 795451EE9 C D 3.900 12/10/2030							
245,000.000	100.0780	245,191.10	245,000.00	191.10	0.5	9,555.00	3.90
<b>Total Corporate Issues</b>		<b>\$4,191,976.08</b>	<b>\$4,191,000.00</b>	<b>\$976.08</b>	<b>8.7</b>	<b>\$168,010.50</b>	
<b>Total Taxable Bonds</b>		<b>\$47,650,655.38</b>	<b>\$46,827,859.80</b>	<b>\$822,795.58</b>	<b>98.5</b>	<b>\$1,826,404.25</b>	
<b>Total Assets</b>		<b>\$48,389,088.37</b>	<b>\$47,566,292.79</b>	<b>\$822,795.58</b>	<b>100.0</b>	<b>\$1,851,823.80</b>	
<b>Estimated Current Yield</b>							<b>3.82</b>

**ASSET DETAIL MESSAGES**

Time of trade execution and trading party (if not disclosed) will be provided upon request.

Publicly traded assets are valued in accordance with market quotations or valuation methodologies from financial industry services believed by us to be reliable. Assets that are not publicly traded may be reflected at values from other external sources. Assets for which a current value is not available may be reflected at a previous value or as not valued, at par value, or at a nominal value. Values shown do not necessarily reflect prices at which assets could be bought or sold. Values are updated based on internal policy and may be updated less frequently than statement generation.

You can exclude a participating bank from holding your deposits in the Liquidity Plus program by directing U.S. Bank to remove the bank from the Bank List. See [usbank.com/LiquidityPlus](http://usbank.com/LiquidityPlus) to obtain the current Bank List and Opt-Out Form.

**\*\*Your U.S. Bank Liquidity Plus Program as of 12/31/2025 was allocated as follows:**

**Total Balance** \$698,432.99

Bank Name	Balance	Excluded Bank Name
US Bank	\$438.90	None
Dayspring Bank	\$23.18	



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December 1, 2025 to December 31, 2025

**ASSET DETAIL MESSAGES (continued)**

<b>Bank Name</b>	<b>Balance</b>
Bell Bank	\$129.29
The Middlefield Banking Compa	\$244.04
Lake Forest Bank and Trust Co	\$64.84
Libertyville Bank and Trust C	\$248,117.56
Crystal Lake Bank and Trust C	\$200,716.00
Northbrook Bank and Trust Com	\$248,099.05
Schaumburg Bank and Trust Com	\$142.34
State Bank of the Lakes, N.A.	\$70.78
Beverly Bank and Trust Compan	\$22.02
American State Bank	\$71.56
Prime Alliance Bank	\$200.47
Bar Harbor Bank and Trust	\$92.96



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December 1, 2025 to December 31, 2025

**TRANSACTION DETAIL**

Date Posted	Activity	Description	Income Cash	Principal Cash	Tax Cost
<b>Beginning Balance 12/01/2025</b>			<b>\$2,619,314.30</b>	<b>-\$2,619,314.30</b>	<b>\$47,255,100.53</b>
12/01/25	Asset Income	Interest Earned On Credit Human C D 3.650% 10/30/30 0.0031 USD/\$1 Pv On 249,000 Par Value Due 11/30/25	771.90		
12/01/25	Asset Income	Interest Earned On U S Treasury Nt 3.875% 11/30/27 0.019375 USD/\$1 Pv On 1,000,000 Par Value Due 11/30/25	19,375.00		
12/01/25	Asset Income	Interest Earned On U S Treasury Nt 3.875% 11/30/29 0.019375 USD/\$1 Pv On 1,000,000 Par Value Due 11/30/25	19,375.00		
12/01/25	Purchase	Purchased 41,256.03 Shares Of L Plus Platinum Class Z Trade Date 12/1/25 Purchased Through Direct From Issuer 41,256.03 Shares At 1.00 USD		-41,256.03	41,256.03
12/01/25	Asset Income	Interest Earned On First Am Govt Ob Fd Cl Z Interest From 11/1/25 To 11/30/25	0.56		
12/02/25	Purchase	Purchased 0.56 Shares Of L Plus Platinum Class Z Trade Date 12/2/25 Purchased Through Direct From Issuer 0.56 Shares At 1.00 USD		-0.56	0.56
12/08/25	Purchase	Purchased 755,000 Par Value Of F F C B Deb 3.625% 11/26/30 Trade Date 12/4/25 Purchased Through Concourse Financial Group 755,000 Par Value At 100.156 %		-756,177.80	756,177.80
12/08/25	Purchase Accrued Interest	Paid Accrued Interest On Purchase Of F F C B Deb 3.625% 11/26/30 Income Debit 912.29- USD	-912.29		
12/08/25	Sale	Matured 1,000,000 Par Value Of F F C B Deb 4.625% 12/08/25 Trade Date 12/8/25 1,000,000 Par Value At 100 %		1,000,000.00	-997,240.00



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December 1, 2025 to December 31, 2025

**TRANSACTION DETAIL (continued)**

<b>Date Posted</b>	<b>Activity</b>	<b>Description</b>	<b>Income Cash</b>	<b>Principal Cash</b>	<b>Tax Cost</b>
12/08/25	Asset Income	Interest Earned On F F C B Deb 4.625% 12/08/25 0.023125 USD/\$1 Pv On 1,000,000 Par Value Due 12/8/25	23,125.00		
12/08/25	Asset Income	Interest Earned On F H L B Deb 3.500% 12/08/28 0.0175 USD/\$1 Pv On 1,000,000 Par Value Due 12/8/25	17,500.00		
12/08/25	Asset Income	Interest Earned On F H L B Deb 4.625% 6/08/29 0.023125 USD/\$1 Pv On 1,000,000 Par Value Due 12/8/25	23,125.00		
12/08/25	Purchase	Purchased 306,659.91 Shares Of L Plus Platinum Class Z Trade Date 12/8/25 Purchased Through Direct From Issuer 306,659.91 Shares At 1.00 USD		-306,659.91	306,659.91
12/10/25	Purchase	Purchased 245,000 Par Value Of Sallie Mae C D 3.900% 12/10/30 Trade Date 12/4/25 Purchased Through Pershing LLC 245,000 Par Value At 100 %		-245,000.00	245,000.00
12/10/25	Asset Income	Interest Earned On F H L B Deb 4.750% 12/10/27 0.02375 USD/\$1 Pv On 1,000,000 Par Value Due 12/10/25	23,750.00		
12/10/25	Sale	Sold 221,250 Shares Of L Plus Platinum Class Z Trade Date 12/10/25 Sold Through Direct From Issuer 221,250 Shares At 1.00 USD		221,250.00	-221,250.00
12/11/25	Asset Income	Interest Earned On Bny Mellon C D 3.950% 6/11/30 0.019804 USD/\$1 Pv On 245,000 Par Value Due 12/11/25	4,852.01		
12/11/25	Purchase	Purchased 4,852.01 Shares Of L Plus Platinum Class Z Trade Date 12/11/25 Purchased Through Direct From Issuer 4,852.01 Shares At 1.00 USD		-4,852.01	4,852.01



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**TRANSACTION DETAIL (continued)**

<b>Date Posted</b>	<b>Activity</b>	<b>Description</b>	<b>Income Cash</b>	<b>Principal Cash</b>	<b>Tax Cost</b>
12/12/25	Asset Income	Interest Earned On Celtic Bk Salt C D 4.000% 6/12/30 0.003288 USD/\$1 Pv On 249,000 Par Value Due 12/12/25	818.63		
12/12/25	Purchase	Purchased 818.63 Shares Of L Plus Platinum Class Z Trade Date 12/12/25 Purchased Through Direct From Issuer 818.63 Shares At 1.00 USD		-818.63	818.63
12/15/25	Asset Income	Interest Earned On F H L B Deb 4.500% 12/14/29 0.0225 USD/\$1 Pv On 1,500,000 Par Value Due 12/14/25	33,750.00		
12/15/25	Asset Income	Interest Earned On U S Treasury Nt 4.125% 6/15/26 0.020625 USD/\$1 Pv On 2,000,000 Par Value Due 12/15/25	41,250.00		
12/15/25	Asset Income	Interest Earned On U S Treasury Nt 4.375% 12/15/26 0.021875 USD/\$1 Pv On 1,000,000 Par Value Due 12/15/25	21,875.00		
12/15/25	Purchase	Purchased 96,875 Shares Of L Plus Platinum Class Z Trade Date 12/15/25 Purchased Through Direct From Issuer 96,875 Shares At 1.00 USD		-96,875.00	96,875.00
12/16/25	Asset Income	Interest Earned On Medallion Bk C D 4.150% 6/17/30 0.003411 USD/\$1 Pv On 249,000 Par Value Due 12/16/25	849.33		
12/16/25	Purchase	Purchased 849.33 Shares Of L Plus Platinum Class Z Trade Date 12/16/25 Purchased Through Direct From Issuer 849.33 Shares At 1.00 USD		-849.33	849.33
12/22/25	Asset Income	Interest Earned On Security C D 3.950% 6/18/30 0.019804 USD/\$1 Pv On 245,000 Par Value Due 12/18/25	4,852.01		
12/22/25	Asset Income	Interest Earned On F F C B Deb 2.850% 6/21/27 0.01425 USD/\$1 Pv On 2,000,000 Par Value Due 12/21/25	28,500.00		



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**TRANSACTION DETAIL (continued)**

<b>Date Posted</b>	<b>Activity</b>	<b>Description</b>	<b>Income Cash</b>	<b>Principal Cash</b>	<b>Tax Cost</b>
12/22/25	Asset Income	Interest Earned On First Natl Bk C D 4.700% 9/22/26 0.003863 USD/\$1 Pv On 249,000 Par Value Due 12/22/25	961.89		
12/22/25	Asset Income	Interest Earned On Genoa Bkg Co C D 3.700% 8/22/30 0.003041 USD/\$1 Pv On 249,000 Par Value Due 12/22/25	757.23		
12/22/25	Purchase	Purchased 30,219.12 Shares Of L Plus Platinum Class Z Trade Date 12/22/25 Purchased Through Direct From Issuer 30,219.12 Shares At 1.00 USD		-30,219.12	30,219.12
12/23/25	Purchase	Purchased 4,852.01 Shares Of L Plus Platinum Class Z Trade Date 12/23/25 Purchased Through Direct From Issuer 4,852.01 Shares At 1.00 USD		-4,852.01	4,852.01
12/24/25	Fee	Trust Fees Collected Charged For Period 11/01/2025 Thru 11/30/2025		-399.89	
12/24/25	Sale	Sold 399.89 Shares Of L Plus Platinum Class Z Trade Date 12/24/25 Sold Through Direct From Issuer 399.89 Shares At 1.00 USD		399.89	-399.89
12/29/25	Asset Income	Interest Earned On American Natl Bk C D 4.550% 9/25/26 0.00374 USD/\$1 Pv On 249,000 Par Value Due 12/27/25	931.19		
12/29/25	Asset Income	Interest Earned On Institution For C D 3.650% 10/28/30 0.003 USD/\$1 Pv On 249,000 Par Value Due 12/28/25	747.00		
12/29/25	Purchase	Purchased 1,678.19 Shares Of L Plus Platinum Class Z Trade Date 12/29/25 Purchased Through Direct From Issuer 1,678.19 Shares At 1.00 USD		-1,678.19	1,678.19



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**TRANSACTION DETAIL (continued)**

<b>Date Posted</b>	<b>Activity</b>	<b>Description</b>	<b>Income Cash</b>	<b>Principal Cash</b>	<b>Tax Cost</b>
12/30/25	Asset Income	Interest Earned On Credit Human C D 3.650% 10/30/30 0.003 USD/\$1 Pv On 249,000 Par Value Due 12/30/25	747.00		
12/30/25	Purchase	Purchased 747 Shares Of L Plus Platinum Class Z Trade Date 12/30/25 Purchased Through Direct From Issuer 747 Shares At 1.00 USD		-747.00	747.00
12/31/25	Asset Income	Interest Earned On U S Treasury Nt 4.000% 6/30/28 0.02 USD/\$1 Pv On 2,000,000 Par Value Due 12/31/25	40,000.00		
12/31/25	Asset Income	Dividend Earned On L Plus Platinum Class Z	1,830.69		
12/31/25	Cash Disbursement	Cash Disbursement Transfer To Principal	-1,830.69		
12/31/25	Cash Receipt	Cash Receipt Transfer From Income		1,830.69	
12/31/25	Purchase	Purchased 1,830.69 Shares Of L Plus Platinum Class Z Trade Date 12/31/25 Reinvestment Of Income Received 12/31/25		-1,830.69	1,830.69
	Purchase	Combined Purchases For The Period 12/ 1/25 - 12/31/25 Of First Am Govt Ob Fd CI Z		-522,221.65	522,221.65
	Sale	Combined Sales For The Period 12/ 1/25 - 12/31/25 Of First Am Govt Ob Fd CI Z		483,955.78	-483,955.78
<b>Ending Balance 12/31/2025</b>			<b>\$2,926,315.76</b>	<b>-\$2,926,315.76</b>	<b>\$47,566,292.79</b>



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**SALE/MATURITY SUMMARY**

Settlement Date	Description	Tax Cost	Proceeds	Estimated Gain/Loss
<b>Cash and Equivalents</b>				
<b>L Plus Platinum Class Z USBLPPZ</b>				
12/10/25	Sold 221,250 Shares Trade Date 12/10/25 Sold Through Direct From Issuer 221,250 Shares At 1.00 USD	-221,250.00	221,250.00	
12/24/25	Sold 399.89 Shares Trade Date 12/24/25 Sold Through Direct From Issuer 399.89 Shares At 1.00 USD	-399.89	399.89	
<b>Total L Plus Platinum Class Z</b>		<b>-\$221,649.89</b>	<b>\$221,649.89</b>	<b>\$0.00</b>
<b>Total Cash and Equivalents</b>		<b>-\$221,649.89</b>	<b>\$221,649.89</b>	<b>\$0.00</b>
<b>Taxable Bonds</b>				
<b>Federal Farm Credit Bks 4.625 12/08/2025 3133EPL37</b>				
12/08/25	Matured 1,000,000 Par Value Trade Date 12/8/25 1,000,000 Par Value At 100 %	-997,240.00	1,000,000.00	2,760.00
<b>Total Taxable Bonds</b>		<b>-\$997,240.00</b>	<b>\$1,000,000.00</b>	<b>\$2,760.00</b>
<b>Total Sales &amp; Maturities</b>		<b>-\$1,218,889.89</b>	<b>\$1,221,649.89</b>	<b>\$2,760.00</b>



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December 1, 2025 to December 31, 2025

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**SALE/MATURITY SUMMARY MESSAGES**

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Estimated Year-To-Date Long-Term Gain (Loss): \$93,000.00

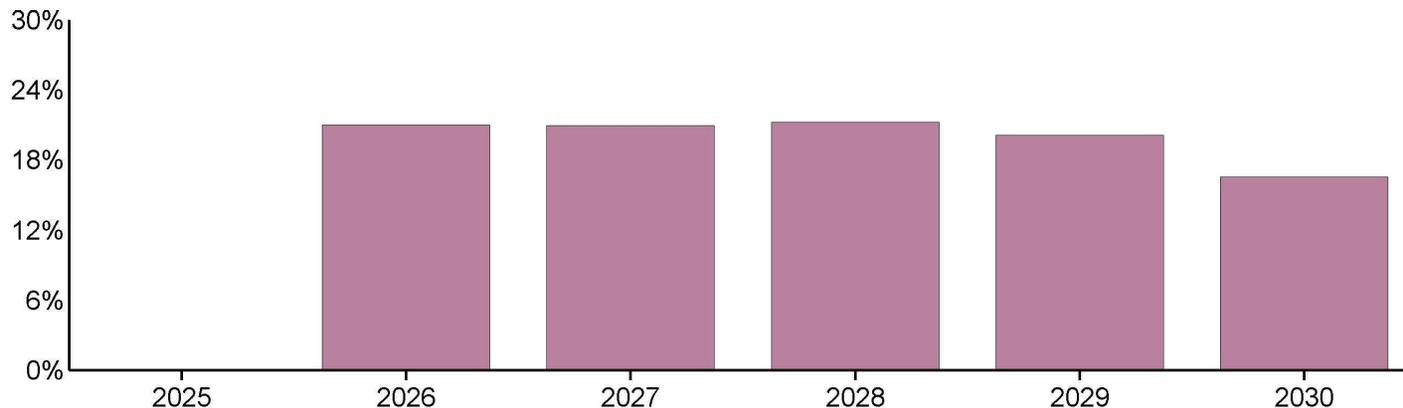
Estimates should not be used for tax purposes



CITY OF LEMOORE  
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**BOND SUMMARY**



	Par Value	Market Value	Percentage of Category
<b>MATURITY</b>			
2025	0.00	0.00	0.00
2026	9,986,000.00	10,017,596.24	21.03
2027	10,000,000.00	10,006,310.00	21.00
2028	10,000,000.00	10,123,190.00	21.25
2029	9,495,000.00	9,609,700.60	20.16
2030	7,975,000.00	7,893,858.54	16.56
<b>Total of Category</b>	<b>\$47,456,000.00</b>	<b>\$47,650,655.38</b>	<b>100.00</b>

<b>MOODY'S RATING</b>			
Aa1	42,015,000.00	42,200,379.30	88.56
N/A	1,250,000.00	1,258,300.00	2.64
NOT RATED	4,191,000.00	4,191,976.08	8.80
<b>Total of Category</b>	<b>\$47,456,000.00</b>	<b>\$47,650,655.38</b>	<b>100.00</b>



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**BOND SUMMARY (continued)**

	Par Value	Market Value	Percentage of Category
<b>S&amp;P RATING</b>			
AA+	9,980,000.00	10,044,898.75	21.08
N/A	33,285,000.00	33,413,780.55	70.12
NOT RATED	4,191,000.00	4,191,976.08	8.80
<b>Total of Category</b>	<b>\$47,456,000.00</b>	<b>\$47,650,655.38</b>	<b>100.00</b>

**BOND SUMMARY MESSAGES**

Data contained within this section excluded Mutual Funds, Exchange Traded Funds, and Closed-Ended Funds.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

## Staff Report

**Item No: 4-4**

**To: Lemoore City Council**

**From: Steve Brandt, AICP**

**Date: January 22, 2026**

**Meeting Date: February 3, 2026**

**Subject: Adopting Planned Unit Development NO. 2025-01 Located at 109 Hamlet Street in the City of Lemoore**

### **Strategic Initiative:**

- |   |  |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community                       | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government                      | <input type="checkbox"/> Operational Excellence    |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable            |

### **Proposed Motion:**

Move to pass and adopt Ordinance No. 2026-02, approving Planned Unit Development No. 2025-01.

### **Subject/Discussion:**

After holding a public hearing on January 6 and January 20, 2026, the City Council, with a 3-1 vote, introduced and approved the first reading of Ordinance 2026-02 at its regular meeting of January 20, 2026, and added an additional requirement that the homes constructed on the site substantially conform to the home plans presented at the hearing.

The applicant requested approval of a Tentative Parcel Map and Planned Unit Development that would divide an existing 0.44-acre parcel into four separate parcels. Tentative Parcel Map 2025-03 was approved by the Council at the January 20, 2026, meeting, also on a 3-1 vote.

The site is designated Low Density Residential and zoned Traditional Neighborhood Residential (RN). The planned unit development permit allows for modified lot size, modified lot width, and modified site area per dwelling. The site is currently vacant and surrounded by low density single family residential development.

### **Planned Unit Development:**

*"In God We Trust"*

A PUD would be required because the project proposes to deviate from minimum lot size modified lot width, and modified site area per dwelling of the RLD zone. Two of the four proposed lots are less than the required lot size of 5,000 square feet at 3,964.6 and 3,965.5 square feet. The proposed lot widths ranging from 30 feet to 46 feet are less than the 50-foot requirement. The project does not request to deviate from permissible land uses. Proposed deviations are requested for the subdivision to develop in conformance with the 3 to 7 du/ac density range provided for in the General Plan.

**Access and Right of Way:**

Each parcel will have access to Hamlet Street.

**Environmental Assessment:**

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 15 (Minor Land Divisions).

**Financial Consideration(s):**

A community facilities district (CFD) will be established when the final map is approved.

**Alternatives or Pros/Cons:**

Approval of the PUD is necessary to complement the parcel map that was already approved when the PUD was introduced at the first reading.

**Commission/Board Recommendation:**

On December 8, 2025, the Planning Commission held a public hearing to consider the proposed project and voted unanimously to recommend approval to the City Council, subject to the conditions in the resolution.

**Staff Recommendation:**

Staff recommends that the City Council pass and adopt Ordinance No. 2026-02 approving Planned Unit Development No. 2025-01.

<b>Attachments:</b>	<b>Review:</b>	<b>Date:</b>
<input type="checkbox"/> Resolution:		
<input checked="" type="checkbox"/> Ordinance: 2026-02	<input checked="" type="checkbox"/> City Attorney	1/27/2026
<input checked="" type="checkbox"/> Map Parcel Map 2025-03	<input checked="" type="checkbox"/> City Clerk	1/26/2026
<input type="checkbox"/> Contract	<input checked="" type="checkbox"/> City Manager	1/26/2026
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Finance	
List:		
Site Plan		
CEQA Document – Notice of Exemption		

**ORDINANCE NO. 2026-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE  
ADOPTING PLANNED UNIT DEVELOPMENT NO. 2025-01 LOCATED AT  
109 HAMLET STREET IN THE CITY OF LEMOORE**

**THE CITY COUNCIL OF THE CITY OF LEMOORE HEREBY DOES ORDAIN:**

**SECTION 1. FINDINGS.**

- (a) The property owner, Sequoia Investors (Steven Macias), has requested approval of a Planned Unit development located at 109 Hamlet Street in the City of Lemoore (APN: 020-184-020).
- (b) This Planned Unit Development is consistent with the City of Lemoore General Plan, Lemoore Municipal Code and the Zoning Ordinance and would not be detrimental to the public interest, health, safety, convenience, and welfare of the City.
- (c) A Categorical Exemption has been prepared and adopted in accordance with the California Environmental Quality Act (CEQA).
- (d) On December 8, 2025, the Planning Commission for the City of Lemoore recommended approval of the PUD, including specific building setbacks, subject to approval by the City Council of a zoning overlay for the PUD.

**SECTION 2. PLANNED UNIT DEVELOPMENT ESTABLISHMENT.**

A planned unit development is hereby established on property located at 109 Hamlet Street, in the City of Lemoore (APN: 020-184-020). The official Zoning Map shall be amended to reflect this change.

**SECTION 3. AMENDMENT OF CODE: ADOPTION OF PLANNED UNIT DEVELOPMENT OVERLAY ZONES**

Article “B” of Chapter 9 of Title 9 of the Lemoore Municipal Code is amended as follows:

Table 9-9B-3-1, containing the adopted PUD overlay zones, is hereby amended to add PUD 2025-01:

<b>Number</b>	<b>Name</b>	<b>Date Approved</b>	<b>Resolution Number</b>	<b>Average Density Per Gross Acre (du/ac)</b>
2025-01	Macias - Parcel Map 2025-03	January 6, 2026	2026-02	9.09

Table 9-9B-4-1, containing specific development standards in the adopted PUD overlay zones, is hereby amended to add PUD 2025-01:

Number	Name	Front Setback	Side Setback	Rear Setback
2025-01	Macias – Parcel Map 2025-03	20 feet minimum	5 feet minimum interior side  10 feet minimum street side	10 feet

**SECTION 4.** DEVELOPMENT OF SITE.

New homes on the site shall be developed in substantial conformance with the conceptual plans shown in Attachment “A”.

**SECTION 5.** SEVERABILITY.

If any provision of this ordinance is declared unlawful by a court of competent jurisdiction, the City Council intends that the remaining provisions of this ordinance remain in effect.

**SECTION 6.** EFFECTIVE DATE.

The ordinance codified herein shall take effect and be in full force and effect from and after thirty (30) days after its final passage and adoption. Within fifteen (15) days after its adoption, the ordinance codified herein, or a summary of the ordinance codified herein, shall be published once in a newspaper of general circulation.

\*\*\*\*\*

The foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of Lemoore held on the 20<sup>th</sup> day of January 2026 and adopted at a Regular Meeting held on the 3<sup>rd</sup> day of February 2026 by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
Marisa Avalos, City Clerk

\_\_\_\_\_  
Patricia Matthews, Mayor

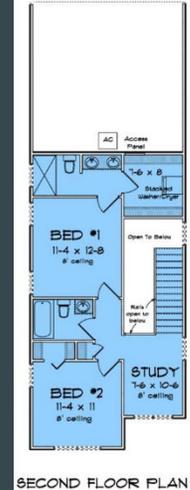
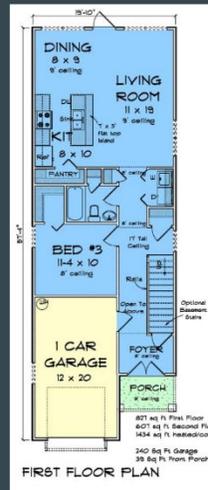
# Attachment "A"



## Floor Plan A



## Home Floor Plans



# 109 HAMLET ST. - PUD TENTATIVE PARCEL MAP 2025-03

### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 11 AND 12 OF BLOCK 3 OF MOORE'S ADDITION, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN BOOK 2 AT PAGE 38 OF LICENSED SURVEY PLATS.

### SITE INFORMATION

APN:	020-184-020
PROJECT ADDRESS:	109 HAMLET STREET, LEMOORE, CA
GROSS AREA:	+/-0.44 ACRES
SEWER SERVICE:	CITY OF LEMOORE
STORM DRAIN SERVICE:	CITY OF LEMOORE
WATER SERVICE:	CITY OF LEMOORE
ELECTRICAL SERVICE:	PG&E
GAS SERVICE:	N/A - NO GAS WILL BE PROVIDED
TELEPHONE SERVICE:	AT&T
FLOOD ZONE:	ZONE X, FEMA PANEL NO. 06031C0170D, EFFECTIVE DATE 9/16/2105
EXISTING GENERAL PLAN DESIGNATION:	LOW- MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING:	TRADITIONAL NEIGHBORHOOD RESIDENTIAL (RN)
EXISTING USE:	VACANT LAND
PROPOSE USE:	SINGLE FAMILY RESIDENTIAL

### PROPERTY OWNER INFORMATION:

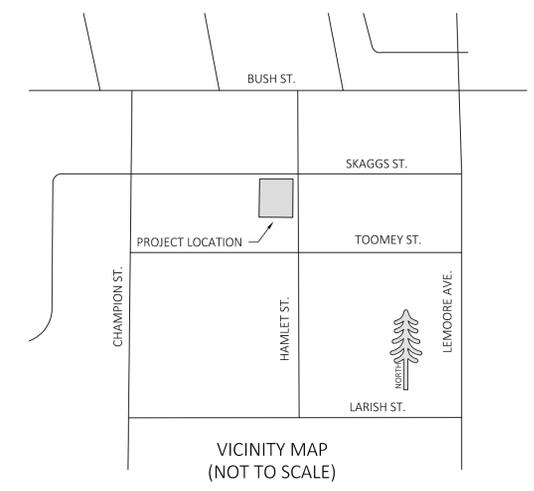
OWNER:	SEQUOIA INVESTORS, LLC AND THE SHAWN TEAM, LLC
ADDRESS:	131 E. KERN AVE., TULARE, CA 93274
PHONE NUMBER:	(559)786-0936

### MAP PREPARED BY:

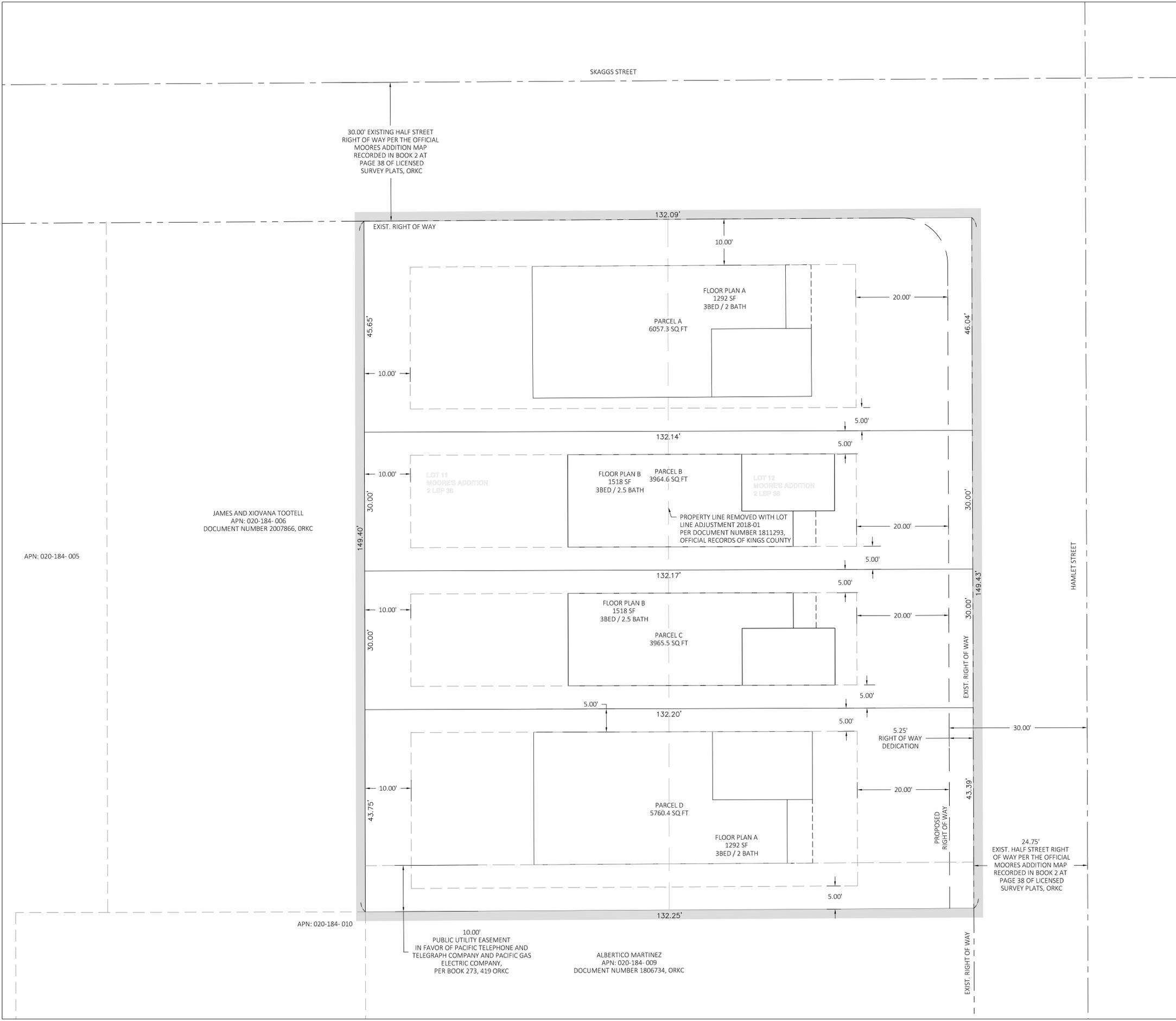
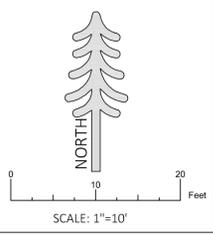
ENGINEER:	STEVEN J. MACIAS, PE - C83360
ADDRESS:	131 E. KERN AVE., TULARE, CA 93274
PHONE NUMBER:	(559)786-0936

### LEGEND:

- ORKC \_\_\_\_\_ OFFICIAL RECORDS KINGS COUNTY UNDERLYING PARCEL LINE
- \_\_\_\_\_ CENTERLINE
- \_\_\_\_\_ PROPOSED PARCEL LINES
- \_\_\_\_\_ EXISTING RIGHT OF WAY LINES
- \_\_\_\_\_ PROPOSED RIGHT OF WAY LINE
- \_\_\_\_\_ BUILDING SETBACK
- \_\_\_\_\_ EXISTING PUBLIC UTILITY EASEMENT



PREPARED BY:  
SEQUOIA INVESTORS, LLC  
STEVEN J. MACIAS, PE  
131 E. KERN AVE.  
TULARE, CA 93274



30.00' EXISTING HALF STREET RIGHT OF WAY PER THE OFFICIAL MOORES ADDITION MAP RECORDED IN BOOK 2 AT PAGE 38 OF LICENSED SURVEY PLATS, ORKC

JAMES AND XIOVANA TOOTELL  
APN: 020-184-006  
DOCUMENT NUMBER 2007866, ORKC

APN: 020-184-005

APN: 020-184-010

10.00' PUBLIC UTILITY EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY AND PACIFIC GAS ELECTRIC COMPANY, PER BOOK 273, 419 ORKC

ALBERTICO MARTINEZ  
APN: 020-184-009  
DOCUMENT NUMBER 1806734, ORKC

24.75' EXIST. HALF STREET RIGHT OF WAY PER THE OFFICIAL MOORES ADDITION MAP RECORDED IN BOOK 2 AT PAGE 38 OF LICENSED SURVEY PLATS, ORKC

# 109 HAMLET ST. - PUD SITE PLAN

LEGAL DESCRIPTION:  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 LOT 11 AND 12 OF BLOCK 3 OF MOORE'S ADDITION, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN BOOK 2 AT PAGE 38 OF LICENSED SURVEY PLATS.

SITE INFORMATION  
 APN: 020-184-020  
 PROJECT ADDRESS: 109 HAMLET STREET, LEMOORE, CA  
 GROSS AREA: +/-0.44 ACRES  
 SEWER SERVICE: CITY OF LEMOORE  
 STORM DRAIN SERVICE: CITY OF LEMOORE  
 WATER SERVICE: CITY OF LEMOORE  
 ELECTRICAL SERVICE: PG&E  
 GAS SERVICE: N/A - NO GAS WILL BE PROVIDED  
 TELEPHONE SERVICE: AT&T  
 FLOOD ZONE: ZONE X, FEMA PANEL NO. 06031C0170D, EFFECTIVE DATE 9/16/2105  
 EXISTING GENERAL PLAN DESIGNATION: LOW-MEDIUM DENSITY RESIDENTIAL  
 EXISTING ZONING: TRADITIONAL NEIGHBORHOOD RESIDENTIAL (RN)  
 EXISTING USE: VACANT LAND  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

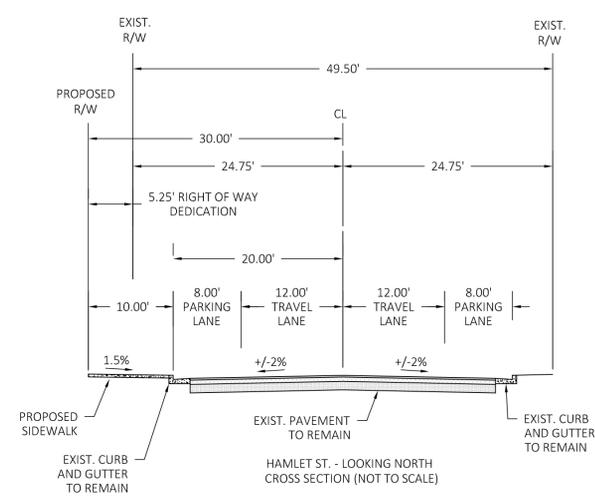
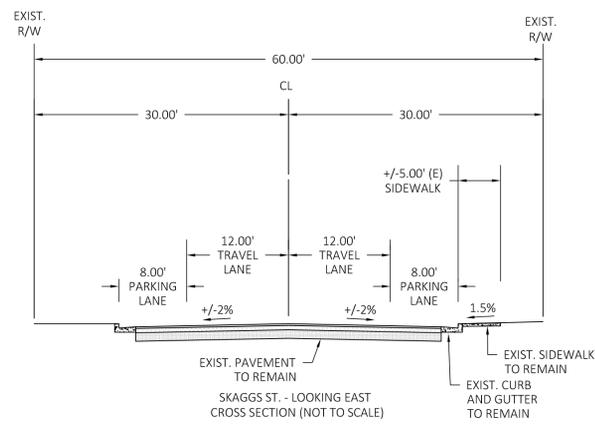
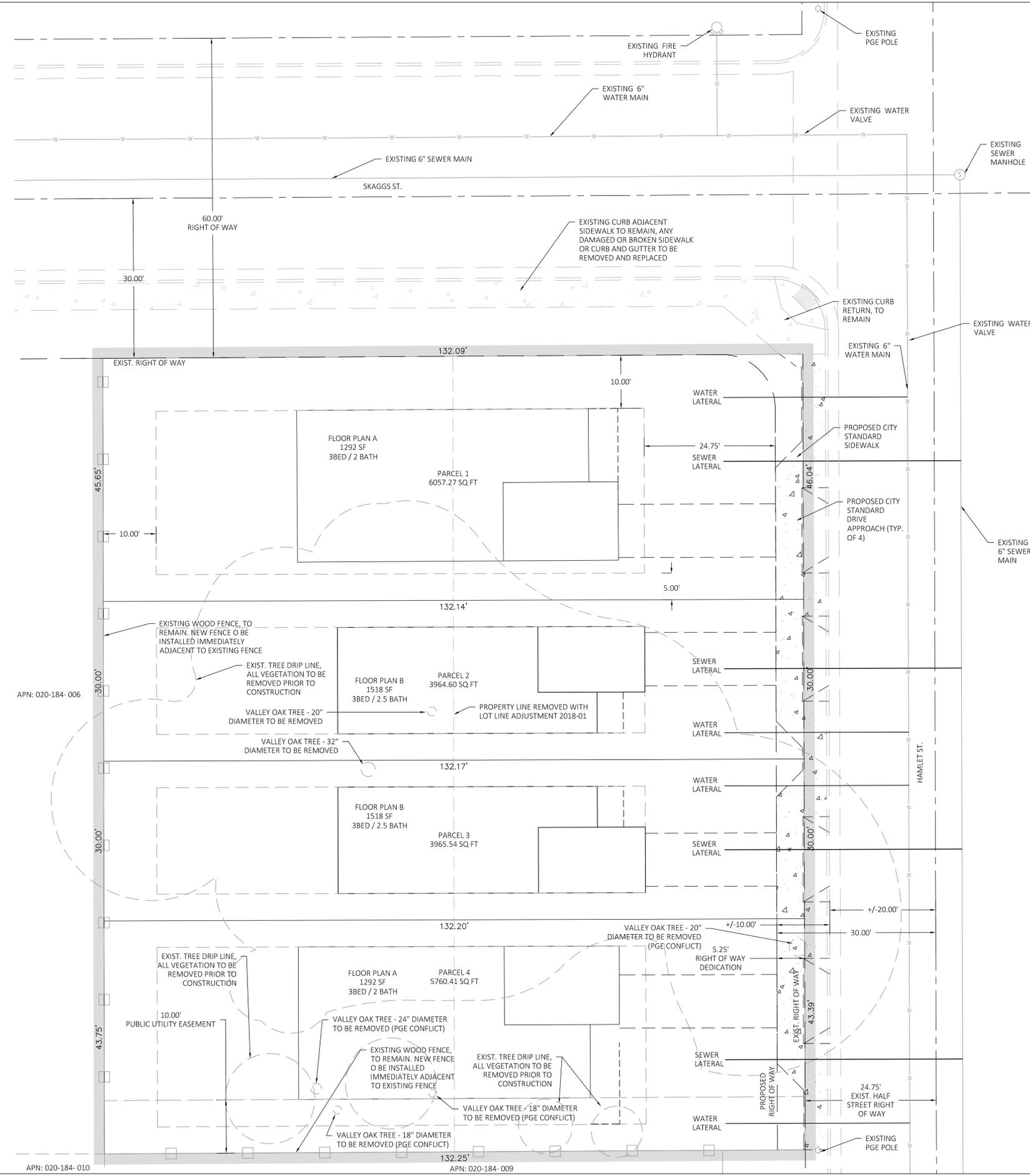
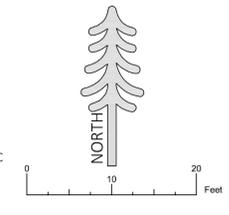
PROPERTY OWNER INFORMATION:  
 OWNER: SEQUOIA INVESTORS, LLC AND THE SHAWN TEAM, LLC  
 ADDRESS: 131 E. KERN AVE., TULARE, CA 93274  
 PHONE NUMBER: (559)786-0936  
 MAP PREPARED BY:  
 ENGINEER: STEVEN J. MACIAS, PE - C83360  
 ADDRESS: 131 E. KERN AVE., TULARE, CA 93274  
 PHONE NUMBER: (559)786-0936

SITE GRADING AND DRAINAGE NOTE  
 ALL SITE GRADING AND DRAINAGE SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA RESIDENTIAL BUILDING CODE (CRC SECTION R401.3).  
 THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE STRUCTURE'S FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM OF 5% FOR A DISTANCE OF NOT LESS THAN 10 FEET. THIS IS EQUIVALENT TO A 6-INCH DROP OVER THE FIRST 10 FEET.  
 WHERE PHYSICAL OBSTRUCTIONS OR PROPERTY LINE LIMITATIONS PREVENT THE REQUIRED 5% SLOPE, THE GENERAL CONTRACTOR SHALL INSTALL A SUPPLEMENTAL AND APPROVED DRAINAGE SYSTEM (SUCH AS AREA DRAINS OR A FRENCH DRAIN SYSTEM). THIS SYSTEM MUST BE DESIGNED TO COLLECT ALL SURFACE WATER AND EFFECTIVELY CONVEY IT TO THE PUBLIC RIGHT-OF-WAY OR ANOTHER APPROVED POINT OF DISCHARGE.  
 THE FINISHED FLOOR ELEVATION OF THE MAIN STRUCTURE SHALL BE ESTABLISHED AT A MINIMUM OF ONE FOOT (1'-0") ABOVE THE HIGHEST POINT OF THE TOP OF CURB ADJACENT TO THE PROPERTY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CURB AND SITE ELEVATIONS PRIOR TO CONSTRUCTION.

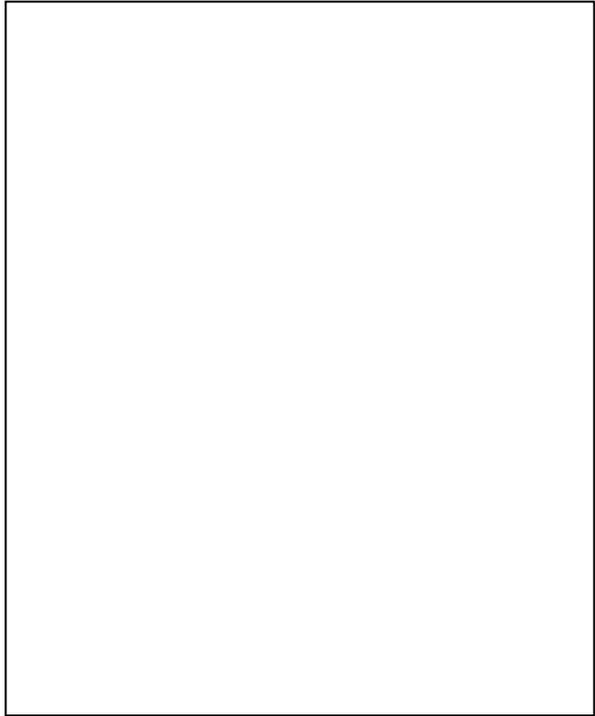


VICINITY MAP (NOT TO SCALE)

PREPARED BY:  
 SEQUOIA INVESTORS, LLC  
 STEVEN J. MACIAS, PE  
 131 E. KERN AVE,  
 TULARE, CA 93274



**Notice of Exemption**



**TO:**  Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

County Clerk, County of Kings  
Kings County Government Center  
Hanford, California 93230

**FROM:** City of Lemoore Community Development Dept.  
711 W. Cinnamon Drive  
Lemoore, CA 93245

**PROJECT TITLE:** Tentative Parcel Map No. 2025-03 and  
Planned Unit Development No. 2025-01

**PROJECT APPLICANT:** Steven Macias, Sequoia Investors

**PROJECT LOCATION – City:** Lemoore **County:** Kings

**PROJECT LOCATION – Specific:** 109 Hamlet Street in the City of Lemoore (APN 020-184-020).

**PROJECT DESCRIPTION:** Approval of Tentative Parcel Map No. 2025-03 and Planned Unit Development No. 2025-01 that would divide an existing 0.44-acre parcel into four separate parcels.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** City of Lemoore

**NAME, ADDRESS, & PHONE NUMBER OF PERSON OR AGENCY CARRYING OUT PROJECT:**  
City of Lemoore Community Development Dept., 711 W. Cinnamon Drive, Lemoore, CA 93245

**EXEMPT STATUS:** *(check one)*

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(4); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15183 (Class 15)
- Statutory Exemptions. State code number: 15183

**REASONS WHY PROJECT IS EXEMPT:** Minor land division in infill location.

**LEAD AGENCY CONTACT PERSON:**

Marissa, Trejo, City Manager  
(559) 924-6744 Ext. 740

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, 21152.1, Public Resources Code.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

## Staff Report

Item No: 4-5

**To:** Lemoore City Council

**From:** Jamar Hugie, Management Analyst, Public Works

**Date:** January 23, 2026      **Meeting Date:** February 3, 2026

**Subject:** Task Order for Rebid Phase and Construction Support Services –  
Daphne Storm Drain Improvement Project

**Strategic Initiative:**

<input checked="" type="checkbox"/> Safe & Vibrant Community	<input checked="" type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

**Proposed Motion:**

Approve an Extra Work Authorization and Task Order with Quad Knopf, Inc. for rebid phase and construction support services for the Daphne Storm Drain Improvement Project, increasing the project authorization by \$39,350, for a revised total not-to-exceed amount of \$71,050, and authorize the City Manager to execute all related documents.

**Subject/Discussion:**

The Daphne Storm Drain Improvement Project was previously bid in 2023 but suspended due to funding availability. To proceed with construction, the City must update the 100% PS&E, prepare current bidding documents, and rebid the project. Quad Knopf, Inc., the City’s on-call engineer and original project designer, has submitted an Extra Work Authorization to provide rebid and construction support services. The proposed action increases the project authorization by \$39,350, for a total not-to-exceed amount of \$71,050.

**Financial Consideration(s):**

N/A

**Alternatives or Pros/Cons:**

- Allows the City to proceed with a previously designed and advertised storm drain and lift station project.
- Updates bid documents to current standards and market conditions before rebidding.
- Utilizes the City’s existing on-call engineer and original project designer, reducing risk and avoiding redesign costs.
- Provides necessary engineering and construction support to ensure successful project delivery.

**Commission/Board Recommendation:**

N/A

**Staff Recommendation:**

Approve the Extra Work Authorization and Task Order with Quad Knopf, Inc. for rebid and construction support services for the Daphne Storm Drain Improvement Project.

**Attachments:**

- Resolution:
- Ordinance:
- Map
- Contract
- Other

Daphne Storm Drain Improvement Proposal

**Review:**

- City Attorney
- City Clerk
- City Manager
- Finance

**Date:**

- 1/27/2026
- 1/26/2026
- 1/26/2026
- 01/27/2026

**CITY OF LEMOORE**  
**EXTRA WORK AUTHORIZATION AND TASK ORDER**  
**ON-CALL ENGINEERING SERVICES**  
**Job No. 180249**

<b>Project #:</b> 180249	<b>Phase #:</b> 8.0-13.0	<b>Tasks #:</b> 8.3, 8.4, & 9.1																				
<b>Project Title:</b> Daphne Storm Drain Improvement Project																						
<b>Project Description:</b> Expansion of existing Daphne and Fleet stormwater detention basins and new lift station. This EWA provides for updating 100% PS&E and contract documents, bid-phase services, design support during construction, electrical subconsultant support during construction, and construction staking, per Attachment A dated November 18, 2025.																						
<b>Scope of Work:</b> See Attachment A dated November 18, 2025.																						
<b>Period of Performance:</b> The Scope of Work outlined in Attachment A dated November 18, 2025 shall be completed within 145 working days, from the date of the Notice to Proceed and executed Extra Work Authorization and Task Order.																						
<b>Budget:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">New Subtask 8.3 - Update 100% PS&amp;E:</td> <td style="text-align: right;">\$7,100 (Fixed Fee)</td> </tr> <tr> <td>New Subtask 8.4 - Furnish 100% Construction Docs:</td> <td style="text-align: right;">\$3,800 (Fixed Fee)</td> </tr> <tr> <td>New Subtask 9.1 - Re-Bid Phase Services:</td> <td style="text-align: right;">\$16,950 (Time &amp; Materials)</td> </tr> <tr> <td>Task 10.0 - Design Support during Construction:</td> <td style="text-align: right;">\$17,450 (Time &amp; Materials)</td> </tr> <tr> <td>Task 11.0 - Electrical Subconsultant Services:</td> <td style="text-align: right;">\$7,950 (Time &amp; Materials)</td> </tr> <tr> <td>Task 12.0 - Construction Staking:</td> <td style="text-align: right;">\$17,800 (Time &amp; Materials)</td> </tr> <tr> <td><u>New Task 13.0 - Re-staking or Additional Staking:</u></td> <td style="text-align: right;"><u>TBD (Time &amp; Materials)</u></td> </tr> <tr> <td style="text-align: right;">Total Budget:</td> <td style="text-align: right;">\$71,050</td> </tr> <tr> <td style="text-align: right;"><u>Existing Budget (Tasks 10.0 - 12.0):</u></td> <td style="text-align: right;"><u>-\$31,700</u></td> </tr> <tr> <td style="text-align: right;">Total Additional Budget:</td> <td style="text-align: right;">\$39,350</td> </tr> </table>			New Subtask 8.3 - Update 100% PS&E:	\$7,100 (Fixed Fee)	New Subtask 8.4 - Furnish 100% Construction Docs:	\$3,800 (Fixed Fee)	New Subtask 9.1 - Re-Bid Phase Services:	\$16,950 (Time & Materials)	Task 10.0 - Design Support during Construction:	\$17,450 (Time & Materials)	Task 11.0 - Electrical Subconsultant Services:	\$7,950 (Time & Materials)	Task 12.0 - Construction Staking:	\$17,800 (Time & Materials)	<u>New Task 13.0 - Re-staking or Additional Staking:</u>	<u>TBD (Time &amp; Materials)</u>	Total Budget:	\$71,050	<u>Existing Budget (Tasks 10.0 - 12.0):</u>	<u>-\$31,700</u>	Total Additional Budget:	\$39,350
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Total Budget:	\$71,050																					
<u>Existing Budget (Tasks 10.0 - 12.0):</u>	<u>-\$31,700</u>																					
Total Additional Budget:	\$39,350																					
<b>Special Terms and Conditions:</b> All of the terms and conditions of the City Engineering Services Agreement between the City of Lemoore and Quad Knopf, Inc., dated June 16, 2015 are incorporated by reference as if fully set forth herein.																						
<b>Invoicing Requirements:</b> <ul style="list-style-type: none"> <li>▪ Payment Terms: Net 30 Days</li> <li>▪ Contract Type: <input checked="" type="checkbox"/> Time &amp; Materials: <u>\$28,450 (Subtask 9.1 and Tasks 10.0, 11.0, 12.0, &amp; 13.0)</u>  <input checked="" type="checkbox"/> Fixed Fee: <u>\$10,900 (Subtasks 8.3 &amp; 8.4)</u></li> <li>▪ Invoice Frequency: Monthly</li> </ul>																						
<b>Quad Knopf, Inc.</b>		<b>City of Lemoore</b>																				
By: _____ Signature	By: _____ Signature																					
Name: <u>Amber Aguayo</u>	Name: <u>Marissa Trejo</u>																					
Title: <u>CFO/COO</u>	Title: <u>City Manager</u>																					
Date: _____	Date: _____																					

# **ATTACHMENT A**

## **Additional Scope of Services and Fee Estimate**

### **Fleet, Daphne Stormwater Basin and Lift Station Improvements**

#### **BACKGROUND/PROJECT UNDERSTANDING**

QK completed the design, engineering, and bid phase services associated with the City of Lemoore's (City) Fleet, Daphne Stormwater Basin and Lift Station Improvements Project in early 2023. The City submitted the project *Notice Inviting Bids* advertisement in April 2023, and a pre-bid meeting was held at the project site. Prior to the bid opening, the City elected to suspend the project based on circumstances at the time and available funding.

This Extra Work Authorization (EWA) provides for rebidding and construction phase services for the project, with a scope and fee similar to the one in place before the project was suspended. Proposed services include update and resubmittal of project 100% plans, specifications, and estimate (PS&E); preparing current contract documents; rebid and construction phase services; and construction staking and design support during construction services.

Prior to project suspension, QK had performed or was performing Tasks 8.0 and 9.0 while Tasks 10.0 - 12.0 had not been initiated as summarized below:

- Task 8.0 - Drainage Improvements Design
- Task 9.0 - Additional Bid Phase Services
- Task 10.0 - Design Support During Construction
- Task 11.0 - Electrical Subconsultant Design During Construction
- Task 12.0 - Construction Staking

Review/update of the 100% PS&E submittals and furnishing 100% contract documents are respectively provided herein as new Subtasks 8.3 and 8.4 (under existing Task 8.0); similarly, rebid phase services are included as new Subtask 9.2 (under existing Task 9.0):

- Task 8.0 - Drainage Improvements Design
  - Subtask 8.3 - Update 100% PS&E**
  - Subtask 8.4 - Furnish 100% Contract Documents**
- Task 9.0 - Additional Bid Phase Services
  - Subtask 9.1 - Rebid Phase Services**

Former Tasks 10.0 - 12.0 were not complete when the project was suspended and are therefore carried over and included with this EWA with the addition of Task 13 for re-staking or additional staking, as summarized below:

- Task 10.0 - Design Support During Construction
- Task 11.0 - Electrical Subconsultant Design During Construction
- Task 12.0 - Construction Staking
- Task 13.0 - Re-staking or Additional Staking

These tasks will be billed on a Time-and-Materials (T&M) basis. Rose, Sing, Eastham & Associates (RSE) remains the electrical engineering subconsultant for Task 11.0.

#### **SCOPE OF WORK**

##### **TASK 8.0 DRAINAGE IMPROVEMENTS DESIGN**

*New Subtask 8.3 Update 100% PS&E*

QK will prepare and submit updated 100% PS&E documents for City review and comment. Following the City review, QK will set up a meeting to discuss any questions or comments the City may have.

Deliverables:

- Issue updated 100% PS&E submittals in PDF format
- City review meeting

***New Subtask 8.4          Furnish 100% Contract Documents***

Once final written approval for the project is received from the City, QK will provide electronic files of the final signed PS&E documents and contract documentation (bid package) to the City for bidding purposes. The City's red-lined comments on the 100% submittal will also be returned.

Deliverable:

- Furnish 100% contract documents in PDF format

**TASK 9.0          ADDITIONAL BID PHASE SERVICES**

***New Subtask 9.1          Rebid Phase Services***

QK will conduct the pre-bid meeting and provide bid phase services, including soliciting bids from contractors for the project, reviewing and evaluating the bid results of all bidders, verifying the licensing and qualifications of the three (3) lowest bidders, and preparing a recommendation of award to the lowest responsible bidder for the project.

Bid phase services include:

- Provide an electronic set of the bid package for prospective bidders.
- Prepare for bid phase and coordinate with the City.
- Conduct a pre-bid meeting.
- Supply and maintain a virtual planroom for the distribution and tracking of project bid documents and communication with prospective bidders.
- Provide an electronic version of the bid package to the Central California Builders Exchange, Tulare Kings Builders Exchange, and the Kern County Builders Exchange.
- Prepare and maintain a list of plan holders (to be forwarded upon request).
- Respond to bid phase Requests for Information (RFIs) (assumed up to 10).
- Respond to bidder's questions and prepare addenda as required (assumed up to three (3) addenda).
- Revise/update PS&E documents per addenda.
- Perform bid opening at the City offices.
- Review all submitted bids for compliance with the bid package.
- Verify the licensing, qualifications, and responsiveness of the three (3) lowest bidders.
- Prepare an award recommendation letter to the City, including a bid summary table of all the bids received.
- Prepare and issue a Notice of Award to the successful bidder.

Following the award of the project, QK will prepare and transmit the contract documents to the contractor. After the contractor executes the documents, QK will review the contracts, bonds, and insurance and forward these documents to the City for review and execution. These services will be provided on a T&M basis.

Deliverables:

- Bid package (electronic copy for prospective bidders, through the City or via QK planroom)
- Plan holders list in PDF format
- Bid phase RFI responses and addenda, as required, in PDF format
- Bid summary and recommendation for award in PDF format
- Final, executed contracts in PDF format

## **TASK 10.0 DESIGN SUPPORT DURING CONSTRUCTION**

During construction, QK's project team will aid the City and respond to RFIs, review submittals, and conduct site visits/observations on an as-needed basis. For purposes of this additional authorization, we have assumed up to 90 hours of staff support during construction, which may include project progress meetings conducted either virtually or at the project site if required.

Construction design support services may also include:

- Review and respond to construction submittals (assumed up to 12).
- Review and respond to RFIs (assumed up to five (5)).
- Prepare "As-Built" plans of the rehabilitated facility in PDF format, based on the contractor's improvement plan markups as provided to the City.

### Deliverables:

- Progress meeting minutes in PDF format
- Submittal review/response, as requested by the City in PDF format
- RFI review/responses in PDF format
- "As-Built" plans in PDF format, as required/requested by the City

## **TASK 11.0 ELECTRICAL SUBCONSULTANT DESIGN SUPPORT DURING CONSTRUCTION**

Our electrical subconsultant for the project, RSE, will:

- Review and update the project's electrical design for the rebid phase.
- Perform submittal review.
- Provide inspection services.
- Perform a quality control check for the electrical equipment and control panel installation.
- Provide associated construction support services as required.

Based on our discussions with RSE, we have assumed up to 10 hours of subconsultant time for electrical design review and electrical inspection services, and another 20 hours for the following electrical services, on a T&M basis:

- Bid and construction phase services include submittal review, RFI review and response, closeout document review, and one (1) site visit for construction verification.

## **TASK 12.0 CONSTRUCTION STAKING**

QK will provide construction staking services. Based on approved plans, utilizing the horizontal control and design prepared by QK, QK will provide one (1) set of control stakes, an on-site temporary benchmark (TBM), and staking (including office calculations) for the following items:

- Basin grading (one (1) trip).
- Storm drain pipeline (two (2) trips).
- Structures (pump station, electrical panel, outlet structure, and two (2) Inlet/Riser Structures) (one (1) trip).
- Fence along the north property line (one (1) trip).

The overall staking scope is limited to five (5) full-day mobilizations.

### Deliverables:

- One (1) set of construction control stakes
- Cut sheets upon request

**NEW TASK 13.0 RE-STAKING OR ADDITIONAL STAKING**

This task is presented to accommodate the possibility of re-staking efforts or mobilizations requested that are not included in the scope of Task 12.0. It is being set up to be a convenient avenue for QK to aid in the timely construction of the project. If any re-staking or additional staking efforts are requested by a contractor or the City, QK will inform the City and request that QK be approved to perform the work. Upon approval, QK will open a subtask for each request. Any work under this task will be performed on a T&M basis.

Deliverables:

- One (1) set of construction control stakes
- Cut sheets upon request

Exclusions and Assumptions:

- One (1) set of stakes will be set upon request for the specified items listed in this proposal. After the stakes are set, it is the responsibility of the contractor for the condition of the stakes. Should stakes need to be reset due to field changes, such as different offsets subsequently requested after the original received request, or due to impacts of construction or weather activity, stakes may be reset and billed on a T&M basis for an additional cost beyond the scope of this proposal.
- While QK certainly does its best to accommodate the needs of our clients, we typically require advance notice of the construction schedule and request a minimum of 72 hours between the time a staking request is received and when we can begin each staking effort. It is recommended that staking requests be submitted with more than a 72-hour lead time.
- Site control points set by QK are to be maintained whenever possible throughout the duration of the project. Should control points need to be replaced due to construction activity, replacement of said control points will be at the contractor’s expense.
- All staking requests will need to be submitted on QK’s staking request form to [survey.staking@qkinc.com](mailto:survey.staking@qkinc.com).
- Cut sheets will be reviewed by a professional land surveyor, stamped, signed, and delivered to the contractor upon request. While QK does its best to deliver said cut sheets as soon as possible, QK requests a minimum of 24 hours between the conclusion of any staking effort and the delivery of the respective cut sheets.
- Prevailing Wage Law & Wage Adjustments: Construction staking for this project is subject to prevailing wage according to the laws of the State of California. If and when prevailing wages are adjusted, QK is required to adjust our wages as well and may need to adjust our hourly rate accordingly. Note: The General Prevailing Wage Determinations (rates) are set by the Director of the State Department of Industrial Relations (DIR). The base salary and fringe benefits for prevailing wages are defined for crafts and trades positions. By law, consultants must pay both the base salary and fringe benefits to the employees, which includes straight time and overtime rates, regardless of an employee’s status as exempt (salaried) or non-exempt (hourly).

**SCHEDULE**

Task	Description	Duration (Working Days)
8.0	Drainage Improvements Design	
8.3	Update 100% PS&E	15 Days
8.4	Furnish 100% Contract Documents	10 Days
9.0	Additional Bid Phase Services	
9.1	Rebid Phase Services	60 Days
10.0	Design Support During Construction	60 Days
11.0	Electrical Subconsultant Support During Construction (Concurrent with Task 10.0)	20 Days
12.0	Construction Staking (Concurrent with Task 10.0)	40 Days
13.0	Re-staking or Additional Staking (Concurrent with Task 10.0)	40 Days
<b>Total Duration</b>		<b>145 Days</b>

**FEE ESTIMATE**

Task	Description	Fee Type	Original Fee Amount	Additional Fee Amount	Total Fee Amount
8.0	Drainage Improvements Design				
8.3	Update 100% PS&E	FF	\$0	\$7,100	\$7,100
8.4	Furnish 100% Contract Documents	FF	\$0	\$3,800	\$3,800
9.0	Additional Bid Phase Services				
9.1	Rebid Phase Services	T&M	\$0	\$16,950	\$16,950
10.0	Design Support During Construction	T&M	\$13,500	\$3,950	\$17,450
11.0	Electrical Subconsultant Support During Construction	T&M	\$5,000	\$2,950	\$7,950
12.0	Construction Staking	T&M	\$13,200	\$4,600	\$17,800
13.0	Re-staking or Additional Staking	T&M	\$0	TBD	TBD
<b>Total Estimated Fee</b>			<b>\$31,700</b>	<b>\$39,350</b>	<b>\$71,050</b>

**Notes:**

- Expenses for reproduction, mailing, mileage, etc., are billed separately per our Charge Rate Schedule.
- All time-and-materials fees will be invoiced monthly based on the level of effort in terms of hours relative to our Charge Rate Schedule.
- When a task is set on a time-and-materials fee basis, it signifies that it is not possible to accurately predict the amount of work effort required, typical of on-call type services. QK will work with the client to set expectations where applicable.
- Tasks billed by fixed fees will be invoiced monthly based on the percentage of work completed.
- Additional Services requested in writing and approved by the client will be provided on a time-and-materials basis.
- The Fee Estimate is good for a period of 90 days from the date of the proposal. After 90 days, the Fee Estimate is subject to change.
- Fees for field surveying activities are subject to the payment of Prevailing Wages for Kings County.

**EXCLUSIONS AND ASSUMPTIONS**

The scope does not include any right-of-way exhibits, private utility improvements, studies, environmental compliance documents, traffic control plans, biological surveys, materials testing, or other items not specifically described above. Any additional work can be provided by QK for an additional fee per our approved Charge Rate Schedule.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

## Staff Report

Item No: 4-6

**To:** Lemoore City Council

**From:** Jamar Hugie, Management Analyst, Public Works

**Date:** January 23, 2026      **Meeting Date:** February 3, 2026

**Subject:** Task Order for Design and Bid Phase Services – Liberty Drive and Glendale Avenue Sewer Lift Station

### Strategic Initiative:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Safe & Vibrant Community            | <input type="checkbox"/> Growing & Dynamic Economy         |
| <input type="checkbox"/> Fiscally Sound Government                      | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable                    |

### Proposed Motion:

Authorize the City Manager to execute a Task Order with Quad Knopf, Inc. for design and bid phase services for the Liberty Drive and Glendale Avenue sewer lift station, in an amount not to exceed \$71,000.

### Subject/Discussion:

Approval of a Task Order with **Quad Knopf, Inc.** for design and bid phase services for a sewer lift station at **Liberty Drive and Glendale Avenue**, required to support development within the **North Lemoore Sewer Project** area. The lift station wet well, and valve vault will be constructed concurrently with subdivision improvements to avoid future infrastructure removal and additional costs. The proposed agreement is for **time-and-materials services not to exceed \$71,000.**

### Financial Consideration(s):

N/A

### Alternatives or Pros/Cons:

- Allows timely construction of lift station structures in coordination with ongoing subdivision improvements.

*“In God We Trust”*

- Avoid future removal and replacement of newly constructed streets and utilities, reducing overall project costs.
- Utilizes the City’s existing on-call engineering consultant, ensuring design consistency with the North Lemoore Sewer Project.
- Provides a stand-alone PS&E package that enables efficient bidding and construction.

**Commission/Board Recommendation:**

N/A

**Staff Recommendation:**

Approve the Task Order with Quad Knopf, Inc. and authorize the City Manager to execute all related documents.

**Attachments:**

- Resolution:
- Ordinance:
- Map
- Contract
- Other  
Proposal

**Review:**

- City Attorney
- City Clerk
- City Manager
- Finance

**Date:**

- 1/27/2026
- 1/26/2026
- 1/26/2026
- 1/27/2026



December 5, 2025

Estevan Benevides  
Public Works Director  
City of Lemoore  
711 W. Cinnamon Drive  
Lemoore, CA 93245

**Subject: Design and Bid Phase Services for Lift Station Structures at the SEC of Liberty Drive and Glendale Avenue, Lemoore, CA**

Dear Estevan:

QK is pleased to present this proposal to provide design and bid phase services for the construction of sewer lift station structures at the SEC of Liberty Drive and Glendale Avenue (Project) as part of the N. Lemoore Sewer Project. These structures are being constructed due to the development of Tract 935 on this property.

**BACKGROUND & PROJECT UNDERSTANDING**

The City of Lemoore (City) contracted with QK to design the N. Lemoore Sewer Project in support of current and future developments in the northern portion of the City, specifically north of Glendale Avenue and between Hwy 41 and the Lemoore Canal. These plans, specifications and estimates (PS&E) have been developed to the 100% PS&E level, and the City is seeking funding through the federal Defense Critical Infrastructure Protection (DCIP) program.

While QK has been preparing the PS&E documents and supporting the City with securing easements for construction, the developer submitted the tentative tract map for Tract 935, processed civil improvement plans for approval, and is currently working towards recording the Final Map. The subdivision improvements are being constructed by the developer.

A sewer lift station is being proposed at the SEC of Liberty Drive and Glendale Avenue as part of the N. Lemoore Sewer Project. Since the proposed lift station is approximately 20 feet deep, constructing this facility after the completion of subdivision improvements would necessitate the removal and replacement of existing infrastructure, resulting in increased costs for the City. Therefore, the City and developer are coordinating to construct the lift station wet well structure and the associated valve vault in concurrence with the subdivision improvements.

QK has prepared the following scope of services, schedule, and fee estimate to provide design and bid phase services to develop a stand-alone PS&E package for the construction of the lift station wet well structure and valve vault in accordance with the N. Lemoore Sewer Project. The lift station PS&E documents will not include the installation of the pumps, equipment, electrical service, PLC, or any other lift station improvements.

**APPROACH/SCOPE OF SERVICES**

Using the existing 100% PS&E documents for the N. Lemoore Sewer Project, and in coordination with our teaming partner, Carollo Engineers, Inc. (Carollo), QK will prepare a stand-alone set of PS&E documents for bidding and construction of the lift station wet well structure and valve vault at the SEC of Liberty Drive and Glendale Avenue, as outlined below:

**TASK 1.0 ADDITIONAL TOPOGRAPHIC SURVEY**

To verify proper coordination between the lift station design for the N. Lemoore Sewer Project and the Tract 935 subdivision improvements to Liberty Drive and Glendale Avenue, QK will perform a one-day (1-day) field survey. The

additional topographic survey aims to confirm the location and elevation of the subdivision sewer, street and frontage improvements, and the relationship between the City Project benchmark and subdivision benchmark. The existing City Project topographic survey will be updated to include this additional field data for use in preparing the PS&E documents.

Deliverable:

- Updated topographic survey for the N. Lemoore Sewer Project in PDF format

**TASK 2.0      PREPARE PS&E PACKAGE**

***Subtask 2.1      90% PS&E Documents***

A virtual kick-off meeting with the City is included in this subtask prior to starting the 90% PS&E package. Following the kick-off meeting and using the 100% PS&E documents for the N. Lemoore Sewer Project and the updated topographic survey from Task 1.0, QK and Carollo will prepare the 90% PS&E documents for the construction of the lift station wet well structure and valve vault at the SEC Liberty Drive and Glendale Avenue. The PS&E package will include the following:

- 90% PS&E
  - Cover sheet
  - Legend and notes
  - Topographic survey and demolition sheet
  - Plan and profile sheet
  - Details
- 90% Project specifications and bid documents
- 90% preliminary opinion of probable construction costs (OPCC)

The PS&E will be prepared with the same scale and formatting as applied in the N. Lemoore Sewer Project. The OPCC will be prepared for the proposed scope of construction and informed by the OPCC prepared for the N. Lemoore Sewer Project.

Deliverables:

- Kick-off meeting notes in PDF format
- 90% PS&E package in PDF format

***Subtask 2.2      100% PS&E Documents***

Upon City direction and/or approval of the 90% PS&E, QK will complete the 100% PS&E package for submittal. All comments to the 90% PS&E will be addressed as appropriate. The City's red-line comments to the 90% PS&E submittal, if any, will also be returned.

Deliverables:

- 100% PS&E package in PDF format
- City's red-line comments to 90% PS&E documents (if any) in PDF format

***Subtask 2.3      Final PS&E Documents***

Once final approval for the Project is received from the City, QK will prepare the final, signed PS&E package and provide it to the City for bidding purposes. The City's red-line comments to the 100% PS&E submittal will also be returned.

Deliverables:

- Full-sized signed plans – 24" x 36" (two (2) hardcopy sets or electronic copy in PDF format, as required)
- Signed specifications (one (1) hardcopy set and electronic copy in PDF format, as required)

- Estimate of probable improvement costs (one (1) hardcopy set and electronic copy in PDF format, as required)
- City's red-line comments to the 100% PS&E submittal in PDF format

**TASK 3.0 BID PHASE SERVICES**

QK will provide the following bid-phase services:

- Perform bid-phase preparation and administration, and coordinate with the City
- Conduct a pre-bid meeting
- Prepare bid-phase Request for Information (RFIs) responses and addenda (up to five (5))
- Revise/update PS&E documents per addenda
- Conduct the bid opening at the City Public Works offices
- Receive all submitted bids from the City and verify the three (3) low bidders' qualifications and responsiveness
- Prepare a bid summary and recommendation for the award of contract
- Prepare and issue a Notice of Award to the successful bidder

Following the award of the Project, QK will prepare and transmit the contract documents to the contractor along with the Notice of Award. After the contractor executes the documents, QK will review the contracts, bonds, and insurance, and forward these documents to the City for review and execution.

Deliverables:

- Pre-bid meeting notes in PDF format
- Bid-phase RFI responses and addenda in PDF format
- Prepare revised PS&E per addenda in PDF format
- Recommendation of award letter in PDF format
- Notice of Award and contract package in PDF format

**SCHEDULE**

Task	Description	Duration (Working Days)
1.0	Additional Topographic Survey	5 days
2.0	Prepare PS&E Package	20 days
3.0	Bid Phase Services	30 days
<b>Total Duration</b>		<b>55 days</b>

**FEE ESTIMATE**

Task	Description	Fee Type	Fee Amount
1.0	Additional Topographic Survey	T&M	\$7,100.00
2.0	Prepare PS&E Package		
2.1	90% PS&E Documents	T&M	\$25,600.00
2.2	100% PS&E Documents	T&M	\$8,000.00
2.3	Final PS&E Documents	T&M	\$11,000.00
3.0	Bid Phase Services	T&M	\$19,300.00
<b>Total Estimated Fee</b>			<b>\$71,000.00</b>

**Notes:**

1. Expenses for reproduction, mailing, mileage, etc. are billed separately per our attached Charge Rate Schedule.
2. All time-and-materials fees will be invoiced monthly based on the level of effort in terms of hours relative to our Charge Rate Schedule.
3. When a Task is set on a time-and-materials fee basis, it signifies that it is not possible to accurately predict the amount of work effort required typical of on-call type services. QK will work with the client to set expectations where applicable.
4. The Fee Estimate is good for a period of 90 days from the date of the proposal. After 90 days, the Fee Estimate is subject to change.
5. Fees for field surveying activities are subject to the payment of Prevailing Wages for Kings County.

**EXCLUSIONS AND ASSUMPTIONS**

- No additional geotechnical services will be required.
- No electrical design, pump design and/or equipment design services other than described in the proposal are included.
- Construction phase services are not included with this proposal. A separate construction phase services proposal will be provided based on the level of services requested by the City.
- Any service not specifically identified herein is excluded from this proposal.

**AUTHORIZATION OF SERVICES**

In order to authorize services described herein, please sign the attached Task Order and send it back to us. Typically, we can begin our services within five (5) business days of the time authorization is received depending on client need and schedule constraints.

Thank you for the opportunity to propose on this project. If you have any questions or would like to discuss this proposal further, please contact Jeff Cowart or Neyba Amezcua at (559) 733-0440. We look forward to working with you on this important project.

Sincerely,



Neyba Amezcua  
Project Manager



Jeffery S. Cowart, PE  
VP of Municipal Services & Quality Control

Enclosures: Task Order  
Charge Rate Schedule

cc: Cambria Bolding, QK

P250426  
jsc/na/cb

**CITY OF LEMOORE  
WORK AUTHORIZATION AND TASK ORDER  
ON-CALL ENGINEERING SERVICES**

**Job No. \_\_\_\_\_**

<b>Project #:</b>	<b>Phase #:</b>	<b>Tasks #:</b>
<b>Project Title:</b> Design and Bid Phase Services for Lift Station Structures at the SEC of Liberty Drive and Glendale Avenue, Lemoore, CA		
<b>Project Description:</b> QK will provide design and bid phase services for constructing a sewer lift station wet well and valve vault at Liberty Drive and Glendale Avenue as part of the North Lemoore Sewer Project.		
<b>Scope of Work:</b> See attached proposal dated December 5, 2025.		
<b>Period of Performance:</b> The scope of services outlined in the attached proposal dated December 5, 2025, will be completed within 55 working days from receipt of a Notice to Proceed.		
<b>Budget:</b> See attached proposal dated December 5, 2025. Total Fee: \$71,000.00 (Time & Materials).		
<b>Special Terms and Conditions:</b> All of the terms and conditions of the Agreement for City Engineering Services between the City of Lemoore and Quad Knopf, Inc., dated June 16, 2015, are incorporated by reference as if fully set forth herein.		
<b>Invoicing Requirements:</b>		
<ul style="list-style-type: none"> <li>▪ Payment Terms: Net 30 Days</li> <li>▪ Contract Type: <input checked="" type="checkbox"/> Time &amp; Materials: <u>\$71,000.00 (Tasks 1.0 – 3.0)</u> <input type="checkbox"/> Fixed Fee \$ _____</li> <li>▪ Invoice Frequency: Monthly</li> </ul>		
<b>Quad Knopf, Inc. dba QK</b>		<b>City of Lemoore</b>
By: _____ Signature	By: _____ Signature	
Name: <u>Amber Aguayo</u>	Name: <u>Marissa Trejo</u>	
Title: <u>CFO/COO</u>	Title: <u>City Manager</u>	
Date: _____	Date: _____	

# Charge Rate Schedule



## 2025 CHARGE RATE SCHEDULE

<b>TECHNICAL SERVICES</b>	
Project Administrator	\$103 / hour
Assistant CADD Technician / Assistant CADD Designer / GIS Technician	\$103 / hour
Associate CADD Technician / Associate CADD Designer / Associate GIS Analyst	\$118 / hour
Senior Associate CADD Technician/ Senior Associate CADD Designer / Senior Associate GIS Analyst	\$129 / hour
Senior CADD Technician / Senior CADD Designer / Senior GIS Analyst	\$159 / hour
Landscape Architect Technician	\$118 / hour
<b>PROFESSIONAL SERVICES</b>	
<b>Engineering</b>	
Assistant Engineer	\$129 / hour
Associate Engineer	\$159 / hour
Senior Associate Engineer	\$185 / hour
Project Engineer	\$210 / hour
Senior Engineer / City Engineer / District Engineer	\$245 / hour
Senior Air Quality Engineer	\$275 / hour
Principal Engineer	\$275 / hour
Senior Principal Engineer: VP/ President	\$290 / hour
<b>Planning / Environmental / Landscape Architecture</b>	
Assistant Environmental Scientist	\$105 / hour
Assistant Planner	\$115 / hour
Associate Planner / Associate Environmental Scientist	\$129 / hour
Senior Associate Environmental Scientist	\$149 / hour
Senior Associate Planner	\$155 / hour
Senior Environmental Scientist	\$185 / hour
Senior Planner / Senior Landscape Architect	\$185 / hour
Principal Planner / Principal Environmental Scientist	\$210 / hour
<b>Construction and Project Management</b>	
Field Construction Observer	\$140 / hour
Senior Field Construction Observer	\$165 / hour
Assistant Construction Manager / Assistant Project Manager	\$129 / hour
Associate Project Manager	\$143 / hour
Associate Construction Manager / Associate Field Construction Observer	\$155 / hour
Project Manager	\$155 / hour
Senior Associate Construction Manager / Senior Associate Project Manager	\$170 / hour
Senior Project Manager	\$199 / hour
Senior Construction Manager	\$199 / hour
Principal Construction Manager / Principal Project Manager	\$225 / hour
<b>Surveying</b>	
Assistant Surveyor	\$125 / hour
Associate Surveyor	\$139 / hour
Senior Associate Surveyor	\$169 / hour
Project Surveyor	\$195 / hour
Senior Surveyor	\$210 / hour
Principal Surveyor	\$249 / hour
One-Person Survey Crew	\$185 / hour
Two-Person Survey Crew	\$290 / hour
Three-Person Survey Crew	\$385 / hour
UAV Pilot	\$199 / hour
UAV Flight Observer	\$165 / hour

Fees are based on the median hourly pay rate for employees in each classification, plus indirect costs, overhead, and profit.

<b>EXPENSES</b>	
Plotting, Printing and Reproduction, Equipment Rental, Postage and Shipping	1.15 x Cost
Transportation and per diem (QK will provide documented evidence of business travel, travel outside of work areas shall be pre-approved by Client)	1.15 x Cost
Mileage	\$0.81 / mile
Other Expenses – Including Subconsultants & Purchased Services through Subcontracts	1.15 x Cost

Rates are effective through December 31, 2025. If contract assignment extends beyond that date, a new rate schedule may be added to the contract. Expert Witness/ Litigation support will be billed as quoted.

Rates based on "Prevailing Wage" (PW) for Construction Surveying will be determined by project and County per California law.

1/15/2025



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003

## Staff Report

**Item No: 4-7**

**To: Lemoore City Council**

**From: Estevan Benavides, Public Works Director**

**Date: January 26, 2026**

**Meeting Date: February 03, 2026**

**Subject: Offer of Dedication and Final Map – Southeast Corner of Bush and Acacia**

### **Strategic Initiative:**

- |   |   |
|---|---|
| <input type="checkbox"/> Safe & Vibrant Community                       | <input checked="" type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government                      | <input type="checkbox"/> Operational Excellence               |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable                       |

### **Proposed Motion:**

Approve the offer of dedication and final map for the project on the southeast corner of Bush Street and Acacia Drive and authorize the City Manager or designee to execute.

### **Subject/Discussion:**

The Tentative Parcel Map was taken to and approved by the Planning Commission on February 10, 2025. This map creates the 3 parcels for the development project on the southeast corner of Bush St. and Acacia Dr. This approval also includes an Offer of Dedication for the hatched area along the northern boundary of parcel A as indicated on Parcel Map 2024-01 to extend the existing Right of Way (ROW) from 56ft. to 60ft.

### **Financial Consideration (s):**

None at this time.

### **Alternatives or Pros/Cons:**

Allow the parcel map to be approved and recorded.

### **Commission/Board Recommendation:**

N/A

**Staff Recommendation:**

Staff recommends Council approve final parcel map 2024-01 and authorize the City Manager or designee to execute.

**Attachments:**

- Resolution:
- Ordinance:
- Map
- Contract
- Other

**Review:**

- City Attorney
- City Clerk
- City Manager
- Finance

**Date:**

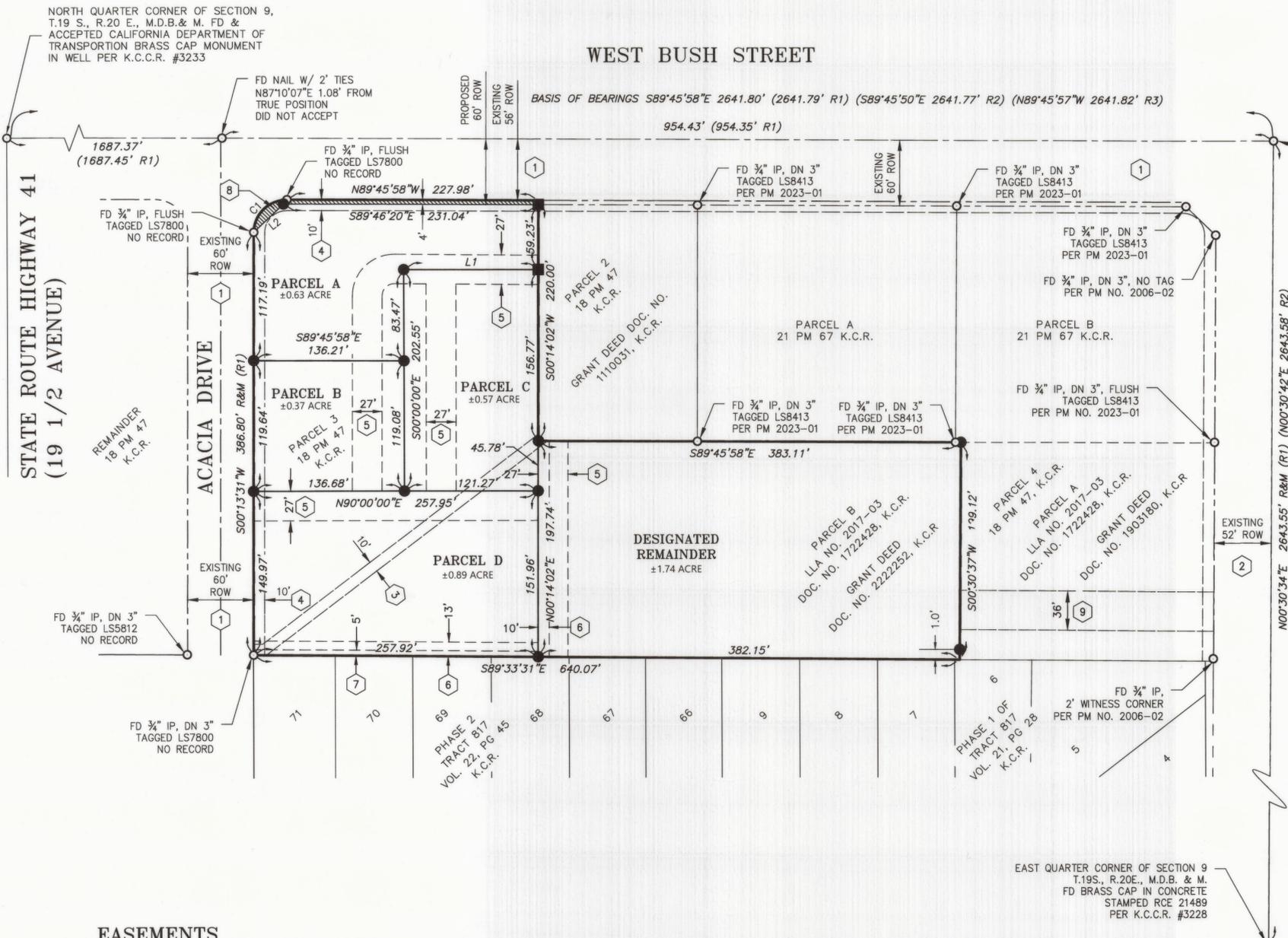
- 1/27/2026
- 1/26/2026
- 1/26/2026
- 1/26/2026

# PARCEL MAP NO. 2024-01

IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA

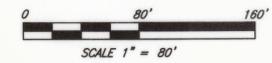
PREPARED FOR  
JAY VIRK HOLDINGS LLC

PREPARED BY  
MOUA ENGINEERING & SURVEYING LLC  
CONSISTING OF TWO SHEETS  
SHEET TWO OF TWO



### LEGEND

- SECTION LINE
- EXISTING PARCEL LINE
- RIGHT-OF-WAY LINE
- PROPOSED PARCEL LINE
- SUBJECT PARCEL BOUNDARY
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- FOUND MONUMENT AS NOTED
- SET 3/4" X 30" IRON PIPE, FLUSH, WITH PLASTIC PLUG STAMPED LS8413
- SET 1-1/4" BRASS TAG STAMPED LS8413
- INDICATES RIGHT OF WAY NOW OFFERED TO THE CITY OF LEMOORE FOR PUBLIC RIGHT OF WAY PURPOSES
- FOUND
- IRON PIPE
- KINGS COUNTY RECORDS
- KINGS COUNTY CORNER RECORDS
- MOUNT DIABLO BASE & MERIDIAN
- PARCEL MAP
- RECORD
- RIGHT OF WAY
- RECORD & MEASURED



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	47.13'	30.00'	90°00'31"

LINE TABLE		
LINE	LENGTH	BEARING
L1	122.09'	N90°00'00"E
L2	37.43'	N46°16'40"E

### EASEMENTS

- 1 INDICATES AREA PREVIOUSLY DEDICATED TO THE CITY OF LEMOORE FOR PUBLIC RIGHT OF WAY PURPOSES PER PARCEL MAP NO. 2006-02 RECORDED IN BOOK 18 OF PARCEL MAPS, AT PAGE 47, K.C.R.
- 2 INDICATES AREA PREVIOUSLY DEDICATED TO THE CITY OF LEMOORE FOR PUBLIC RIGHT OF WAY PURPOSES PER DOCUMENT NO. 0319596, K.C.R.
- 3 INDICATES STORM DRAIN EASEMENT PREVIOUSLY DEDICATED PER DOCUMENT NO. 1001437, K.C.R. FOR STORM DRAIN PIPELINE PURPOSES. EXACT LOCATION AND EXTENTS NOT DISCLOSED.
- 4 INDICATES 10' PUE PREVIOUSLY DEDICATED TO CITY OF LEMOORE FOR PUBLIC UTILITY PURPOSES PER PARCEL MAP NO. 2006-02 RECORDED IN BOOK 18 OF PARCEL MAPS, AT PAGE 47, K.C.R.
- 5 INDICATES CROSS ACCESS EASEMENT PER DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
- 6 INDICATES STORM DRAIN EASEMENT NOW OFFERED FOR DEDICATION PER THIS MAP
- 7 INDICATES 5' LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION PER THIS MAP
- 8 INDICATES PUBLIC RIGHT OF WAY NOW OFFERED FOR DEDICATION PER THIS MAP
- 9 INDICATES EXISTING 36' ACCESS/EGRESS EASEMENT PER DOCUMENT NO. 1801748, K.C.R.

### REFERENCES

- (R1) RECORD DATA PER PARCEL MAP NO. 2006-02 RECORDED IN BOOK 18 OF PARCEL MAPS, AT PAGE 47, K.C.R.
- (R2) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 19 OF LICENSED SURVEYOR'S PLATS, AT PAGE 75, K.C.R.
- (R3) RECORD DATA PER MAP OF TRACT 817 RECORDED IN BOOK 21 OF SURVEYOR'S PLATS AT PAGE 28, K.C.R.

### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, T.19S., R.20E., M.D.B. & M. TAKEN AS S89°45'58"E, AS SHOWN ON PARCEL MAP NO. 2023-01, RECORDED IN BOOK 21 AT PAGE 67 OF PARCEL MAPS, K.C.R.



**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION BOUNDARY SHOWN UPON THIS PARCEL MAP, AND ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID PARCEL MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES HEREON. WE HEREBY OFFER TO DEDICATE AND DO HEREBY DEDICATE THE FOLLOWING AS SHOWN WITHIN THE BOUNDARIES OF THE PARCEL MAP HEREON, FOR THE SPECIFIED PURPOSES:

THE REAL PROPERTY BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:  
1. RIGHT OF WAY FOR WEST BUSH STREET AND ACACIA DRIVE IN FEE TO THE CITY OF LEMOORE, AS SHOWN HEREON.

THE REAL PROPERTY BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:  
1. STORM DRAIN EASEMENT FOR STORM DRAIN PIPELINE PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON.  
2. LANDSCAPE EASEMENT AS SHOWN HEREON.

CAP RATE INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature] 9-8-2025  
UDEYVIR SINGH VIRK, JAY VIRK HOLDINGS, LLC, OWNER DATE

**NOTARY 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 THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF KINGS  
ON September 8, 2025 BEFORE ME, Parmdeep Singh Binning, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Udeyvir Singh Virk, 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/IT/ 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 [Signature] PRINT NAME Parmdeep Singh Binning

MY REGISTRATION NUMBER: 2515456  
MY COMMISSION EXPIRES: March 25, 2029  
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Fresno

**PARCEL MAP NO. 2024-01**

IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA

PREPARED FOR  
**JAY VIRK HOLDINGS LLC**

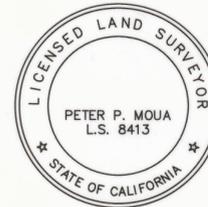
PREPARED BY  
**MOUA ENGINEERING & SURVEYING LLC**  
CONSISTING OF TWO SHEETS  
SHEET ONE OF TWO  
4 PARCELS AND 1 DESIGNATED REMAINDER PARCEL  
GROSS AREA 4.21 ACRES

**OWNER:**

CAP RATE INVESTMENTS, LLC  
798 CENTURY LANE  
CLOVIS, CA 93612  
(559) 286-6205

**PREPARED BY:**

PETER MOUA, PE 61918, LS 8413  
5699 N. 7TH STREET  
FRESNO, CA 93710  
(559)288-3217



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY, TRUE AND COMPLETE AS SHOWN, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JAY VIRK HOLDINGS LLC ON FEBRUARY 10, 2025. I HEREBY STATE THAT THIS FINAL PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP, AND THAT SAID MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Peter P. Moua 9-6-2025  
PETER P. MOUA L.S. 8413 DATE

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LEMOORE, THE COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2017-03, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE PARCEL MAP WAIVER RECORDED IN DECEMBER 20, 2017 AS DOCUMENT NO. 1722428, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF PARCELS 3 AND 4 OF PARCEL MAP NO. 2006-02, ACCORDING TO THE MAP THEREOF RECORDED APRIL 3, 2007 IN BOOK 18 OF PARCEL MAPS, AT PAGE 47, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM, THE EAST 230.00 FEET OF SAID PARCEL 4, AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID PARCEL 4.



**CITY SURVEYOR'S STATEMENT**

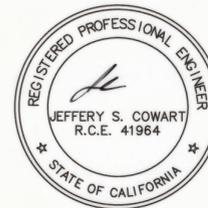
I DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Antonio S. Westerlund 9-23-2025  
ANTONIO S. WESTERLUND, P.L.S. 9399 DATE  
CITY SURVEYOR, CITY OF LEMOORE,  
KINGS COUNTY, CALIFORNIA

**PLANNING COMMISSION STATEMENT**

I HEREBY CERTIFY THAT THIS MAP CONFORMS TO THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF LEMOORE (CITY COUNCIL/PLANNING COMMISSION) IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DULY AUTHORIZED MEETING HELD ON \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MARISSA TREJO, CITY MANAGER  
CITY OF LEMOORE, STATE OF CALIFORNIA



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED THE DIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF SECTION 66425 THROUGH 66450 OF THE GOVERNMENT CODE AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH.

[Signature] 9-23-25  
JEFFERY S. COWART, R.C.E. 41964 DATE  
CITY ENGINEER  
CITY OF LEMOORE  
KINGS COUNTY, CALIFORNIA

**SIGNATORY OMISSION**

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

- 1. AN EASEMENT FOR PUBLIC UTILITY, STREET RIGHT OF WAY AND INCIDENTAL PURPOSES THERETO AS DEDICATED AND DELINEATED AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 18 PAGE 47 OF PARCEL MAPS.

**TAX COLLECTOR'S STATEMENT**

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF DIVISION 2 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
JAMES P. ERB, CPA, DIRECTOR OF FINANCE  
COUNTY OF KINGS, STATE OF CALIFORNIA

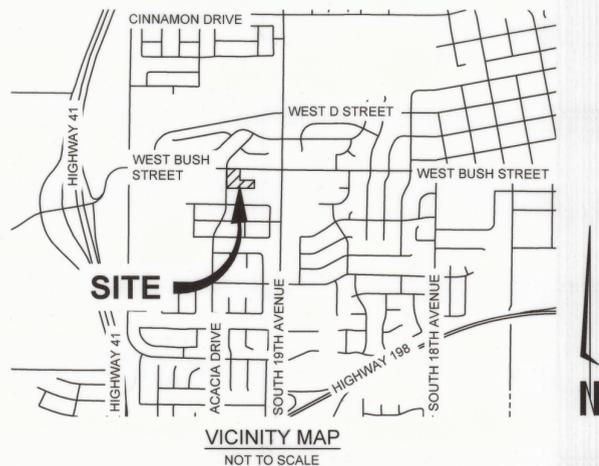
**CITY CLERK'S STATEMENT**

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LEMOORE, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, AND ACCEPTING THE DEDICATION OF ADDITIONAL RIGHT OF WAY FOR WEST BUSH STREET AND ACACIA DRIVE AND STORM DRAIN AND LANDSCAPE EASEMENTS AS SHOWN ON THIS MAP.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MARISA AVALOS, CITY CLERK  
CITY OF LEMOORE, STATE OF CALIFORNIA

**RECORDER'S STATEMENT**

DOCUMENT NO.: \_\_\_\_\_ FEE PAID: \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PARCEL MAPS,  
AT PAGE (S) \_\_\_\_\_, KINGS COUNTY RECORDS AT THE REQUEST OF MOUA ENGINEERING & SURVEYING.  
KRISTINE LEE, KINGS COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY





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## Staff Report

Item No: 6-1

**To: Lemoore City Council**

**From: Marissa Trejo, City Manager**

**Date: January 26, 2026**

**Meeting Date: February 3, 2026**

**Subject: Adjusting City Council Stipends Consistent with Government Code Section 36516**

### **Strategic Initiative:**

- |  |  |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community            | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government           | <input type="checkbox"/> Operational Excellence    |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable            |

### **Proposed Motion:**

Adjusting City Council Stipends Consistent with Government Code Section 36516.

### **Subject/Discussion:**

Government Code §36516 authorizes City Councils to set compensation for Council Members by ordinance, subject to a statutory maximum. For cities with populations of 35,000 or less, the maximum monthly stipend is \$950.

Under Government Code §36516, the City Council may increase the stipend up to the \$950 monthly maximum. The commonly referenced 5% annual increase by ordinance applies only in subsequent years once the statutory maximum has been reached, and does not apply to the initial adjustment up to the cap. This was confirmed by City attorney following the regular meeting on January 20, 2026.

For the upcoming term, the City Council may establish the monthly stipend anywhere between the current amount and the statutory limit of \$300 to \$950 per month. In addition, the Council may set a base stipend below \$950 and authorize additional payments of up to \$150 per board or commission for participation, provided the total monthly compensation does not exceed the statutory maximum of \$950.

The City of Lemoore last adjusted City Council stipends in 2007. Current stipends are:

*“In God We Trust”*

- City Council Members: \$300 per month
- Mayor: \$400 per month

Rather than calculating a retroactive percentage increase, Government Code §36516 provides the Council discretion to establish a new stipend structure for the next term within the statutory limit. Any adjustment must be adopted by ordinance and may only take effect at the beginning of a new City Council term.

**Financial Consideration(s):**

The stipend adjustment will result in an increase to the City’s General Fund expenditures. The exact fiscal impact will depend on the new stipend amount, participation in committees or commissions (if applicable), and the effective date of the adjustment.

**Alternatives or Pros/Cons:**

N/A

**Commission/Board Recommendation:**

N/A

**Staff Recommendation:**

Staff recommends adjusting City Council Stipends Consistent with Government Code Section 36516.

**Attachments:**

- Resolution:
- Ordinance:
- Map
- Contract
- Other

**Review:**

- City Attorney
- City Clerk
- City Manager
- Finance

**Date:**

- 1/27/2026
- 1/26/2026
- 1/26/2026
- 1/26/2026



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## Staff Report

Item No: 6-2

**To:** Lemoore City Council

**From:** Lysandra Aquino, Deputy City Clerk

**Date:** January 27, 2026

**Meeting Date:** February 3, 2026

**Subject:** Council Member Liaison Appointment to Kings County Commission on Aging

**Strategic Initiative:**

- |  |  |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community            | <input type="checkbox"/> Growing & Dynamic Economy         |
| <input type="checkbox"/> Fiscally Sound Government           | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable                    |

**Proposed Motion:**

Discuss potential change and appoint a City Council member to the Kings County Commission on Aging.

**Subject/Discussion:**

City Council Members serve as representatives on the following Boards and Commissions:

**Boards and Commissions**

Kings Community Action Organization (KCAO)  
Kings County Area Public Transit Authority (KCAPTA)  
Kings County Association of Governments (KCAG)  
Kings County Commission on Aging  
Kings County Economic Development Committee  
Kings County Homelessness Collaborative  
Kings County Salvation Army  
Kings County Vehicle Abatement Committee  
Kings Mosquito Abatement District

Kings Waste and Recycling JPA Board  
San Joaquin Valley Air Quality Board Special City Selection Committee  
South Fork Kings Sustainable Groundwater Management Act JPA Board

A vacancy has occurred on Kings County Commission on Aging and appointment of a new Council Member is needed.

**Financial Consideration(s):**

Minimal. Although the appointments are volunteer based, there are minimal costs associated with mileage reimbursement and dinner meetings.

**Alternatives or Pros/Cons:**

Pros:

- Ensures the City's interests are represented on boards and commissions.

Cons:

- None noted.

**Commission/Board Recommendation:**

None.

**Staff Recommendation:**

Discuss potential change and appoint a City Council member to the Kings County Commission on Aging.

**Attachments:**

- Resolution:
- Ordinance:
- Map
- Contract
- Other

**Review:**

- City Attorney
- City Clerk
- City Manager
- Finance

**Date:**

1/27/2026  
1/27/2026  
1/27/2026

List: